RESOLUTION #JPA 20-13

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING A TENTATIVE PARCEL MAP 20-04 (PARCEL MAP 37908) SUBDIVIDING PARCEL B OF THE MERIDIAN WEST LOWER PLATEAU INTO TWO PARCELS (PARCELS 1 AND 2)

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

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

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

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

WHEREAS, on October 25, 2017, the March Joint Powers Commission approved the 130-acre Meridian West Lower Plateau project, which consisted of various entitlements, among the many entitlements was the approval of Plot Plan PP16-04 and Vesting Tentative Tract Map (TTM) 37107; and

WHEREAS, the tract map created 7 parcels designed as "buildable lots." Lots 5 and 6, both located in the Industrial Zone Designation, consisted of 23.63 acres in total. Additionally, the approved Master Plot Plan granted approval for the development of five parcels with a total of 2,273,000; and

WHEREAS, in October of 2019, the applicant submitted a request for a Lot Line Adjustment to reconfigure the previously approved Lots 5 and 6 of the original Tract Map, the lot line adjustment allowed the property owner to reconfigure existing interior lot lines to reconfiguration the existing parcels into Parcel A, consisting of 8.446 acres, and Parcel B consisting of 15.154 acres; and

WHEREAS, the Applicant has requested approval of a Tentative Parcel Map "Parcel Map" (attached hereto as Exhibit "A") to subdivide Parcel B into two new lots, consisting of Parcel 1 containing 6.94 acres, and Parcel 2, containing 8.56 acres; and

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

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

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

WHEREAS, on March 12, 2020, the Applicant, Meridian Park, LLC and behalf of Seefried Industrial Properties, Inc, submitted an application Tentative Parcel Map 20-04 for Parcel Map 37908, subdividing Parcel B (Previously a portion of Lots 5 and 6 of Tract Map 37107) into two parcels, including Parcel 1 consisting of 6.94 acres and Parcel 2, consisting of 8.56 acres; and

WHEREAS, on June 24, 2020, the March Joint Powers Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the three previously approved buildings are already under construction. Rather, the map only serves to divide potential ownership for each lot that the building is placed upon. The proposed Tentative Parcel Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Initial Study for Plot Plan 16-04 due to the fact that the overall project itself ultimately represented a total reduction in the

overall square footage of the Meridian West Lower-Plateau project. Staff Recommends that the March Joint Powers Commission finds the proposed Tentative Parcel Map to be exempt from CEQA. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

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

1. The Parcel Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 20-04.

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

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

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

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

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

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

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

PASSED, APPROVED, and ADOPTED this 24 day of June, 2020.

Victoria Baca

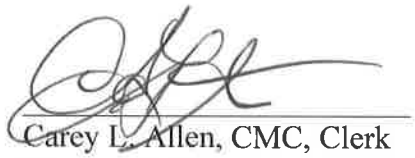
Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-13 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on June 24, 2020 by the following vote:

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

Dated: June 24, 2020



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

EXHIBIT "A"

TENTATIVE PARCEL MAP 20-04 FOR PARCEL MAP 37908

(Attached)

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

PARCEL MAP NO. 37908

BEING A SUBDIVISION OF PARCEL "B" AS SHOWN ON LOT LINE ADJUSTMENT NO. 19-01, RECORDED OCTOBER 17, 2019 AS DOCUMENT NO. 2019-0417758, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DRC ENGINEERING, INC. JAKE W. LAPPERT, P.L.S. 9303
DATE OF SURVEY: OCTOBER, 2016 & JULY, 2017 & MAY, 2018

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020
AT _____ IN BOOK _____ OF MAPS AT
PAGES _____ AT THE REQUEST OF THE
MARCH JOINT POWERS AUTHORITY.
NO. _____
FEE: _____
PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____
DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

CH REALTY VIII/I RIVERSIDE MERIDIAN, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: _____

NAME: _____

ITS: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)SS
COUNTY OF _____)

ON _____ BEFORE ME, _____,

A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

_____
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS
IN _____ COUNTY

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF EASEMENTS AND OTHER RIGHTS HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE:

WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, A CALIFORNIA MUNICIPAL DISTRICT, HOLDER OF A NON-PLOTTABLE BLANKET EASEMENT FOR POTABLE WATER FACILITIES, NON-POTABLE WATER FACILITIES, WASTEWATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 2002 AS DOCUMENT NO. 2002-543343, OF OFFICIAL RECORDS.

MARCH INLAND PORT AIRPORT AUTHORITY, HOLDER OF NON-PLOTTABLE BLANKET EASEMENTS FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED DECEMBER 27, 2004 AS DOCUMENT NO. 2004-1024401 AND RECORDED JULY 2, 2018 AS DOCUMENT NO. 2018-0265461, BOTH OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF NON-PLOTTABLE BLANKET EASEMENTS FOR INFRASTRUCTURE, RECORDED OCTOBER 27, 2006 AS DOCUMENT NO. 2006-0791241, BOTH OF OFFICIAL RECORDS.

MARCH JOINT POWERS AUTHORITY, HOLDER OF EASEMENTS LANDSCAPE, CONSTRUCTION AND MAINTENANCE OF LANDSCAPING, FLOOD CONTROL, MAINTENANCE AND INCIDENTAL PURPOSES AS DEDICATED AND ACCEPTED ON THE MAP OF TRACT NO. 37107, RECORDED JULY 5, 2018 AND ON FILE IN BOOK 463, PAGES 1 THROUGH 9, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY PERFORMED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CH REALTY VIII/I RIVERSIDE MERIDIAN, L.P., A DELAWARE LIMITED PARTNERSHIP IN FEBRUARY, 2020. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: _____

_____
JAKE W. LAPPERT
P.L.S. 9303



AUTHORITY ENGINEER STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT, WHICH ARE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH, AND THAT THE SUBDIVISION SHOWN ON THIS MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, IF ANY.

DATED: _____

_____
GABRIEL D. YBARRA L.S. 4343
EXP. 06/30/2020



MARCH JOINT POWERS AUTHORITY STATEMENT

THE MARCH JOINT POWERS AUTHORITY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY THE MARCH JOINT POWERS COMMISSION, HEREBY APPROVES THE PARCEL MAP.

DATED: _____

BY: _____
MICHAEL VARGAS, VICE CHAIRMAN
MARCH JOINT POWERS COMMISSION

ATTEST:

BY: _____
CAREY L. ALLEN, SECRETARY TO THE CHAIRMAN

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE $_____. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.

DATED: _____

JON CHRISTENSEN
COUNTY TREASURER/TAX COLLECTOR

BY: _____, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY A BOND IN THE SUM OF $_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS. THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED.

DATED: _____

CASH OR SURETY BOND
JON CHRISTENSEN
COUNTY TREASURER/TAX COLLECTOR

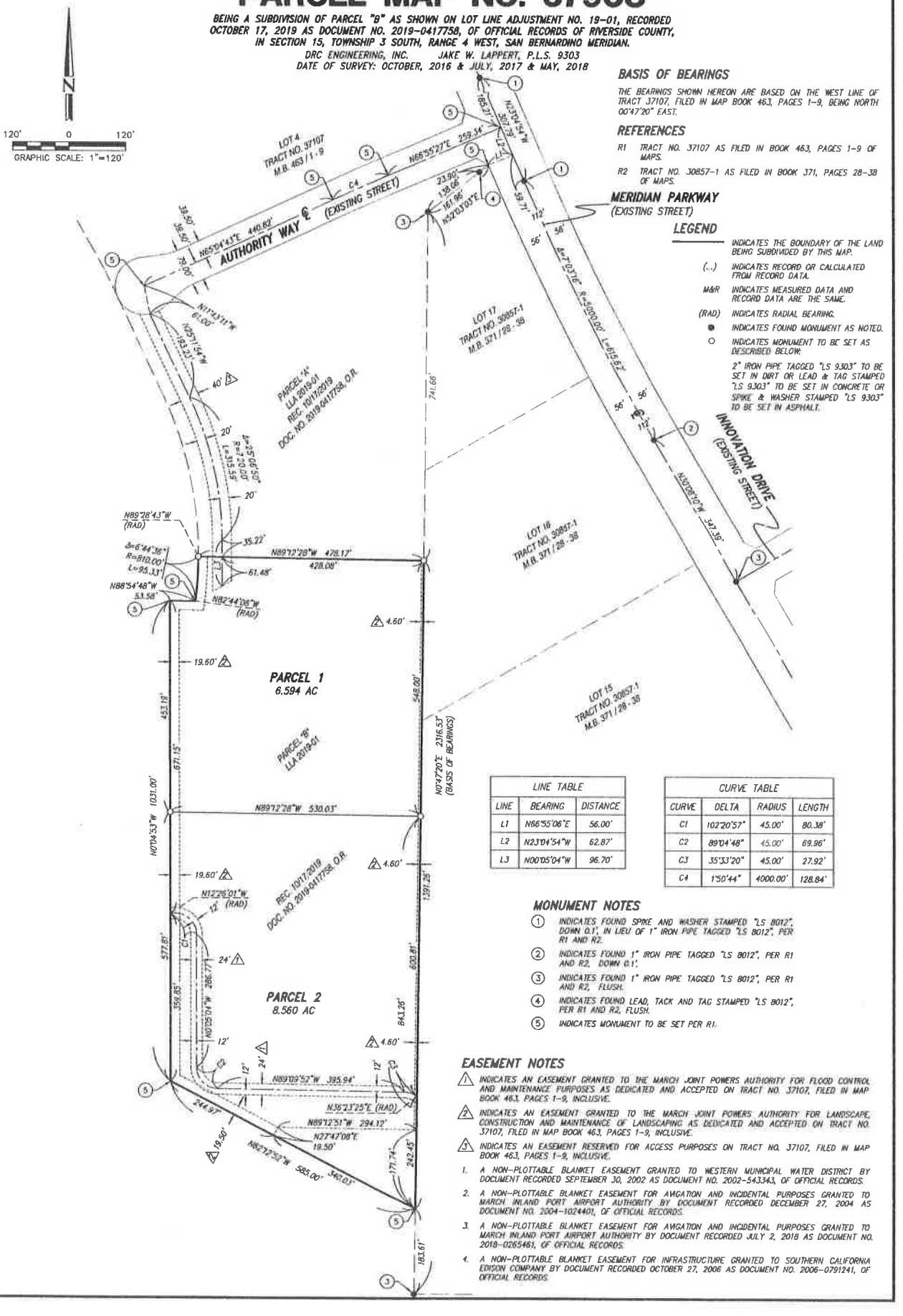
BY: _____, DEPUTY

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

PARCEL MAP NO. 37908

BEING A SUBDIVISION OF PARCEL "B" AS SHOWN ON LOT LINE ADJUSTMENT NO. 19-01, RECORDED OCTOBER 17, 2019 AS DOCUMENT NO. 2019-0417758, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN SECTION 15, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

DRC ENGINEERING, INC. JAKE W. LAPPERT, P.L.S. 9303
DATE OF SURVEY: OCTOBER, 2016 & JULY, 2017 & MAY, 2018



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 37107, FILED IN MAP BOOK 463, PAGES 1-9, BEING NORTH 00°47'20" EAST.

REFERENCES

R1 TRACT NO. 37107 AS FILED IN BOOK 463, PAGES 1-9 OF MAPS.

R2 TRACT NO. 30857-1 AS FILED IN BOOK 371, PAGES 28-38 OF MAPS.

LEGEND

———	INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.
(...)	INDICATES RECORD OR CALCULATED FROM RECORD DATA.
M&R	INDICATES MEASURED DATA AND RECORD DATA ARE THE SAME.
(RAD)	INDICATES RADIAL BEARING.
●	INDICATES FOUND MONUMENT AS NOTED.
○	INDICATES MONUMENT TO BE SET AS DESCRIBED BELOW.

2" IRON PIPE TAGGED "LS 9303" TO BE SET IN DIRT OR LEAD & TAG STAMPED "LS 9303" TO BE SET IN CONCRETE OR SPIKE & WASHER STAMPED "LS 9303" TO BE SET IN ASPHALT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°55'06"E	56.00'
L2	N23°04'54"W	62.87'
L3	N00°05'04"W	96.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	102°20'57"	45.00'	80.38'
C2	89°04'48"	45.00'	69.96'
C3	35°33'20"	45.00'	27.92'
C4	1°50'44"	4000.00'	128.84'

MONUMENT NOTES

1. INDICATES FOUND SPIKE AND WASHER STAMPED "LS 8012", DOWN 0.1', IN LIEU OF 1" IRON PIPE TAGGED "LS 8012", PER R1 AND R2.
2. INDICATES FOUND 1" IRON PIPE TAGGED "LS 8012", PER R1 AND R2, DOWN 0.1'.
3. INDICATES FOUND 1" IRON PIPE TAGGED "LS 8012", PER R1 AND R2, FLUSH.
4. INDICATES FOUND LEAD, TACK AND TAG STAMPED "LS 8012", PER R1 AND R2, FLUSH.
5. INDICATES MONUMENT TO BE SET PER R1.

EASEMENT NOTES

⚠1 INDICATES AN EASEMENT GRANTED TO THE MARCH JOINT POWERS AUTHORITY FOR FLOOD CONTROL AND MAINTENANCE PURPOSES AS DEDICATED AND ACCEPTED ON TRACT NO. 37107, FILED IN MAP BOOK 463, PAGES 1-9, INCLUSIVE.

⚠2 INDICATES AN EASEMENT GRANTED TO THE MARCH JOINT POWERS AUTHORITY FOR LANDSCAPE, CONSTRUCTION AND MAINTENANCE OF LANDSCAPING AS DEDICATED AND ACCEPTED ON TRACT NO. 37107, FILED IN MAP BOOK 463, PAGES 1-9, INCLUSIVE.

⚠3 INDICATES AN EASEMENT RESERVED FOR ACCESS PURPOSES ON TRACT NO. 37107, FILED IN MAP BOOK 463, PAGES 1-9, INCLUSIVE.

1. A NON-PLOTTABLE BLANKET EASEMENT GRANTED TO WESTERN MUNICIPAL WATER DISTRICT BY DOCUMENT RECORDED SEPTEMBER 30, 2002 AS DOCUMENT NO. 2002-543343, OF OFFICIAL RECORDS.
2. A NON-PLOTTABLE BLANKET EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES GRANTED TO MARCH INLAND PORT AIRPORT AUTHORITY BY DOCUMENT RECORDED DECEMBER 27, 2004 AS DOCUMENT NO. 2004-1024401, OF OFFICIAL RECORDS.
3. A NON-PLOTTABLE BLANKET EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES GRANTED TO MARCH INLAND PORT AIRPORT AUTHORITY BY DOCUMENT RECORDED JULY 2, 2018 AS DOCUMENT NO. 2018-0265461, OF OFFICIAL RECORDS.
4. A NON-PLOTTABLE BLANKET EASEMENT FOR INFRASTRUCTURE GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DOCUMENT RECORDED OCTOBER 27, 2006 AS DOCUMENT NO. 2006-0791241, OF OFFICIAL RECORDS.

EXHIBIT "B"

SURVEY MAP

(Attached)

TENTATIVE PARCEL MAP NO. 37908

SUBDIVISION OF PARCEL B OF LLA
2019-01 REC. 10/17/2019
DOC. NO. 2019-0417758, O.R.

OWNER
CH REALTY VIII/I RIVERSIDE MERIDIAN
3819 MAPLE AVENUE
DALLAS, TX 75219

TELEPHONE: (214) 661-8208
CONTACT: MATTHEW COLTER

DEVELOPER
SECTRED INDUSTRIAL PROPERTIES
2321 ROSECRANS AVENUE, SUITE 2220
EL SEGUNDO, CA 90245

CONTACT: BEN OCHOA
TELEPHONE: (424) 409-9210

SURVEYOR OF RESPONSIBLE CHARGE
DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD
ANAHEIM, CA 92808
TELEPHONE: (714) 685-6860

SOURCE OF TOPOGRAPHY
BY PHOTOGRAMMETRIC METHODS COMPILED 3/2016 BY KIMLEY-HORN AND ASSOCIATES, INC. AND CONSTRUCTION DRAWINGS BY DRC

SITE INFORMATION

SITE ADDRESS:	21805 AUTHORITY WAY 21807 AUTHORITY WAY
APN:	294-040-033 297-110-042
EXISTING USE:	VACANT-BUSINESS PARK
PROPOSED USE:	INDUSTRIAL BUSINESS PARK AND MIXED USE
NUMBER OF EXISTING LOTS:	1
NUMBER OF PROPOSED BUILDABLE LOTS:	2
NUMBER OF PROPOSED LETTERED LOTS:	X
AREA OF SUBDIVISION BOUNDARY:	15.15 ACRES
AREA OF EASEMENTS:	1.8 ACRES
NET AREA OF BUILDABLE LOTS:	13.35 ACRES

PROPOSED LOT AREA SUMMARY

LOT TABLE		
PARCEL NO.	ACRES	SQ. FT.
PARCEL 1	6.59	287,080
PARCEL 2	8.56	372,874
TOTAL	15.15	659,934

ALL AREAS DO NOT INCLUDE PROPOSED STREET DEDICATIONS

BENCHMARK
A STANDARD U.S.C. & G.S. BRASS DISC STAMPED "Z 1143 1961" IN A CONCRETE POST ALONG THE A.T.S.F. RAILROAD SOUTH OF VAN BUREN BOULEVARD.

RIVERSIDE COUNTY SURVEYORS POINT ID 800-43-68

ELEVATION: 1532.70' FEET DATUM: NGVD 29

LEGAL DESCRIPTION
BEING A SUBDIVISION OF PARCEL "B" AS SHOWN ON LOT LINE ADJUSTMENT NO. 19-01, RECORDED OCTOBER 17, 2019 AS DOCUMENT NO. 2019-0417758, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 5 AND 6 OF TRACT NO. 37107, AS PER MAP FILED IN BOOK 463, PAGES 1 THROUGH 9, OF MAPS, IN THE OFFICE OF THE ASSESSOR-COUNTY CLERK-RECORDER OF RIVERSIDE COUNTY, IN THE PLANNING JURISDICTION OF MARCH JOINT AUTHORITY WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 6; THENCE ALONG THE EASTERLY LINE OF SAID LOT 6, NORTH 00°47'20" EAST, 1,381.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE, NORTH 89°12'28" WEST, 478.17 FEET TO THE WESTERLY LINE OF SAID LOT 5 BEING THE POINT OF ENDING.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 37107, FILED IN MAP BOOK 463, PAGES 1-9, BEING NORTH 00°47'20" EAST.

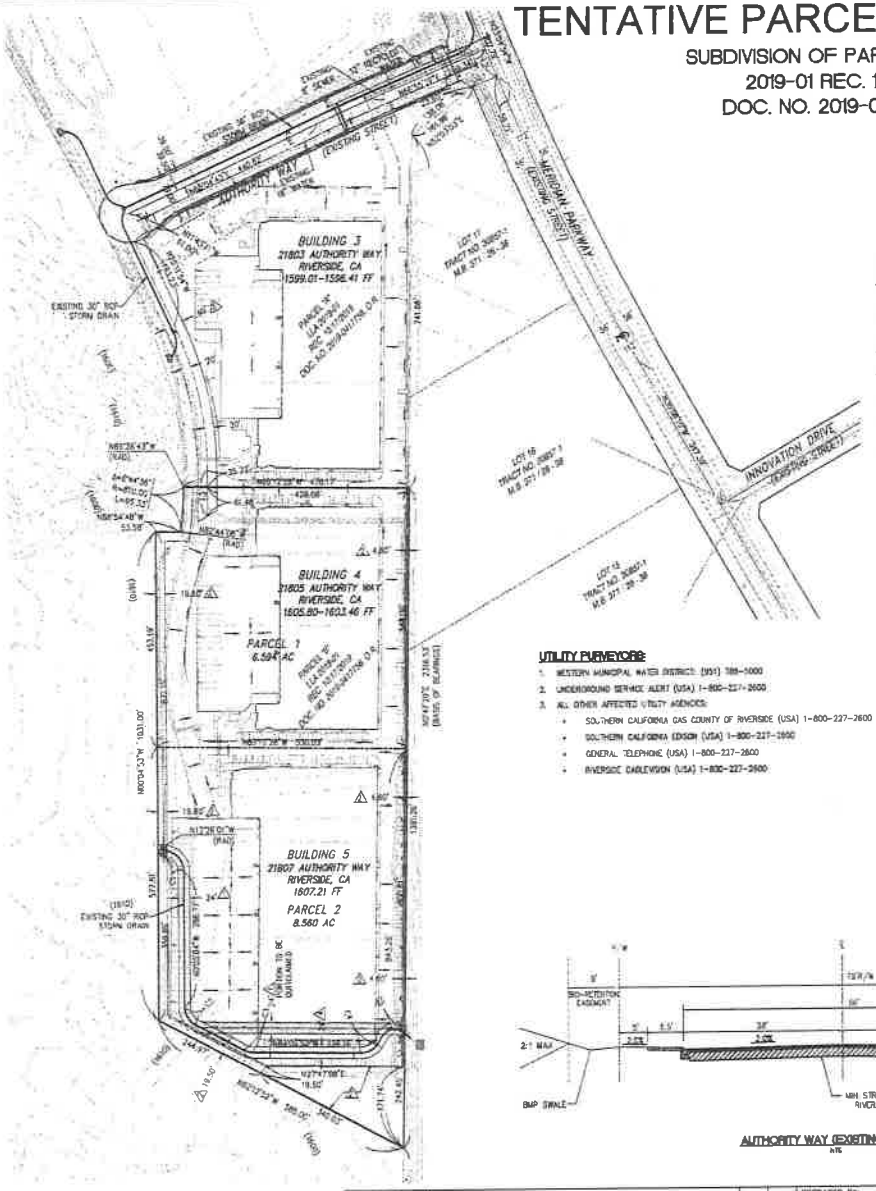


EXHIBIT "C"

CONDITIONS OF APPROVAL

(Attached)

Conditions of Approval for
Tentative Parcel Map 37908

PLANNING DEPARTMENT

General Planning Conditions:

1. This Tentative Parcel Map is approved, as shown on Exhibit A (dated April 6, 2020) as approved by the March Joint Powers Commission on June 24, 2020.

2. 2. This Tentative Parcel Map approval shall be effectuated within a period of two years from the March Joint Powers Commission approval date of June 24, 2020. Prior to the expiration date the applicant may apply for an extension not to exceed three year from the expiration date, June 24, 2022.

3. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

4. This project is subject to the Mitigation Monitoring and Reporting Program for the Certified Environmental Impact Report for the Meridian West Lower Plateau Project (SCH#2016061020).

5. The site shall be developed in accordance with the approved Plot Plan 16-04, as well as the subsequent Determination of Substantial Conformance 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 the Plot Plan. (MJPA 9.14.020)

6. 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.

7. All development shall comply with the provisions of the March Business Center Design Guidelines, including height of light fixtures, limitations on glazing reflectivity, use of neutral earth tone color palette, use of Meridian theme wall when within 100' of a public right-of-way, and all other provisions.

8. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2005 Air Installation Compatible Use Zone (AICUZ).

9. 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.

10. 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.

11. The Project development shall comply with the Urban/Wildland Interface requirements, as set forth in Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan. In particular, the parties shall agree to implement the requirements relative to noise, drainage, barriers and night lighting, as identified in the Settlement Agreement regarding Center for Biological Diversity, et. al. v. Bartel, et. al. dated September 21, 2012.

12. All development adjacent to the Least Bell's Vireo Conservation Easement shall comply with the Biological compatibility measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Least Bell's Vireo Compensatory Mitigation Monitoring Plan. (MMRP)

13. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March Business Center Design Guidelines and the March JPA Development Code. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)

14. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)

15. Final Parcel Map 37908 shall convey an n avigation easement to the march Inland Port Authority/march Air Reserve Base.

16. All uses shall comply with the noise emission criteria identified in Section 9.4.140 of the March JPA Development Code. (MMRP)

17. The recordation of the Final Parcel Map 37908 shall include a cross-access agreement providing permanent access for all parcels in perpetuity.

18. Prior to the recordation of Final Parcel Map 37908, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, if any, are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

19. Prior to issuance of a certificate of occupancy, 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.

20. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)

21. 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)

22. 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)

23. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one 6-sq/ft sign for each four roll-up dock doors identifying the maximum 3-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)

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 10a

Meeting Date: June 24, 2020

Action: **ADOPT RESOLUTION #JPA 20-13 APPROVING TENTATIVE PARCEL MAP (TPM) 20-04 FOR PARCEL MAP 37908, A 15.154-ACRE PARCEL CONSISTING OF A PORTION OF LOT 5 AND ALL OF LOT 6 OF TRACT MAP 37107, CREATING TWO NEW LOTS WITHIN THE MERIDIAN WEST-LOWER PLATEAU PROJECT, AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JOINT POWERS AUTHORITY'S LOCAL CEQA GUIDELINES**

Motion: Move to Adopt Resolution #JPA 20-13 Approving Tentative Parcel Map (TPM) 20-04 for Parcel Map 37908, a 15.154-Acre Parcel consisting of a portion of Lot 5 and all of Lot 6 of Tract Map 37107, creating two new lots within the Meridian West-Lower Plateau Project, and Direct Staff to File a Notice of Exemption Pursuant to March JPA Local CEQA Guidelines.

Applicant: Meridian Park, LLC on behalf of Seefried Industrial Properties.

Background:

On October 25, 2017, the March Joint Powers Commission approved the 130-acre Meridian West Lower Plateau project, which consisted of various entitlements. Among the many entitlements was the approval of Plot Plan PP 16-04 and Vesting Tentative Tract Map (TTM) 37107. The tract map created 7 parcels designed as "buildable lots." Lots 5 and 6, both located in the Industrial Zone Designation, consisted of 23.63-acres in total. Additionally, the approved Master Plot Plan granted approval for the development of five parcels with a total of 2,273,000 square feet of building space, which included the following:

1. A 5.57-acre parcel adjacent to Meridian Parkway at the north end of the for a future 66,000-square-foot mixed-use development to be approved under a separate Plot Plan process;

2. A 51.3-acre parcel north of the extended Cactus Avenue to be developed with an approximate 1,000,000 s/f industrial warehouse building;

3. A 43.5-acre site south of the extended Cactus Avenue to be developed with an approximate 845,000-square-foot industrial warehouse building; and

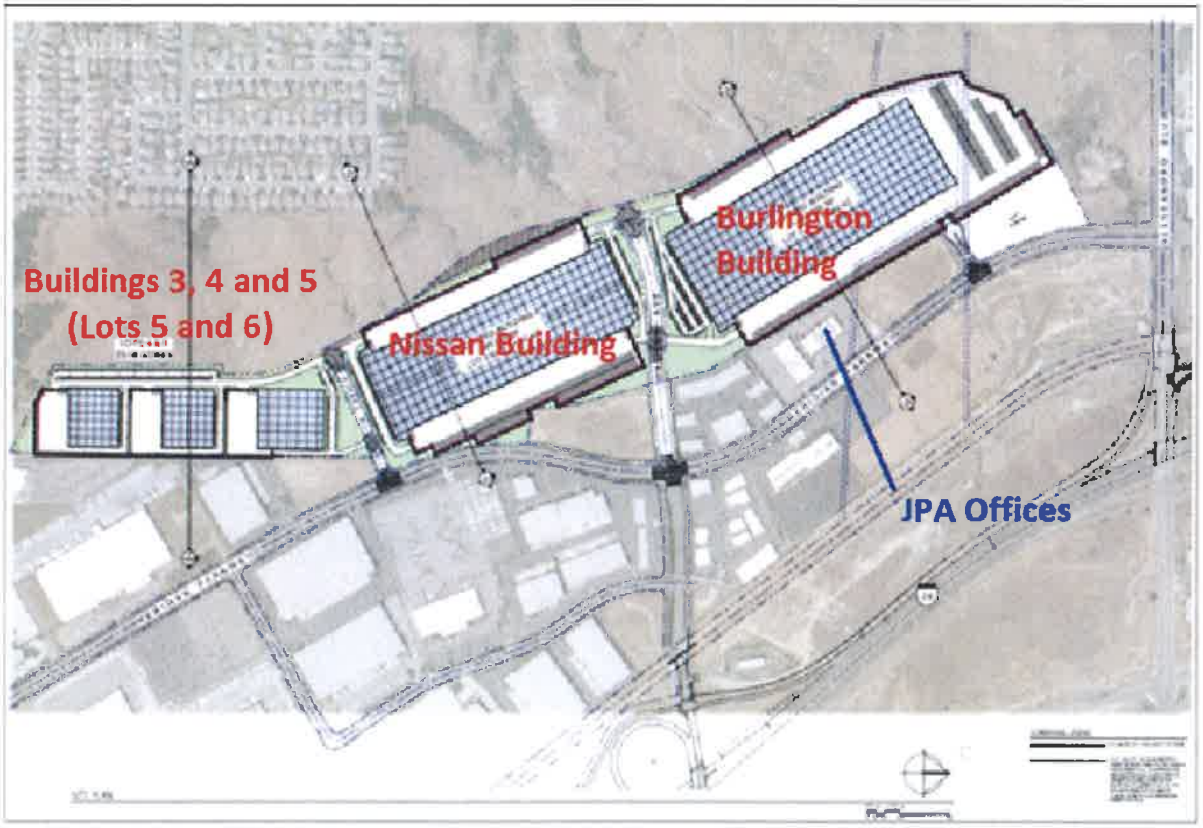
4. A 23.6-acre area farthest to the south would be developed with three smaller Business Park buildings totaling 362,000 s/f. also known as Buildings 3, 4 and 5.

Other Project features included the extension of Cactus Avenue approximately 1,700 feet to the west, the construction of two new cul-de-sacs ultimately known as Authority Way and Determination Way, the installation of approximately 400,000 square feet of rooftop solar and several utility line relocations and abandonments.

Location

The overall site of the Meridian West, Lower Plateau site is 23.6-acres of vacant land which is situated south of Authority Way and West of Meridian Parkway on the southern end of the Meridian West Lower Plateau project. The site is surrounded by existing industrial development to the north and east, and open space (the West March Conservation area) to the west, and the Least Bells Vireo Bird Habitat Conservation Area to the South (see Figure 1 below).

Figure 1: Approved Site Plan and Location Map

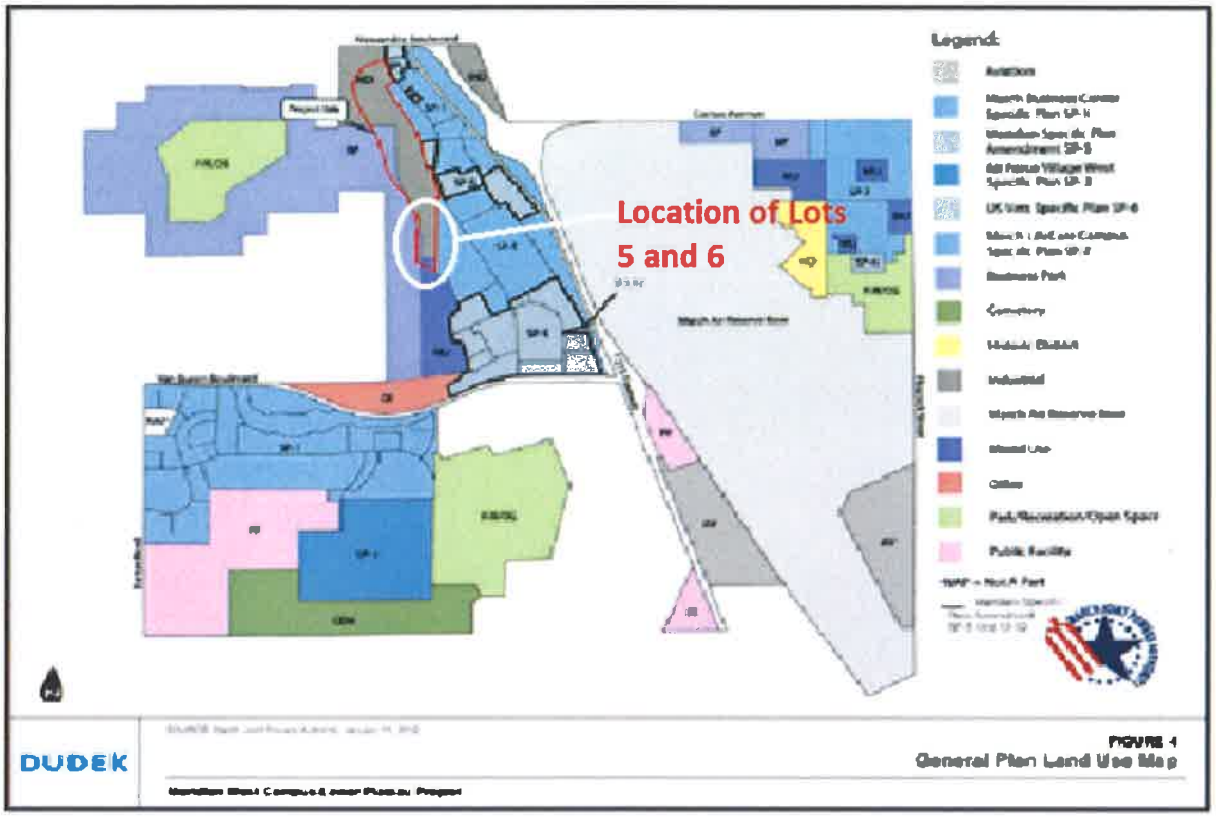


Zone and Land Use Designation:

The Meridian West Lower-Plateau project was not previously located within a Specific Plan and was approved as a stand-alone project within the March JPA boundaries. The proposed Tentative Parcel Map is located within the Industrial (IND) Zone Designation and Industrial

General Plan Designation just west of the March Business Center Specific Plan area (see Figure 2 below:

Figure 2: Existing Land-Use Plan



Discussion

Master Plot Plan 16-04 is the approval of the entire 130 Meridian West Lower Plateau site, including Parcels 1 and 2 (Building 1) and Parcel 3 (Building 2) which are now completed buildings. The approvals for Parcels 5 and 6 consist of three (3) buildings on 23.6-acres. Buildings 3, 4 and 5 are now under construction, including Building 3 (approximately 119,278 square feet), Building 4 (approximately 105,960 square feet) and Building 5 (approximately 150,040 square feet). Each building was approved as a "speculative warehouse" under the Industrial Zone Designation. A 2019 Determination of Substantial Conformance by the Planning Department allowed the applicant to increase the size of buildings 3 and 5 by approximately 13,000 square feet in total due to the fact the increase in building square footage was off-set by an overall reduction of 211,984 square feet in building square footage from the original October 25, 2017 approvals. The Determination of Substantial Conformance was granted due to the fact that the overall look and color pallet used for the project was the same as originally approved in 2015. The Determination also allowed the developer to reconfigure the buildings to provide for walls adjacent to the Conservation Area to match the buildings located on Lots 1 and 2. The idea behind the reconfiguration was to provide consistency for the look and feel of all the buildings associated with the project, with the March standard 12-foot decorative wall along the majority of the western boundary. The increase in size did not affect the approved office spaces or parking needed for the project (see Figure 3 below).

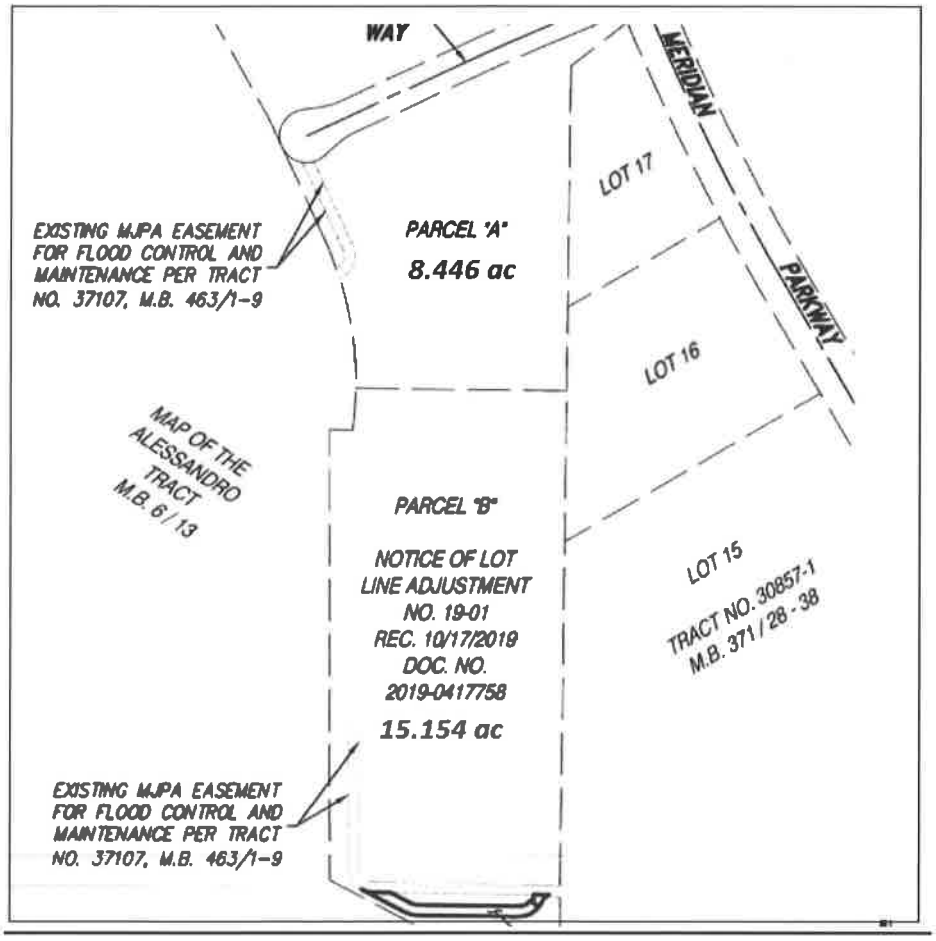
Figure 3: Approved Site and Landscape Plan



Proposed Parcel Map 37908

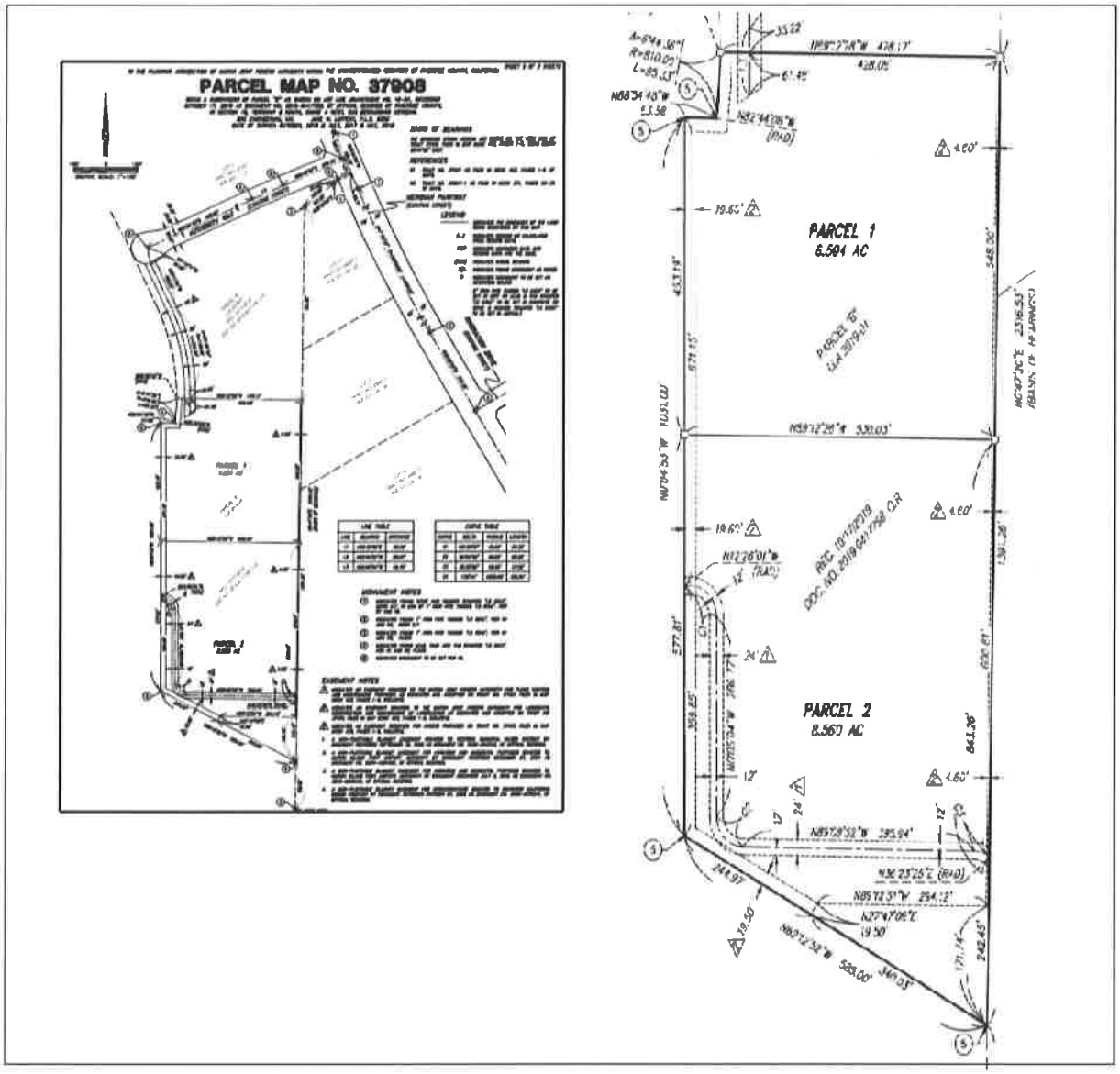
In addition to the Determination of Substantial Conformance approved in 2019, in October of 2019, the applicant submitted a request for a Lot Line Adjustment to reconfigure the previously approved Lots 5 and 6. A Lot Line Adjustment (LLA) allows a property owner to reconfigure existing interior lot lines so long as the reconfiguration does not result in the creation of a new lot, rather it allows the internal lot lines to be shifted to reconfigure the property lines. Additionally, the LLA cannot not create nonconformity with respect to required minimum lot size or setbacks to existing structures. The LLA was reviewed by Staff and it was determined that the proposed LLA was in conformance with the March Development Code. The result of the LLA was the creation of Parcel's A and B. Parcel A consisting of 8.446-acres, and Parcel B consisting of 15.154-acres (see Figure 4 below).

Figure 4: 2019 Lot Line Adjustment



Tentative Parcel Map (TPM) 20-04 proposes to subdivide Parcel B (as depicted above) into two new lots. Parcel 1 will consist of 6.94 acres, and Parcel 2 will consist of 8.560 acres (see Figure 5 below). Once recorded, Building 3 will be located on Parcel A, Building 4 will be located on Parcel 1, and Building 5 will be located on Parcel 2. Each lot achieves access via two common driveways from Authority Way. Prior to recordation, the applicant will be required to record CC&R's that will delineate how the common driveways, walls and landscaping will be maintained. Additionally, a cross-access easement will also be required, which will guarantee street access to Lots 1 and 2 in perpetuity.

Figure 5: Tentative Parcel Map 20-04 (Parcel Map 37908)



Development Standards

The proposed Tentative Parcel Map is located within the Industrial (IND) Zone Designation. A survey map provided as Attachment 1B shows how each building is situated within each parcel, meeting and exceeding all setback and landscape standards, and verifying that each lot will not constitute a non-conformity with respect to said setback standards. Because the map will divide property that has been previously developed and is under construction, the map is subject to Chapter 9.05 Industrial Districts, of the March JPA Development Code. Zone designations subject to this chapter are Business Park (BP), and Business Park Mixed-Use (BPX) and Industrial (IND). Listed below in Figure 6 are the Development Standards specific to the Map as required by Chapter 9.05:

Figure 6 - Compliance with Development Standards - Industrial Zone:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	3 buildings totaling 375,278 SF (reference only)
Gross Site Area	5 Acre (minimum)	Parcel 1: 6.94-acres Parcel 2: 8.96-acres
Floor Area Ratio (Maximum)	50% or 514,008 SF	36% or 375,278 SF
Setbacks (for all three Buildings)	Front: Front Landscaped Building Side: Side Landscaped Rear Building Rear Landscaped	20 Feet Required – 20-40 Feet Proposed 15 Feet Required – 20 +/- Feet Proposed 0 Feet Required 20 +/- Feet Proposed 5 Feet Required – 5+ Feet Proposed 25 Feet Required – 35+ Feet Proposed 5 Feet Required 10 +/- Proposed **All setbacks meet or exceed standards**
Landscape Required (Minimum)	10% Required	21.5% or 222,709 Provided **Exceeds standards**
Building Height (Maximum)	45 Feet to 80 Feet (50-foot max height due to FAA regulations)	Total Building Height 40 Feet (average) Total Height to top of Parapet 46 Feet (average) Total Height to top of Tower Element 50 Feet – **Meets Standards**
Parking	Parking for the entire project was initially analyzed and was not site specific. Parking provided for each building far exceeds the code requirements warehouse and office space for each building.	Building 3 – 119 automobile stalls and 32 trailer stalls Building 4 – 106 automobile stalls and 18 trailer stalls Building 5 – 162 automobile stalls and 10 trailer stalls

CEQA REVIEW

Findings Under State CEQA Guidelines Section 15061 (b)(3). The overall project was originally approved subject to an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian West Lower Plateau Project (SCH#2016061020), pursuant to

the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the three previously approved buildings are already under construction. Rather, the map only serves to divide potential ownership for each lot that the building is placed upon. The proposed Tentative Parcel Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Initial Study for Plot Plan 16-04 due to the fact that the overall project itself ultimately represented a total reduction in the overall square footage of the Meridian West Lower-Plateau project. Staff Recommends that the March Joint Powers Commission finds the proposed Tentative Parcel Map to be exempt from CEQA. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

Attachment: 1) Resolution #JPA 20-13 Approving Tentative Parcel Map 20-04 for Parcel Map 37908 Adopting Conditions of Approval.
Exhibit A: Tentative Tract Map 37107
Exhibit B: Survey Map
Exhibit C: Map Conditions of Approval

Preparation Date: June 18, 2020

RESOLUTION JPA 24-24

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING CONDITIONAL USE PERMIT CUP 22-03, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF THE VETERANS PLAZA CAR WASH PROJECT AND FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162

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

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

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

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

WHEREAS, on July 21, 2010, the March Joint Powers Commission approved the March Business Center Specific Plan Amendment Project (including of the Project site) which addressed development on the 257.7-acre North Campus (inclusive of the proposed Project site), and certified a Subsequent EIR that fully analyzed the potential impacts of that development. In addition, mitigation measures were adopted that would reduce significant environmental impacts to the extent feasible (SCH#2009071069) (Resolution JPA 10-20); and

WHEREAS, on April 12, 2017, the March Joint Powers Commission adopted Resolution JPA 17-03, approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), allowing for the subdivision of the project site pursuant to the Subdivision Map Act, into ten (10) lots, each with a lot of area of 30,000 sq. ft. minimum, and Variance (V16-01) for the development of the Veterans Plaza Commercial Center and Construction of Ten Buildings on Unit 4, Lot 4, totaling 219,695 square feet of commercial building space on 14.4-acres, located at the northeast corner of Van Buren Boulevard and Opportunity Way, within the March Joint Powers Authority (JPA) jurisdictional boundaries, in unincorporated Riverside County, California

WHEREAS, on April 12, 2017, the March Joint Powers Commission also adopted Resolution JPA 17-04, adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5, A3) (SCH#2009071069).

WHEREAS, on April 26, 2017, the March Joint Powers Commission adopted Ordinance JPA 17-01 to modify the Meridian Specific Plan (SP-5) to allow hotels in the B2 airport compatibility zone, subject to conditional use permit approval, consistent with Riverside County Airport Land Use Commission (ALUC) restrictions.

WHEREAS, on four occasions, November 29, 2018, September 19, 2019, February 3, 2021, and July 14, 2022, the Planning Director for the March Joint Power Authority, approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- Change in project phasing,
- Changes in building square footages and building locations,
- Elimination of one driveway entry along Opportunity Way,
- Minor modifications to the approved building elevations,
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking.

The changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands and potential tenant requests

WHEREAS, on December 20, 2022, the Applicant, Greens INV 11, LLC, submitted an application (which constitute "Project Entitlements") requesting the following:

1. Conditional Use Permit (CUP 22-03) to allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre (47,045 sq. ft.) vacant site, within the Veterans Plaza Commercial Center, located at the southeast intersection of Sysco Way and Opportunity Way, within the March Joint Powers Authority (JPA) jurisdiction in unincorporated Riverside County, California. The car wash facility will include three stacking lanes, which will accommodate up to 16 cars, include a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars, 2 onsite parking stalls, 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The project has been designed in accordance with the Meridian North Specific Plan (SP-5) Development Standards

WHEREAS, this Conditional Use Permit (CUP 22-03), allowing for the construction and operation of a Car Wash, collectively constitutes the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, car wash uses are not expressly identified as permitted uses on the Meridian North Specific Plan Land Use Table (Table III-1), within the Commercial Land Use District. Thus, on February 21, 2023, the Applicant asked Staff to review/consider a Determination of Substantial Conformance confirming that car washes were a conditionally permitted uses within the Commercial Land Use District of the Meridian North Specific Plan; and .

WHEREAS, on July 17, 2023, the Planning Director for the March Joint Power Authority, determined that a car wash use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan and the March JPA Development Code, and approved a Determination of Substantial Conformance 23-01, interpreting the Meridian North Specific Plan to allow a car wash use within the commercial land use zone of the Meridian North Specific Plan for Plot Plan 16-02; and .

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has already been certified, an agency shall not require additional CEQA analysis unless at least one of the circumstances identified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 and the March JPA's Local CEQA Guidelines, are present; and

WHEREAS, on September 11, 2024, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the proposed Project Entitlement, at which time all persons wishing to testify in connection with the proposed Project Entitlement were heard and the proposed Project Entitlement was comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. Based on the recitals above, the March Joint Powers Commission previously certified a Subsequent EIR and a subsequent Addendum, which fully analyzed the potential environmental impacts of development of the Project site. The currently proposed Project would develop a car wash site within that previously analyzed development footprint, such that no further environmental review is required under CEQA unless one of the circumstances identified in Public Resources Code section 21166, State CEQA Guidelines 15162, or the March JPA's Local CEQA Guidelines is present.

SECTION 3. Findings on Environmental Impacts. Based on the previously completed CEQA analysis, the proposed Project description, the consistency discussion prepared by staff and the JPA's expert consultants, and other evidence in the administrative record, and having

considered all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been fully addressed within the previously certified SEIR and Addendum. The Commission further finds that none of the conditions identified in Public Resources Code section 21166, State CEQA Guidelines section 15162, or the March JPA's Local CEQA Guidelines requiring subsequent environmental review have occurred, because:

(a) The Project does not constitute a substantial change that would require major revisions of the Final SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(b) There is not a substantial change with respect to the circumstances under which the Project will be developed that would require major revisions of the Certified Final SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.

(c) New information of substantial importance has not been presented that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified Final SEIR was certified or adopted, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 5 Findings for Conditional Use Permit (CUP 22-03). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit 22-03, in accordance with Section 9.02.060 of the March JPA Development Code:

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

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 of the March JPA Development Code, the requirements and development guidelines of the Meridian Specific Plan SP-5 and with the 2014 March ARB/IP Airport Compatibility Plan. The proposed Project was also reviewed by the March JPA Review team, consisting of the March JPA Civil Engineer, Water Quality Engineer, Land Use Planner, Riverside County Fire Marshall, March JPA (Willdan) Building Plans Examiner, and the proposed development complies with all required development standards, and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with Chapters 9.04 (Commercial Districts), 9.13 (Specific Plan) and Meridian Specific Plan Amendment SP-5. The Project proposes to construct a 3,596 square foot drive-thru car wash facility which includes 3,596 square feet of retail area and 16-stack vehicles, accommodating a total occupancy of 55 people, resulting in an average intensity of 60 people per acre, and which is consistent with both ALUC Compatibility Zone C1 average intensity criterion of 100 people per acre and single acre criterion of 250 people per acre. Last, the Project will not adversely affect public health, safety, or general welfare because the Project is fully supported by existing infrastructure, including: Sysco Way and Opportunity Way, Interstate 215 Freeway, existing services such as, nearby, public transportation, sidewalks, bike lanes, and fire and police protection, which are already serving the Project Site, such that there is no major extension of infrastructure at the expense of the March JPA, and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Applicant proposes to develop a fully automated car wash facility in a location that is surrounded by existing business park and commercial development uses, south of Sysco Way, to the east and west of Opportunity Way, north of Van Buren Boulevard, and adjacent to existing commercial uses within the Veterans Plaza Commercial Center. Accordingly, the location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity; and

SECTION 6 Approval of Project Entitlement. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the proposed Project Entitlement, including Conditional Use Permit (CUP 22-03) Plan Set (Site Plan, Floor and Roof Plan, Building Elevations, Conceptual Landscape Plan and Conceptual Grading Plan), as shown on **Exhibit "A"**, attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached **Exhibit "B",** attached hereto and incorporated herein by this reference.

SECTION 7 Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution (JPA 24-24).

SECTION 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

SECTION 10. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2024.

Edward A. Delgado, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 24-24 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on September 11, 2024, by the following vote of the Commission:

Ayes:	Jeffries, Gutierrez, Vargas, Rogers, Conder, Delgado (2 votes)
Noes:	Perry
Abstain:	None.
Absent:	Cabrera

Dated: September 11, 2024

Cindy Camargo, Clerk
March Joint Powers Authority Commission

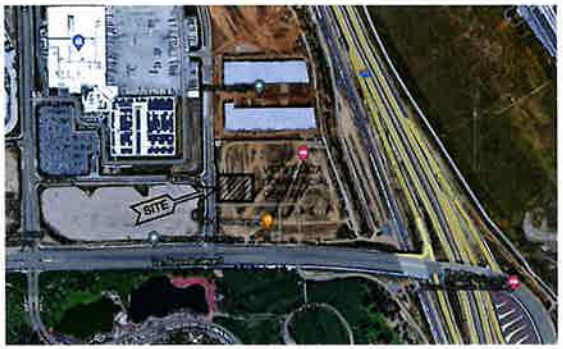
EXHIBIT A

Veterans Plaza Car Wash Project
Conditional Use Permit (CUP 22-03)

Plan Set:
Site Plan, Floor & Roof Plans, Building Elevations,
Conceptual Landscape Plan, Conceptual Grading Plan

NEW CAR WASH FACILITY

OPPORTUNITY WAY & VAN BUREN BOULEVARD
RIVERSIDE, CA.
APN: 294-070-044
QUICK QUACK SITE I.D. #44-296
MJPA CUP 22-03



VICINITY MAP

N

SHEET INDEX

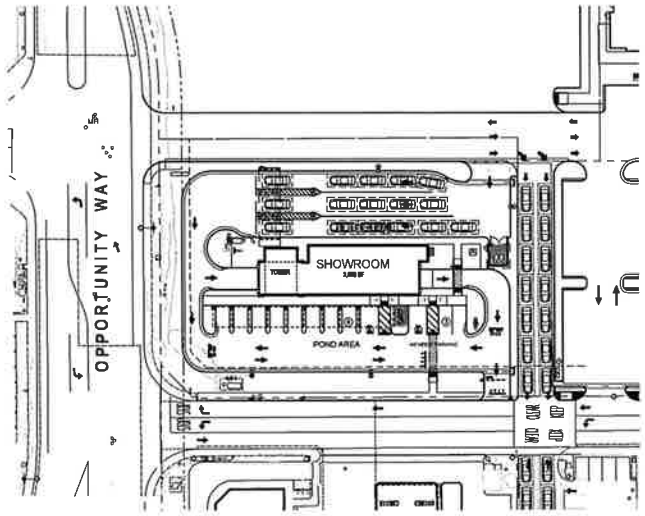
G000	COVER SHEET
A100	SITE PLAN - PLANNING
A200	FLOOR PLAN
A201	DIMENSION FLOOR PLAN
A204	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	BUILDING
A800	COLORED EXTERIOR ELEVATIONS
A801	COLORED EXTERIOR ELEVATIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN - COLOR
1	PRELIMINARY GRADING PLAN

SCOPE OF WORK:

CONSTRUCTING A NEW QUICK QUACK WASH FACILITY ON AN UNDEVELOPED SITE. NEW BUILDING CONSTRUCTED ALONG WITH (3) DRIVE LANES FOR PAYING AND VACUUM STALLS, CONCRETE SIDEWALK ON SITE, CURBS, LANDSCAPING, VACUUM STATIONS WITH CANOPIES, UTILITIES AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT AND SIGNAGE.

LEGAL DESCRIPTION

ACRES 6.47000000 ACREAGEQUALCODE ML LOT 4-P LOTTYPE L RECMAPTYPE MAPPLATB 435 MAPPLATP 006 SUBDIVISIONNAME TR 30857-4



OVERALL SITE PLAN

PROJECT DIRECTORY

PROPERTY OWNER
GREENS INV II, LLC
C/O GREENS DEVELOPMENT
8288 RESEARCH DR
IRVINE, CA 92618
CONTACT: ADAM CORRAL
TELEPHONE: (949) 222-1760
EMAIL: LEGAL@GREENS.COM

APPLICANT
QUICK QUACK CAR WASH
1380 LEAD HILL BLVD., SUITE 280
ROSEVILLE, CA, 95661
CONTACT: ERIKA HERNANDEZ
PRE-CONSTRUCTION MANAGER
MOBILE: (818)388-5170
EMAIL: DRIVEINVALUE2@CENTERVIEWCITY.COM

ARCHITECTURAL
STANTEC ARCHITECTURE, INC
3153 WEST FRYE ROAD, SUITE 300
CHANDLER, AZ 85226
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ORANGE, CA 92868
PHONE: (714) 786-6327
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EMAIL: JAMAAL.RADLAND@KIMLEY-HORN.COM

PROJECT INFORMATION:

ADDRESS:

STATE SITE CODE:	44-296
STREET ADDRESS:	OPPORTUNITY WAY & VAN BUREN BLVD.
CITY:	RIVERSIDE
COUNTY:	RIVERSIDE
STATE:	CALIFORNIA

SITE:

PROJECT SITE AREA:	49,658 S.F. (1.14 ACRES)
ZONED:	COMMERCIAL (COM), MERIDIAN NORTH CAMPUS SPECIFIC PLAN (SP-5)
A.P.N.:	294-070-044

PLANNING/ZONING:

MARCH JOINT POWERS AUTHORITY: CONDITIONAL USE PERMIT (CUP 22-03)

FRONT:	20'
SIDES:	0', 20' AT SIDE STREET
REAR:	0'
NEW LANDSCAPING AREA:	8,359 SF
LANDSCAPING %	16.8%

QUICK QUACK PARKING

PARKING REQUIRED:	12 STALLS
PARKING PROVIDED:	12 STALLS
VACUUM STALL PARKING	14' x 19'
MEMBER PARKING	9' x 18'
ADA PARKING	9' x 19' & 14' x 19'

BUILDING CODE:

BUILDING CODE EDITION:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE EDITION:	2019 CALIFORNIA PLUMBING CODE
MECHANICAL CODE EDITION:	2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL CODE EDITION:	2019 CALIFORNIA ELECTRICAL CODE
FIRE CODE EDITION:	2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE, CHAPTER 11B

CALIFORNIA CODE REGULATIONS TITLE 24 FOR DISABLED ACCESS, ENERGY CONSERVATION & NOISE ATTENUATION

GREEN BUILDING CODE:	2019 CALIFORNIA GREEN BUILDING CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE

BUILDING DATA:

CAR WASH BLDG.:	3,596 S.F.
CCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	29'-0" (MAIN BLDG. PARAPET)

CANOPIES

NORTH VACUUM CANOPY:	1,523 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
SOUTH VACUUM CANOPY:	1,628 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
QUEING CANOPY:	585 S.F.
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	9'-9"
TRASH ENCLOSURE CANOPY:	213 S.F.
OCCUPANCY:	N/A
CONSTRUCTION TYPE:	VB (NON- SPRINKLED)
NUMBER OF STORIES:	1
BUILDING HEIGHT:	11'-0"
TOTAL CANOPIES:	3,949 S.F.

OCCUPANT LOAD ANALYSIS

LOAD FACTOR BASED ON USAGE PER CBC TABLE 1004.5
NUMBER OF EXITS PER CBC 1006

BUSINESS USES: ROOMS 106, 107 AND 108	
FLOOR AREA GROSS:	190 S.F.
OCCUPANT LOAD AT 150 S.F. PER OCCUPANT:	2
BREAKROOM USES: ROOMS 102	
FLOOR AREA GROSS:	133 S.F.
OCCUPANT LOAD AT 15 S.F. PER OCCUPANT:	9
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM USES: ROOMS 101, 104, AND 105	
FLOOR AREA GROSS:	2,880 S.F.
FLOOR AREA NET (EXCLUDING ROOM 101)	605 S.F.
OCCUPANT LOAD AT 300 S.F. PER OCCUPANT:	3
TOTAL OCCUPANT LOAD:	14

MINIMUM OF ONE EXIT REQUIRED FROM EACH ROOM OR SPACE.
MINIMUM EGRESS WIDTH TABLE 1005.1 0.2 X 14 = 2.8" (OK)

NOTE:
CAR WASH TUNNEL ROOM 101 IS NOT CONSIDERED TO MEET THE CBC SECTION 202 DEFINITION OF AN "OCCUPIABLE SPACE". THE FUNCTION OF THE SPACE IS TO CONVEY VEHICLES THROUGH THE CAR WASH FACILITY WHEN FUNCTIONING THIS OPERATION IT IS NECESSARY FOR THE ROLL-UP DOORS AT EACH END TO BE IN THE OPEN POSITION

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No.	Revision	By	Date
1	ISSUED FOR PLANNING		10/28/22
2	ISSUED FOR PLANNING		2/24/23
3	ISSUED FOR PLANNING		11/14/23
4	ISSUED FOR PLANNING		1/8/2024
5	ISSUED FOR PLANNING		2/11/2024

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Title
COVER SHEET

Permit-Seal

Project Number: 2007130186
File Name:
Drawn: Chkd: Dsgn: YY MM DD
Drawing No.:
Revision Sheet
G000 01

KEYNOTES

- 1 ADA PATH OF TRAVEL SHOWN DASHED.
- 2 NEW POLE MOUNTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN (R7-8) WITH "VAN ACCESSIBLE" SIGN (R7-8P) BELOW.
- 3 FINAL LOCATION OF PATH OF TRAVEL LOCATION TO BE DETERMINED DURING CONSTRUCTION DRAWINGS
- 4 NOT USED.
- 5 NEW VAN ACCESSIBLE PARKING STALL - PAINT ACCESSIBLE LOGO AND STRIPING WITH TWO COATS OF WHITE TRAFFIC PAINT. PAINT ACCESS AISLE WITH TWO COATS OF "NO PARKING" IN 1'-0" HIGH LETTERS WITHIN THE LOADING ZONE
- 6 NEW INTERNATIONAL SYMBOL OF PARKING (PAV. 2 PLACES)
- 7 NEW ACCESSIBLE PARKING SIGN (TYPICAL 4 PLACES)
- 8 NEW TRUCK TIRE BUMPER (TYPICAL 4 PLACES)
- 9 NEW CONCRETE WHEEL STOP (TYPICAL)
- 10 NEW LONG TERM BIKE LOCKER
- 11 NEW PLANTER BUMP AT TRANSITION (TYPICAL)
- 12 NEW BOLLARD PER DETAIL
- 13 NEW LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
- 14 NEW BICYCLE RACK
- 15 NEW 4" CONCRETE FILLED IRON BOLLARD, PAINTED (4) AT STACKING LANE
- 16 NEW LONG TERM BIKE LOCKER
- 17 NEW PLANTER BUMP AT TRANSITION (TYPICAL)
- 18 30 FOOT FLAG POLE, REF. REFERENCE ONLY
- 19 NEW 6' CONCRETE FILLED IRON BOLLARD, PAINTED (4) AT STACKING LANE
- 20 NEW CONCRETE PAD, SEE CIVIL & ARCH'S FOR DIMENSIONS & LOCATION. PAD TO BE SLOPED TO DRAIN AT 2% MIN. AWAY FROM BUILDING AND AWAY FROM ACCESSIBLE PARKING STALLS. PAD TO BE SLOPED TO DRAIN AT 2% MIN. AWAY FROM BUILDING AND AWAY FROM ACCESSIBLE PARKING STALLS. SEE CIVIL PLANS
- 21 NEW 6' CONCRETE CURB (TYPICAL)
- 22 NEW PLANTER AREA - SEE CIVIL DRAWINGS
- 23 NEW CONCRETE CURB (TYPICAL)
- 24 NOT USED.
- 25 NOT USED.
- 26 ELECTRICAL SWITCHGEAR CABINET.
- 27 NOT USED.
- 28 NOT USED.
- 29 NEW HIGHWAY PAINT WHITE "6" TOO NOT ENTER" (TYPICAL 3 PLACES)
- 30 NEW HIGHWAY PAINT YELLOW 6" WIDE STRIPING
- 31 NEW HIGHWAY PAINT WHITE PAVEMENT MARKINGS (TYPICAL)
- 32 BUILDING TRELLIS, SEE ROOF PLAN.
- 33 NEW EXIT SIGN - REFERENCE ONLY (UNDER SEPARATE PERMIT)
- 34 NEW FLAGPOLE WITH 4' WIDE FLAG (ONLY UNDER SEPARATE PERMIT)
- 35 NEW PARKING STRIPING (PER CITY STANDARDS)
- 36 NEW 20' HIGH LED SITE LIGHTS (TYPICAL)
- 37 3/4" ROLLED CONCRETE CURB.
- 38 NOT USED.
- 39 NEW TRENCH DRAIN - SEE CIVIL DRAWINGS

PLAN PREPARER:

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EMAIL: Richard.Chandler@stantec.com

BUILDING INFORMATION

CLIENT:	QUICK QUACK CAR WASH
JURISDICTION:	MARICH JOINT POWER AUTHORITY
APN:	255-140-005 (36,109 SF)
SITE AREA:	0.83 ACRES
SITE NUMBER:	44-286
BUILDING:	OCCUB
CONSTRUCTION:	TYPE V-B
STACKING LANES:	42'-0" MINIMUM
STACKING WIDTH:	(8) 12' X 18'
VACUUM STALLS:	(9) 12' X 18'
VACUUM STALLS COVER:	(9) 12' X 18' (VAN STALL)
ADA PARKING:	(1) 9' X 18'
PARKING STALLS:	(1) 8' X 18'
BUILDING AREA:	3,596 SF
BUILDING SPRINKLERED:	NO
QB STATION ATTACHED:	YES
BUILDING HEIGHT:	19'-0"
BUILDING LENGTH:	108'-0"
CONVEYOR TRENCH LENGTH:	108'-0"
CONVEYOR LENGTH:	109'-10"
CONVEYOR TYPE:	REAR WHEEL PUSH

PARKING ANALYSIS

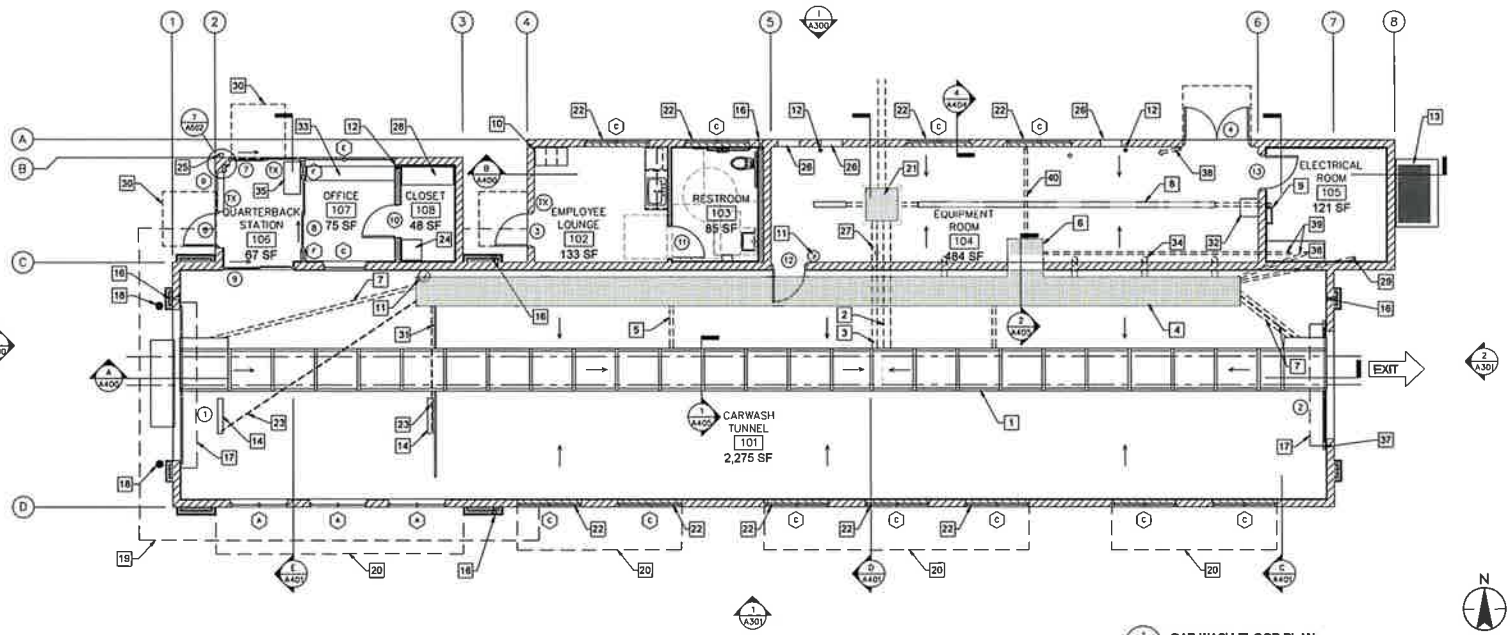
NEW 9'-0" X 18'-0" STANDARD STALL	2 STALLS
NEW 12'-0" X 18'-0" ADA STALL (VAN)	2 STALLS
NEW 12'-0" x 18'-0" VACUUM STALLS	8 STALLS
TOTAL PARKING STALLS REQUIRED	12 STALLS
TOTAL PARKING STALLS PROVIDED	12 STALLS
NEW BIKE PARKING SPACES	8 SPACE
NEW LONG TERM BIKE PARKING SPACES	1 SPACES

MPA STANDARD NOTES

1. ALL EXTERIOR LIGHTING SHALL BE RECESSED OR SHIELDED SO THAT NO DIRECT RAYS FROM THE LIGHTING SOURCE SHALL BE VISIBLE AT THE PROPERTY LINE.
2. NO FLAT ROOFS SHALL BE VISIBLE FROM PUBLIC VIEW.
3. ELECTRICAL PANELS SHALL BE FULLY SCREENED INTO THE BUILDING ARCHITECTURE. ALL EXTERIOR CONDUIT SHALL BE PAINTED TO MATCH THE BUILDING COLOR. EXPOSED CONDUIT SHALL NOT BE PERMITTED.
4. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS, EQUIPMENT SCREENS, OR OTHER ARCHITECTURAL FEATURES. SCREENING SHALL BE AS TALL AS THE TALLEST PIECE OF EQUIPMENT BEING SCREENED. ALL SCREENING SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE AND COLORED TO MATCH THE BUILDING.
5. CONCRETE LIGHT POLE BASES SHALL BE LOCATED WITHIN LANDSCAPE AREAS WHERE POSSIBLE. ALL EXPOSED CONCRETE SHALL BE PAINTED TO MATCH PARKING DESIGNATED SHALL AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.
6. ALL LIGHT STANDARDS AND LUMINAIRES SHALL BE LOCATED WITHIN LANDSCAPE AREAS WHERE POSSIBLE. ALL EXPOSED CONCRETE SHALL BE PAINTED TO MATCH PARKING DESIGNATED SHALL AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.
7. ALL TRASH ENCLOSURES SHALL BE ENCLOSED WITH A MASONRY WALL WITH SOLID METAL GATES AND SHALL BE CONSTRUCTED OF MATERIALS AND COLORS CONSISTENT WITH THE BUILDING ARCHITECTURE. TRASH ENCLOSURES SHALL BE LOCATED AWAY FROM PUBLIC VIEW WHERE POSSIBLE. ENCLOSURES SHALL BE LARGE ENOUGH TO ACCOMMODATE RECYCLING BINS AS REQUIRED BY THE CITY'S SOLID WASTE DIVISION.
8. ALL MOTOR VEHICLE ACCESS AREAS SHALL BE PAVED WITH ASPHALT CONCRETE OR PORTLAND CEMENT CONCRETE PAVEMENT AND SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE MINIMUM STRUCTURAL STANDARDS ESTABLISHED BY THE CITY ENGINEER.
9. ALL PARKING AREAS SHALL BE CLEARLY STRIPED AND MARKED AS SHOWN ON THE APPROVED SITE PLAN. ALL PARKING SPACES SHALL BE STRIPED WITH 4" WIDE PAINTED LINES.
10. ALL ON-SITE PAVEMENT MARKINGS, SIGNAGE, AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY'S STANDARDS.
11. ALL ON-SITE PAVEMENT MARKINGS, SIGNAGE, AND STRIPING SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
12. ALL ON-SITE PAVEMENT MARKINGS, SIGNAGE, AND STRIPING SHALL BE REPAINTED OR REPLACED AS NECESSARY TO MAINTAIN A CLEAR AND VISIBLE CONDITION.
13. ALL ON-SITE PAVEMENT MARKINGS, SIGNAGE, AND STRIPING SHALL BE REPAINTED OR REPLACED AS NECESSARY TO MAINTAIN A CLEAR AND VISIBLE CONDITION.
14. ALL LIGHTING SHALL COMPLY WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) STANDARD DETAILS AND SPECIFICATIONS AND THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:
15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL OBTAIN APPROVAL OF A TRIP REDUCTION MANAGEMENT PLAN (TRIP) FROM THE CITY'S TRANSPORTATION DEPARTMENT. THE TRIP SHALL INCLUDE THE FOLLOWING:
16. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY AN ARCHITECTURALLY INTEGRATED SCREEN. THE SCREEN SHALL BE AS TALL AS THE TALLEST PIECE OF EQUIPMENT BEING SCREENED.
17. ALL SIGNS AND DISTRIBUTION PLAN SUBMITTALS SHALL INCLUDE A DETAILED SITE PLAN, ELEVATIONS, AND SIGN SPECIFICATIONS FOR ALL SIGNS AND IMPROVEMENTS IN CONFORMANCE WITH THE CITY'S SIGN ORDINANCE AND THE APPROVED MASTER SIGN PLAN. ALL SIGNS SHALL BE INSTALLED AT THE TIME OF THE BALANCE OF BUILDING PERMITS.
18. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH EFFECTIVE NOISE ATTENUATING DEVICES TO CONTROL AS THEY DEEMED TO REDUCE NOISE IMPACTS.
19. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL ROOFTOP EQUIPMENT AND ALL PROJECT WORK IS THE AREA OF THE PROPOSED ROOF SHALL COMPLY WITH THE CITY'S ADOPTED NOISE ORDINANCE AND SHALL BE SCREENED FROM PUBLIC VIEW.
20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE DISCOVERED DURING GROUND DISTURBING ACTIVITIES, ALL WORK SHALL CEASE. ALL PROJECT WORK IS THE AREA OF THE PROPOSED ROOF SHALL COMPLY WITH THE CITY'S ADOPTED NOISE ORDINANCE AND SHALL BE SCREENED FROM PUBLIC VIEW. A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST SHALL BE CONTACTED TO EVALUATE THE FINDINGS AND MAKE RECOMMENDATIONS IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.

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MAPA PLANNING COMMENTS			
	Qty	Appd.	YY.MM.DD



1 CAR WASH FLOOR PLAN
SCALE: 3/16" = 1'-0"

OCCUPANT LOAD ANALYSIS

LOAD FACTOR BASED ON USAGE PER CBC TABLE 1004.5
NUMBER OF EXITS PER CBC 1006

BUSINESS USES: ROOMS 106, 107 AND 108	
FLOOR AREA GROSS:	190 S.F.
OCCUPANT LOAD AT 150 S.F. PER OCCUPANT:	2
BREAKROOM USES: ROOMS 102	
FLOOR AREA GROSS:	133 S.F.
OCCUPANT LOAD AT 15 S.F. PER OCCUPANT:	9
ACCESSORY STORAGE AREAS,	
MECHANICAL EQUIPMENT ROOM USES: ROOMS 101, 104, AND 105	
FLOOR AREA GROSS:	2,880 S.F.
FLOOR AREA NET (EXCLUDING ROOM 101):	605 S.F.
OCCUPANT LOAD AT 300 S.F. PER OCCUPANT:	3
TOTAL OCCUPANT LOAD:	14

MINIMUM OF ONE EXIT REQUIRED FROM EACH ROOM OR SPACE.
MINIMUM EGRESS WIDTH TABLE 1005.1 0.2 X 14 = 2.8" (OK)

NOTE:
CAR WASH TUNNEL ROOM 101 IS NOT CONSIDERED TO MEET THE CBC SECTION 202 DEFINITION OF AN "OCCUPIABLE SPACE". THE FUNCTION OF THE SPACE IS TO CONVEY VEHICLES THROUGH THE CAR WASH FACILITY. WHEN FUNCTIONING THIS OPERATION IT IS NECESSARY FOR THE ROLL-UP DOORS AT EACH END TO BE IN THE OPEN POSITION.

FIRE NOTES

1. PROVIDE SIGNS ABOVE ALL EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" 2019 CBC
2. PROVIDE MEANS OF EGRESS ILLUMINATION PER CBC SECTION 1008.
3. ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2-A 10-BC. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT
4. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8
5. PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD____" 2019 CBC SECTION 1004.3. COORDINATE WORDING AND SIGN LOCATION WITH LOCAL FIRE DEPARTMENT

GENERAL NOTES

1. DO NOT SCALE DRAWINGS
2. SEE DRAWING A201 FOR DIMENSIONS
3. SEE DRAWING A201 FOR WALL TYPES
4. SEE DRAWING A202 FOR FINISH FLOOR ELEVATIONS
5. SEE SITE PLAN FOR ACCESSIBLE PATH OF TRAVEL
6. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
7. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
8. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
   A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
   B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."

KEYNOTES

1. CONVEYOR TRENCH. SLOPE AT ¼" PER FOOT TO DRAIN.
2. 8" CONVEYOR TRENCH DRAIN PIPE. SEE PLUMBING DRAWINGS
3. 6" CONVEYOR TRENCH OVERFLOW. SEE PLUMBING DRAWINGS
4. UTILITY TRENCH. SLOPE BOTTOM TO DRAIN
5. 4" FLOOR DRAIN FROM UTILITY TRENCH TO THE CONVEYOR TRENCH (TYPICAL 2 PLACES) – SEE PLUMBING DRAWINGS
6. 3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH. CONTRACTOR TO PROVIDE COVER – MATCH UTILITY TRENCH
7. 4" PIPE CHASE FROM UTILITY TRENCH TO CONVEYOR TRENCH (TYPICAL 3 PLACES)
8. TRENCH DRAIN. SEE PLUMBING DRAWINGS PROVIDE 2 AT THE EXIT – EXTEND PAST WALL 1'-0" BEYOND OPENING
9. ROOF ACCESS LADDER.
10. EMPLOYEE LOCKERS. (TOTAL OF 3 – 1 ADA ACCESSIBLE) SEE DETAIL #4/A602 – CONTRACTOR SUPPLIED AND INSTALLED
11. WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. – 2A-10BC (TYPICAL 2 PLACES)
12. ROOF DRAIN LEADER (TYPICAL 3 PLACES) – SEE PLUMBING PLANS
13. ELECTRICAL SERVICE SWITCHGEAR – SEE ELECTRICAL DRAWINGS
14. 3/4" RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL 2 PLACES)
15. NOT USED
16. HOSE BIB IN RECESS BOX. PROVIDE WITH LOCKABLE DOOR AT EXTERIOR LOCATIONS. SEE PLUMBING DRAWINGS (TYPICAL 4 PLACES)
17. COILING ROLL-UP DOOR. (TYPICAL 2 PLACES)
18. 4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE. (TYPICAL 2 PLACES)
19. LINE OF ROOF ABOVE
20. WALL MOUNTED CANOPY ABOVE. (TYPICAL 4 PLACES)
21. 3'-0" X 3'-0" RECLAIM CLEAN-OUT – SEE STRUCTURAL DRAWINGS
22. FAUX WINDOW – SEE EXTERIOR ELEVATIONS
23. 1/2" CONDUIT TO TIRE SWITCH TERMINATE AT END OF RECESS. CONDUIT TO GO UNDER CONVEYOR TRENCH (TYPICAL 2 PLACES)
24. WALL MOUNTED IT CABINET – SEE ELECTRICAL DRAWINGS
25. KNOX BOX – CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION
26. 24" WIDE X 16" HIGH AIR VENT – SEE EXTERIOR ELEVATIONS (TYP. 3 PLACES)
27. FLOOR SINK. SEE PLUMBING DRAWINGS. (TYPICAL 2 PLACES)
28. CONTRACTOR FURNISHED AND INSTALLED 20" X 54" X 84" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL #6/A602
29. 3" CHASE (NEXT TO CONTROL PANEL TO UTILITY TRENCH)
30. LEVEL LANDING PER CBC 11B-404.2.4 AND TABLE 11B404.2.4.1 (TYP) – 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING
31. 3/4" x 1 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES)
32. CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION – SEE PLUMBING DRAWINGS
33. 34" MAXIMUM A.F.F. COUNTER TOP. SEE DETAIL #7/A602
34. 6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM (TYPICAL 4 PLACES) VERIFY WITH OWNER FOR EXACT LOCATIONS)
35. CONTRACTOR FURNISHED AND INSTALLED 18" X 36" X 40" TALL POS CABINET SEE DETAIL #12/A602
36. 2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PANEL SEE STRUCTURAL DRAWINGS
37. 3/4" x 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE (TYPICAL 2 PLACES) EXTEND PAST EXIT OPENING 1'-0" MINIMUM
38. 1" PVC CHASE TO BUG JUICE CONTROL PANEL
39. 2 – 3" CHASE AT CENTER OF MCC PANEL "HOUSE KEEPING PAD". RUN ONE CHASE TO EQUIPMENT TRENCH AND ONE NEXT TO ACCESS OPENING
40. 3" CHASE FROM ACCESS OPENING TO FACE OF WALL

SYMBOL LEGEND

(1) DOOR TAG – SEE DOOR SCHEDULE ON A500

(X) WINDOW TAG – SEE WINDOW SCHEDULE ON A302. (TYP.) WINDOWS WITHIN 24" OF A DOOR SHALL BE TEMPERED BY CODE. CONTRACTOR TO VERIFY IF OWNER WANTS ALL TEMPERED GLASS

(TX) TACTILE EXIT SIGN PER 2019 CBC SEE DETAIL #12/A003 (TYP. 2 PLACES)

ADA SIGN NOTES

PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE AT DOOR #3, DOOR #6 AND DOOR #7.

PROVIDE TACTILE EXIT SIGNAGE AT EACH EXIT PER DETAIL 12/A003. AT DOOR #3, DOOR #6 AND DOOR #7.

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Fax: 704.357.8506

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No.	Description	Date	By
1	ISSUED FOR PLANNING	2.15.19	kpark
2	ISSUED FOR PLANNING	2.26.19	kpark
3	1ST PLANNING COMMENTS	4.24.19	kpark
4	2ND PLANNING COMMENTS	7.11.19	kpark

Revision

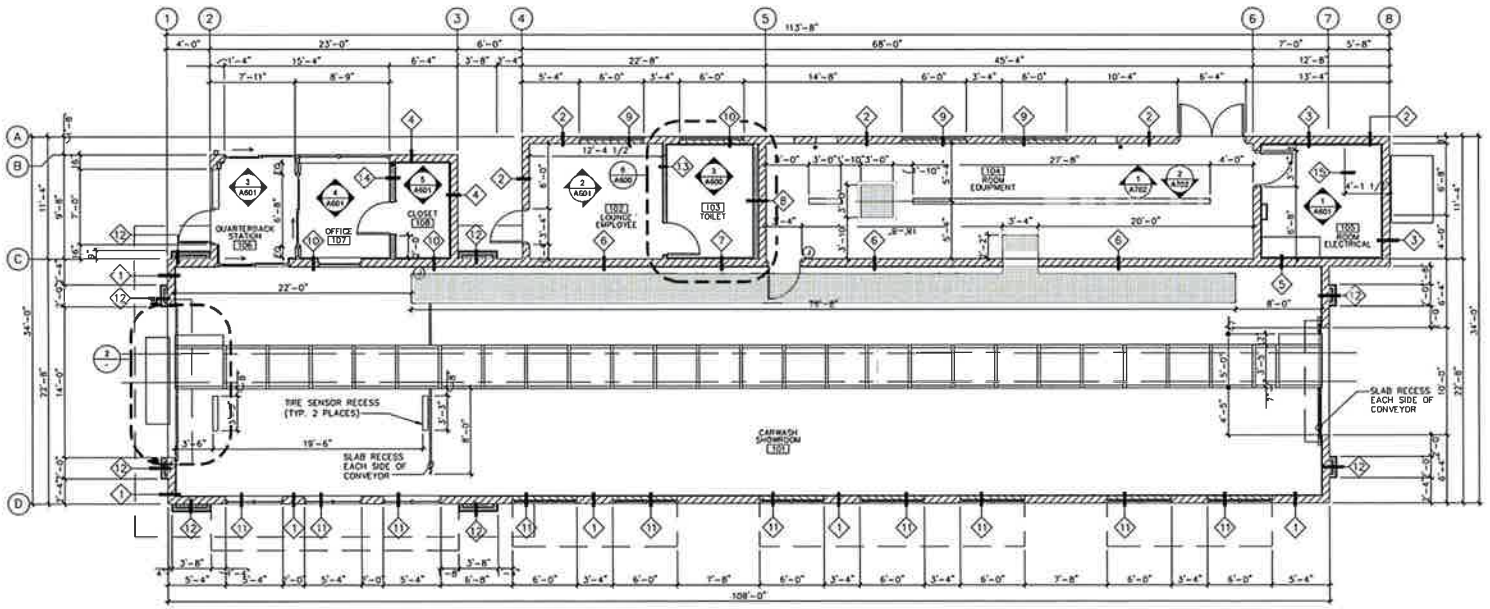
Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

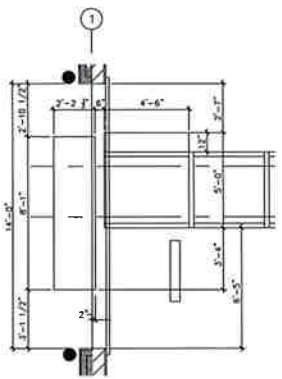
Permit Seal

Title
FLOOR PLANS

Project Number: 2007130188
File Name:
Dsn. Chkd. Dwn. YY.MM.DD
Drawing No.
Revision Sheet
A200 of



1 CAR WASH DIMENSION PLAN
SCALE: 3/16" = 1'-0"



2 DIMENSION AT ENTRANCE
SCALE: 3/8" = 1'-0"

DIMENSION NOTES:

1. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS
2. ALL DIMENSIONS TO OPENINGS ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS TO STUD WALL PARTITIONS ARE TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.
4. GRID LINES ARE TO FACE OF MASONRY.
5. FINISH FLOOR ELEVATIONS NOTED ARE REFERENCED FROM DATUM POINT 0'-0" AT EQUIPMENT ROOM FINISH FLOOR AT DOOR THRESHOLD.
6. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION OF ANY INSTALLATIONS
7. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
8. MINIMUM AND MAXIMUM DIMENSIONS AND SLOPES AS REQUIRED FOR DISABLED ACCESS ARE TO TAKE PRECEDENCE IN ALL CASES OF CONFLICT. CODE REQUIRED MINIMUMS AND MAXIMUMS ARE TO BE EXCEEDED WHERE POSSIBLE AND WHERE NOTED NOTIFY ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
9. DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER SCALED DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

RATED WEST WALL NOTES:

1. WEST EXTERIOR WALL IS REQUIRED TO BE OF ONE HOUR MINIMUM CONSTRUCTION PER CBC TABLE 602. CMU WALL SHOWN MEETS REQUIREMENTS OF CBC TABLE 721.1 (2) ITEM 3-1.4. METAL STUD PARAPET WALL MEETS REQUIREMENTS OF CBC TABLE 721.1 (2) ITEM 15-1.4.
2. METAL WALL CANOPY AND ROOF OVERHANG PROJECTIONS ARE LIMITED TO 4'-0" PROJECTION PER CBC 705.2 24" + 5" PER FOOT BEYOND 3'-0" OF FIRE SEPARATION DISTANCE - AT 8'-0" F.S.D. (24 + (8X3)) = 48"
3. OPENINGS ARE LIMITED TO 10% OF WALL AREA PER CBC TABLE 705.8 (277 SQ. FT. X 10% = 27.7) NO OPENINGS PROPOSED AT THIS WALL

WALL TYPES

1. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU - SEE ROOM FINISH SCHEDULE. SEE NOTES FOR RATED NORTH WALL
2. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: PREP AND PAINT - SEE FINISH SCHEDULE
3. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
4. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH A 3'-4" HIGH SPLIT FACE 8X8X16 CONCRETE MASONRY UNIT WAINSCOT. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR TO MATCH. INTERIOR FINISH: SMOOTH FIBER REINFORCED POLYESTER WALL PANELS OVER 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
5. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
6. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR PREP AND PAINT - SEE FINISH SCHEDULE
7. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR SMOOTH FIBER REINFORCED POLYESTER WALL PANELS OVER 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
8. 8X8X16 HONED CONCRETE MASONRY UNIT WALL CONSTRUCTION. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: FURRED PLUMBING WALL. 6" METAL STUD WALL FRAMING AT 16" o.c. WITH FRP WALL PANELS OVER 1/2" PLYWOOD. OR PREP FOR PAINT - SEE FINISH SCHEDULE
9. 4X8X16 CONCRETE MASONRY UNIT WALL CONSTRUCTION. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH AND 1/4" SPANDREL GLASS WITH CERAMIC FRIT. INTERIOR FINISH:PREP FOR PAINT. SEE FINISH SCHEDULE
10. 8X8X16 CONCRETE MASONRY UNIT WALL CONSTRUCTION WITH INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR FRP WALL PANELS OVER 1/2" PLYWOOD OVER HORIZONTAL 7/8" GALVANIZED METAL HAT CHANNELS SPACED AT 24" o.c. - SEE FINISH SCHEDULE
11. 4X8X16 CONCRETE MASONRY UNIT WALL CONSTRUCTION. INTEGRAL WATER REPELLANT ADMIXTURE MASONRY AND MORTAR. MORTAR COLOR TO MATCH AND 1/4" SPANDREL GLASS WITH CERAMIC FRIT. INTERIOR FINISH: 12'-0" HIGH PVC WALL PANEL SYSTEM OVER SEALED CMU OR ACOUSTICBLOCK PANEL/LINER - SEE ROOM FINISH SCHEDULE.
12. EXTERIOR METAL STUD FURRED WALL FEATURE: THREE COAT CEMENT PLASTER WALL FINISH. SAND FINISH ACRYLIC COLOR COAT OVER BROWN COAT OVER SCRATCH COAT OVER STUCCO MESH OVER TWO LAYERS GRADE D PAPER OVER 5/8" DENS GLASS GOLD WALL SHEATHING
13. 3 5/8" METAL STUD WALL FRAMING AT 16" o.c. WITH FRP WALL PANELS OVER 1/2" PLYWOOD EACH SIDE. - AT ELECTRICAL ROOM PROVIDE PLYWOOD ONLY
14. 6" METAL STUD WALL FRAMING AT 16" o.c. WITH FRP WALL PANELS OVER 1/2" PLYWOOD
15. 3 5/8" METAL STUD WALL FRAMING AT 16" o.c. WITH 1/2" PLYWOOD EACH SIDE.

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Revision	Issued	By	Appd.	YY.MM.DD
1	MSR PLANNING COMMENTS			23.05.05
2	SECOND PLANNING COMMENTS			23.11.30
3	ISSUED FOR PLANNING			YY.MM.DD

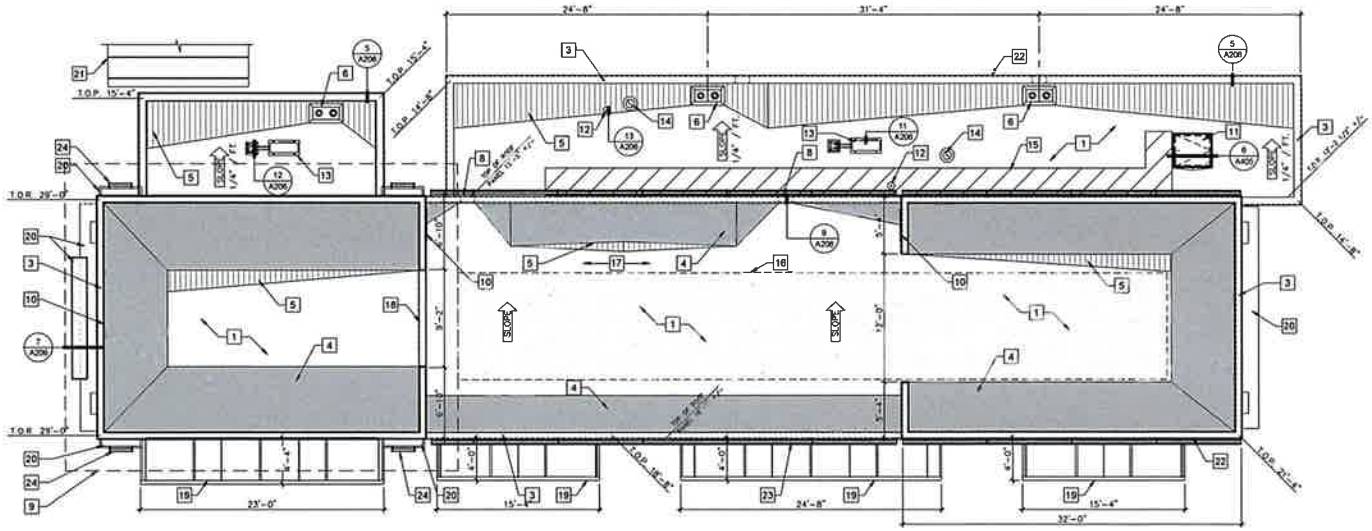
Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-266
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Permit-Seal

Title
DIMENSION PLAN

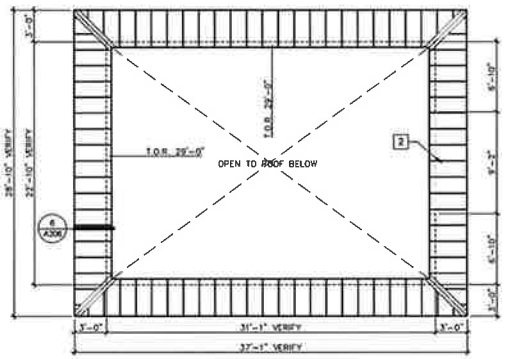
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File Name
Dsn. Chkd. Dwn. YY.MM.DD
Drawing No.
Revision Sheet
A201



1 CAR WASH ROOF PLAN
SCALE: 3/16" = 1'-0"

KEYNOTES

1. TPO MEMBRANE ROOFING. SEE DETAIL:
2. STANDING SEAM METAL ROOFING
3. PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
4. ROOF CRICKET. ½" ROOF SHEATHING OVER METAL STUD DIAGONAL BRACING SLOPE AT ONE TO ONE.
5. TAPERED RIGID INSULATION CRICKET WITH ½" ISOLATION BOARD (TYP.).
6. ROOF DRAIN AND OVERFLOW IN RECESS. SEE PLUMBING DRAWINGS (TYPICAL 3 PLACES)
7. NOT USED
8. THROUGH WALL SCUPPER. SPILL TO ROOF BELOW.
9. OUTLINE OF UPPER ROOF AT ENTRY TOWER. SEE UPPER ROOF PLAN
10. 3'-0" SQUARE ACCESS PANEL (TYPICAL 2 PLACES) SEE DETAIL #10/A206
11. ROOF ACCESS LADDER HATCH.
12. EXHAUST FAN UNIT. (TYPICAL 2 PLACES)
13. MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET.
14. PLUMBING VENT (TYPICAL 2 PLACES)
15. ROOF WALK PATH OVERLAY.
16. ROOF AREA DEDICATED TO POSSIBLE FUTURE SOLAR PANEL INSTALLATION.
17. ROOF AREA DEDICATED TO MAINTENANCE ACCESS TO POSSIBLE FUTURE SOLAR INSTALLATION.
18. OPENING IN WALL BETWEEN CRICKETS
19. WALL MOUNTED METAL CANOPY BELOW (TYP.)
20. CEMENT PLASTER FINISH AT TOP OF FURRED WALL FEATURE (TYP.)
21. FREE STANDING METAL PAY STATION CANOPY BELOW
22. WALL BELOW SHOWN DASHED.
23. LINEAR DOWN LIGHTING – SEE ELECTRICAL PLANS
24. PILASTER DOWN LIGHTING – SEE ELECTRICAL PLANS



2 UPPER ROOF AT ENTRY TOWER
SCALE: 3/16" = 1'-0"

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Revision	Issued	By	Appd.	YY.MM.DD
MAIN PLANNING COMMENTS	ISSUED FOR PLANNING			22.11.30
MAIN PLANNING COMMENTS				23.08.09
				23.09.11

Quick Quack CAR WASH

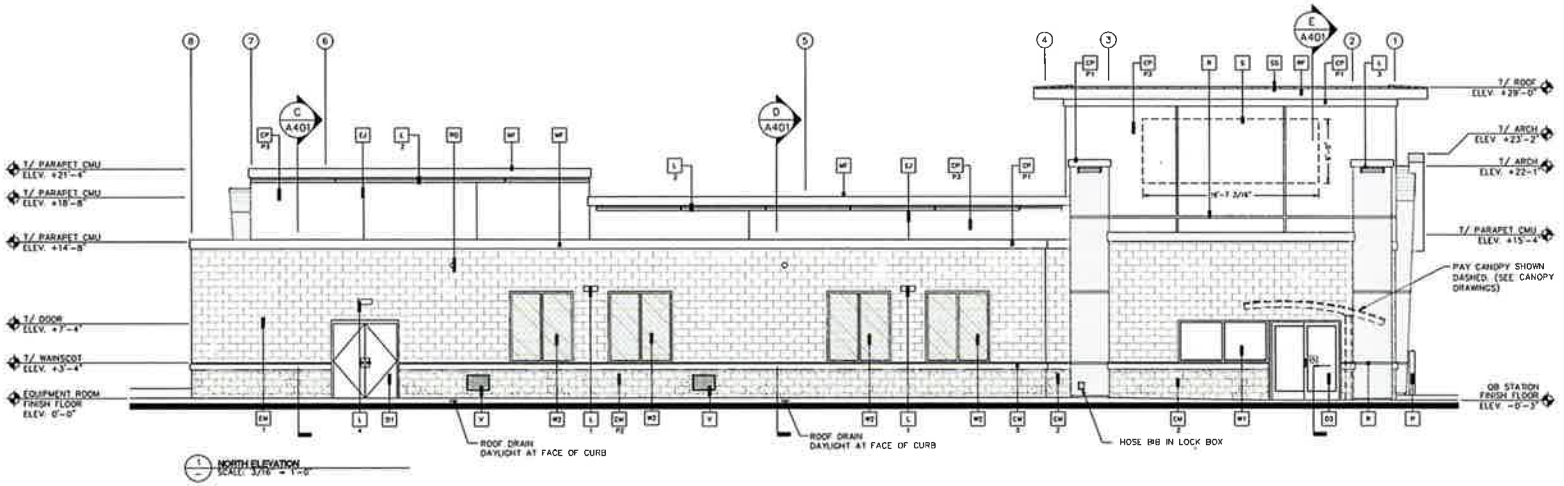
Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

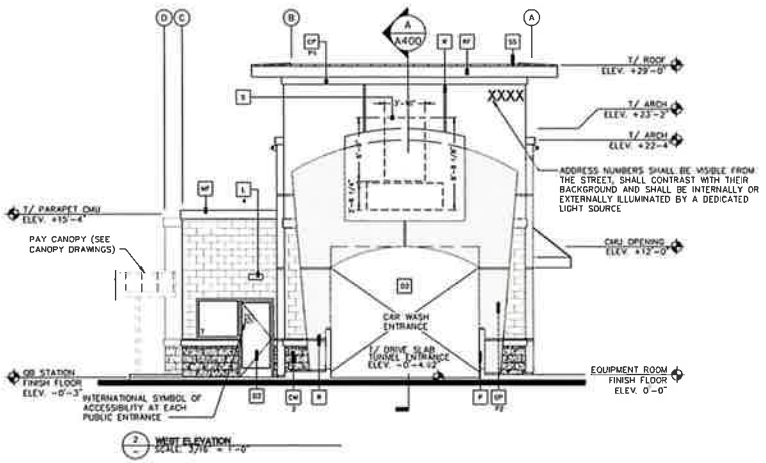
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Title
ROOF PLAN

Project Number: 200713018
File Name:
Dsn. Chkd. Dwn.
Drawing No.
Revision Sheet
A204

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KEY NOTES:

- CW-1 BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CW-2 BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #730 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CW-3 PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP ACRYLIC PLASTER COLOR COAT

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"

PLASTER COLOR COAT TO BE SAND FINISH

- D1 HOLLOW METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D2 OVERHEAD METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT PAINT TO MATCH ADJACENT SURFACE
- EJ 1/4" DEEP REVEAL EXPANSION JOINT
- L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

- MF METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P 4" PIPE BOLLARD FILLED WITH CONCRETE – SEE DETAIL #8/A104
- R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RD 3" DIA PVC ROOF OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT FINISH
- S SIGNAGE BY OTHERS SHOWN DASHED– FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS STANDING SEAM METAL ROOF FIRESTONE UC3 – "DARK IVY"
- T1 METAL WALL CANOPY SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V 24" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH
- W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

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Revision	By	Appd	YY.MM.DD
ISSUED FOR PLANNING			22.11.30
50% PLANNING COMMENTS			23.04.17
50% PLANNING COMMENTS			23.06.05

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Permit-Seal

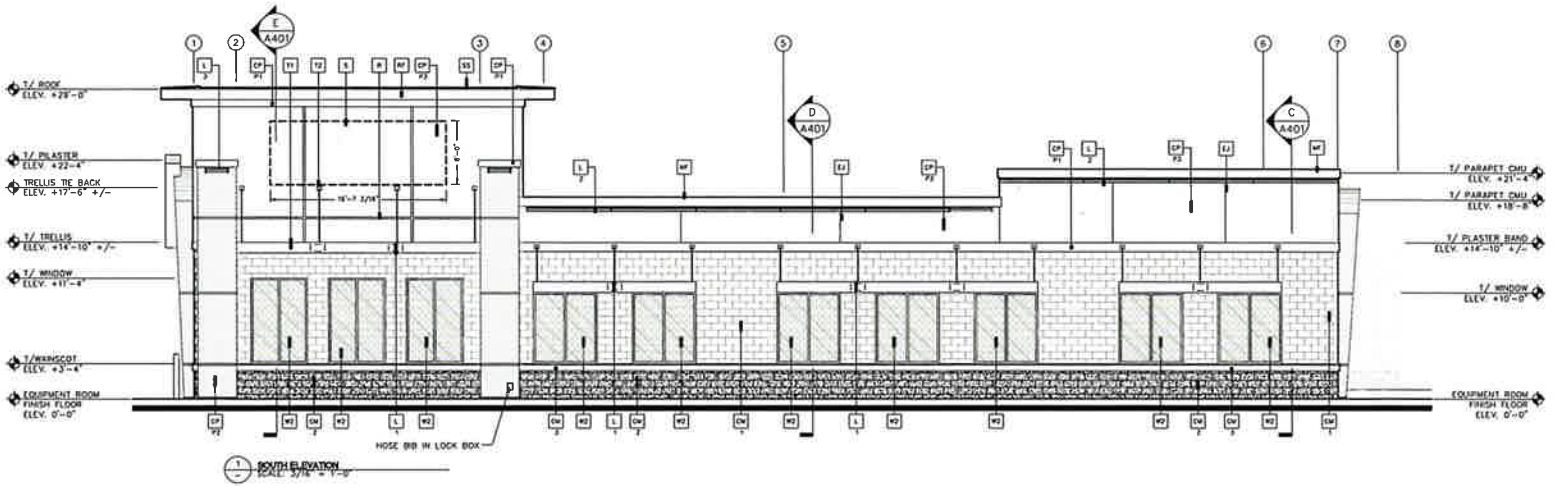
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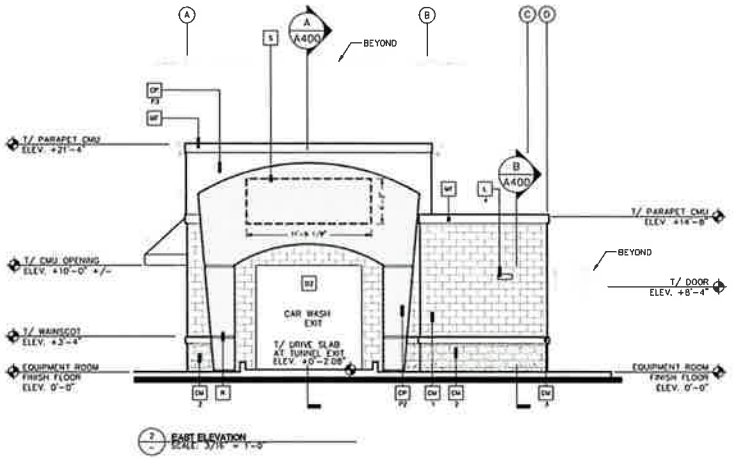
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Drawing No.
Revision
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A300 of

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KEY NOTES:

- CM 1 — BASALITE SMOOTH HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #225 LIGHT GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 2 — BASALITE SPLIT FACE CONCRETE MASONRY UNITS INTEGRAL COLOR STANDARD #790 DARK GRAY WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CM 3 — PRECISION FACE CONCRETE MASONRY UNIT SILL INTEGRAL COLOR TO MATCH DARK GRAY WAINSCOT WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.
- CP — ACRYLIC PLASTER COLOR COAT
  - COLOR DESIGNATION:
    - P1 = MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
    - P2 = MATCH SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
    - P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
  - PLASTER COLOR COAT TO BE SAND FINISH
- D1 — HOLLOW METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D2 — OVERHEAD METAL DOOR – PAINT TO TO MATCH SHERWIN WILLIAMS #7025 "BACKDROP"
- D3 — CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR
- DS — 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE
- EJ — 1/4" DEEP REVEAL EXPANSION JOINT
- L — LIGHT FIXTURE
  - TYPE:
    - L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
    - L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
    - L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
    - L4 = WALL PACK (DOWN ONLY)
  - CONTACT STEVE FRIEDMAN 1 847 830 1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)
- MF — METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- P — 4" PIPE BOLLARD FILLED WITH CONCRETE – SEE DETAIL #B/A104
- R — 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL
- RF — METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN" (GREEN)
- RD — 3" DIA PVC ROOF OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT FINISH
- S — SIGNAGE BY OTHERS SHOWN DASHED– FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
- SS — STANDING SEAM METAL ROOF FIRESTONE UC3 – "DARK IVY".
- T1 — METAL WALL CANOPY SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- T2 — WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS "QUICK QUACK GREEN"
- V — 24" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT
- W2 — EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT

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No.	Revision	By	Appd.	YY.MM.DD
1	MDP/LP PLANNING COMMENTS			23.05.03
2	MDP/LP PLANNING COMMENTS			23.06.15
	Issued			23.11.30

ISSUED FOR PLANNING

Client/Project
QUICK QUACK CARWASH # 44-286
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Permit-Seal

Title
BUILDING ELEVATIONS

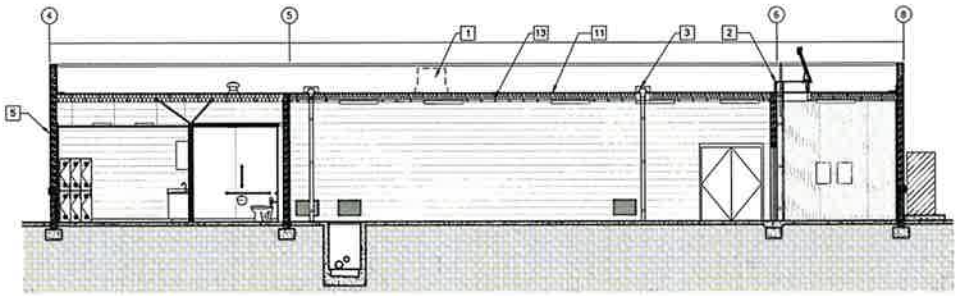
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Dsn.	Chkd.	Dwn.	YY.MM.DD

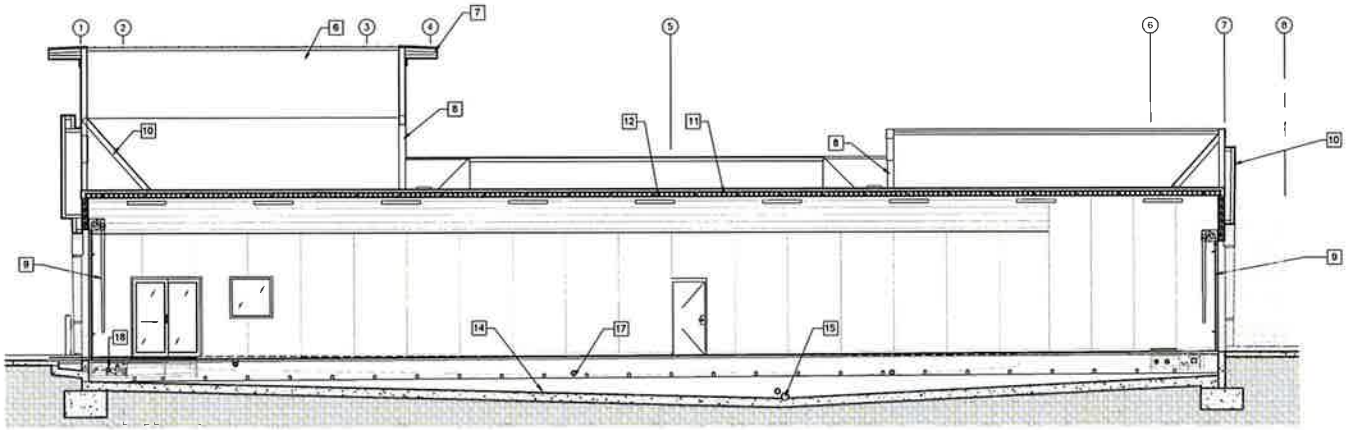
Drawing No.
Revision
Sheet
A301

KEYNOTES

1. ROOF TOP MECHANICAL UNIT IN FOREGROUND SHOWN DASHED, CONCEALED FROM VIEW BEHIND PARAPET WALL.
2. ROOF ACCESS HATCH.
3. ROOF DRAIN AND OVERFLOW SCUPPER.
4. ELECTRICAL SERVICE SWITCHGEAR ON HOUSEKEEPING PAD.
5. CONCRETE MASONRY UNIT WALL CONSTRUCTION.
6. OPEN TO ROOF BELOW.
7. SPANISH TILE ROOFING AT PERIMETER OVERHANG.
8. OPENING IN WALL.
9. COILING ROLL-UP DOOR.
10. METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE.
13. METAL STUD ROOF FRAMING.
14. CONVEYOR TRENCH, SLOPE TO DRAIN.
15. CONVEYOR TRENCH DRAIN AND OVERFLOW.
16. NOT USED.
17. UTILITY TRENCH DRAIN OUTLET.
18. PIPE CHASE FROM UTILITY TRENCH (TYP.)



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



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

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No.	Revision	By	Appd.	YY.MM.DD
1	MUNI PLANNING COMMENTS			21.11.30
2	MUNI PLANNING COMMENTS			22.04.11
3	ISSUED FOR PLANNING			23.05.05

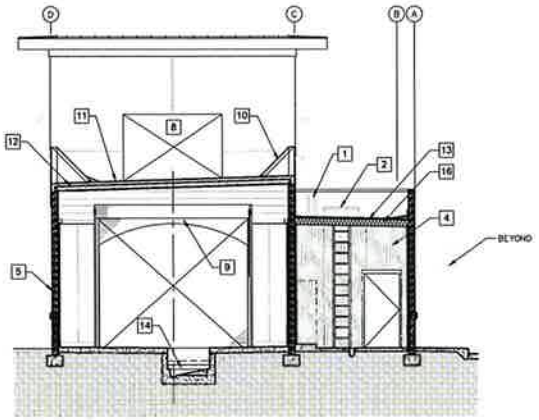
Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

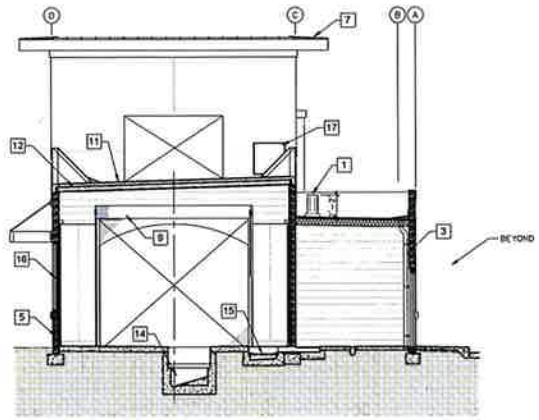
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Title
BUILDING SECTIONS

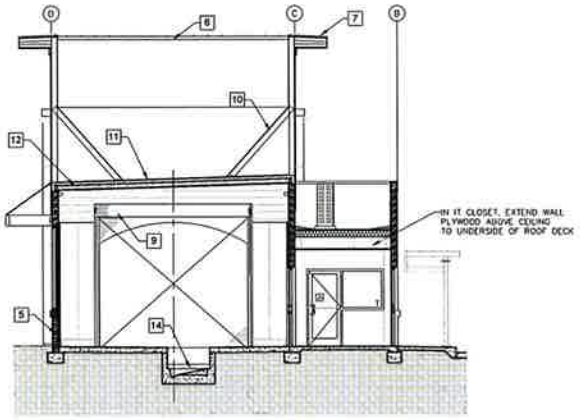
Project Number: 2007130188
File Name:
Dsn. Chkd. Dwn. YY.MM.DD
Drawing No.
Revision Sheet
A400 of



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



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



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

KEYNOTES

1. ROOF TOP MECHANICAL UNIT IN FOREGROUND SHOWN DASHED. CONCEALED FROM VIEW BEHIND PARAPET WALL.
2. ROOF ACCESS HATCH.
3. ROOF DRAIN AND OVERFLOW SCUPPER.
4. ELECTRICAL SERVICE SWITCHGEAR ON HOUSEKEEPING PAD.
5. CONCRETE MASONRY UNIT WALL CONSTRUCTION. R-1 VALUE WITH A U-FACTOR OF 0.366
6. OPEN TO ROOF BELOW.
7. STANDING SEAM METAL ROOFING AT PERIMETER OVERHANG.
8. OPENING IN WALL.
9. COILING ROLL-UP DOOR
10. METAL STUD FRAMED WALL FEATURE WITH CEMENT PLASTER WALL FINISH.
11. TPO MEMBRANE ROOFING.
12. HOLLOW CORE PRE-CAST PLANK ROOF STRUCTURE.
13. METAL STUD ROOF FRAMING.
14. CONVEYOR TRENCH. SLOPE TO DRAIN
15. CONVEYOR TRENCH DRAIN AND OVERFLOW.
16. R-30 ROOF INSULATION WITH A U-FACTOR OF 0.038
17. 4" UTILITY TRENCH DRAIN OUTLET (TYPICAL 2 PLACES)
18. PIPE CHASE FROM UTILITY TRENCH (TYP).

Stantec
Architecture Inc.
3133 West Frye Road, Suite 300
Chandler, AZ, 85226-3110
Tel: 480.367.1616
www.stantec.com

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No.	Revision	By	Appd.	YY.MM.DD
1	ISSUED FOR PLANNING			23.05.05
2	MPA PLANNING COMMENTS			23.06.21
3	MPA PLANNING COMMENTS			23.11.30

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-298
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

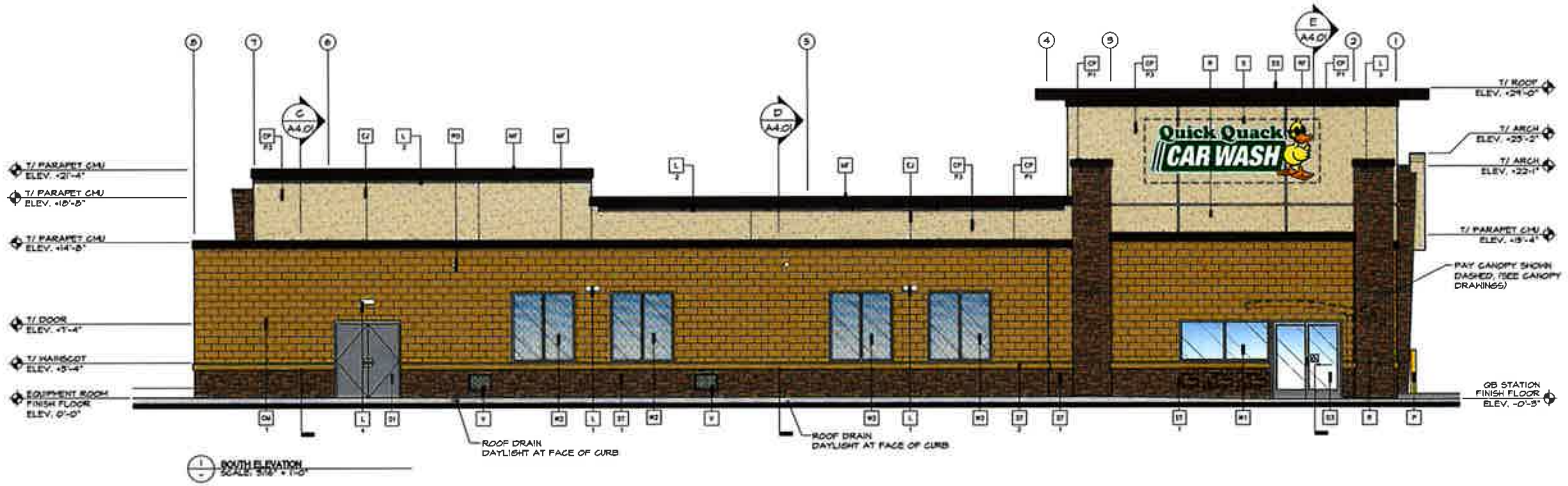
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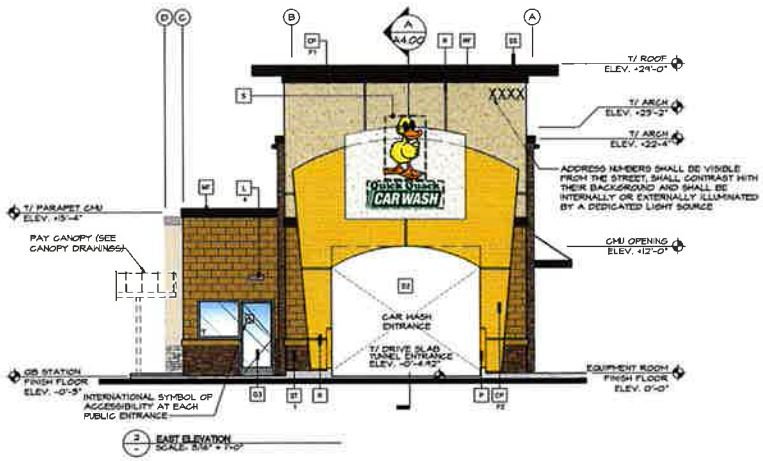
Title
BUILDING SECTIONS

Project Number: 2007130188
File Name:
Dsn. Chkd. Dwgn. YY.MM.DD

Drawing No.
Revision Sheet
A401

ORIGINAL SHEET - ARCH D





COLOR LEGEND

P1	DARK AUBURN SW 6034	CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)
P2	TORCHLIGHT SW 6374	ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"
P3	SNOWBOUND SW 7004	ST2	CORONADO STONE CHISELED STONE SILL "BUFF"
P4	BELIEVABLE BUFF SW 6120	P6	FIRESTONE METALS "BRANDYWINE"
P5	SAFETY YELLOW SW 6084	W1 & W2	CLEAR ANODIZED ALUMINUM

KEY NOTES

ST1 STONE VENEER CORONADO STONE PRODUCTS – "QUICK STACK CARMEL MOUNTAIN" – PROVIDE ANTI GRAFFITI SEALER.

ST2 STONE VENEER CORONADO STONE PRODUCTS – CHISELED STONE SILL – "BUFF" – PROVIDE ANTI GRAFFITI SEALER.

CM BASALITE SMOOTH, HONED FACE CONCRETE MASONRY UNITS – INTEGRAL COLOR STANDARD #335 PRECISION OR EQUIVALENT, WITH INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO HAVE "RAINBLOC" FOR MORTAR ADMIXTURE. MORTAR COLOR TO MATCH.

CP ACRYLIC PLASTER COLOR COAT.

COLOR DESIGNATION:

P1 = MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN"
P2 = MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
P3 = MATCH SHERWIN WILLIAMS #7004 "SNOWBOUND"
P4 = MATCH SHERWIN WILLIAMS #6120 "BELIEVABLE BUFF"
P5 = MATCH SHERWIN WILLIAMS #6084 "SAFETY YELLOW"

PLASTER COLOR COAT TO BE SAND FINISH.

D1 HOLLOW METAL DOOR – PAINT TO MATCH SHERWIN WILLIAMS #6122 "CAMELBACK".

D2 OVERHEAD METAL DOOR – PAINT TO MATCH SHERWIN WILLIAMS #6122 "CAMELBACK".

D3 CLEAR ANODIZED ALUMINUM COMMERCIAL GRADE STOREFRONT GLASS DOOR.

DS 8" X 16" THROUGH WALL SCUPPER, COLLECTOR AND DOWNSPOUT. PAINT TO MATCH ADJACENT SURFACE.

EJ 1/4" DEEP REVEAL EXPANSION JOINT.

F METAL FASCIA – PAINT TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

P 4" PIPE BOLLARD FILLED WITH CONCRETE. SEE DETAIL #8/A1.05.

R 2" WIDE X 1/4" DEEP CLEAR ANODIZED ALUMINUM PLASTER REVEAL

L LIGHT FIXTURE

TYPE:

L1 = LED RADIAL WALL SCONCE (DOWN ONLY)
L2 = LINEAR FACADE WALL LIGHT (DOWN ONLY)
L3 = 2 FOOT LED PILASTER LIGHT (DOWN ONLY)
L4 = WALL PACK (DOWN ONLY)

CONTACT STEVE FRIEDMAN 1.847.830.1444 WITH HERMITAGE LIGHTING FOR ORDERING LIGHTING. (NO EXCEPTIONS)

RF METAL ROOF FASCIA – MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

RD ROOF DRAIN THROUGH WALL AND OVERFLOW SCUPPER – PAINT TO MATCH ADJACENT.

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SS STANDING SEAM METAL ROOF FIRESTONE UC3 – "BRANDY WINE".

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T2 WALL CANOPY TIE-BACK SYSTEM – COLOR TO MATCH SHERWIN WILLIAMS #6034 "DARK AUBURN".

V .32" WIDE X 16" HIGH VENT – PAINT TO MATCH ADJACENT FINISH. LOUVERS NOT REQUIRED WHEN EQUIPMENT RM. IS AIR CONDITIONED.

W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS CLEAR ANODIZED ALUMINUM STOREFRONT.

W2 EXTERIOR FAUX WINDOW ASSEMBLY – WITH BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED ALUMINUM STOREFRONT.

No. | Date | By | Chkd | Appr. | Revision

Title: BUILDING ELEVATIONS
QUICK QUACK CAR WASH NO. 44-296
22404 VAN BUREN BLVD.
RIVERSIDE, CA 92518

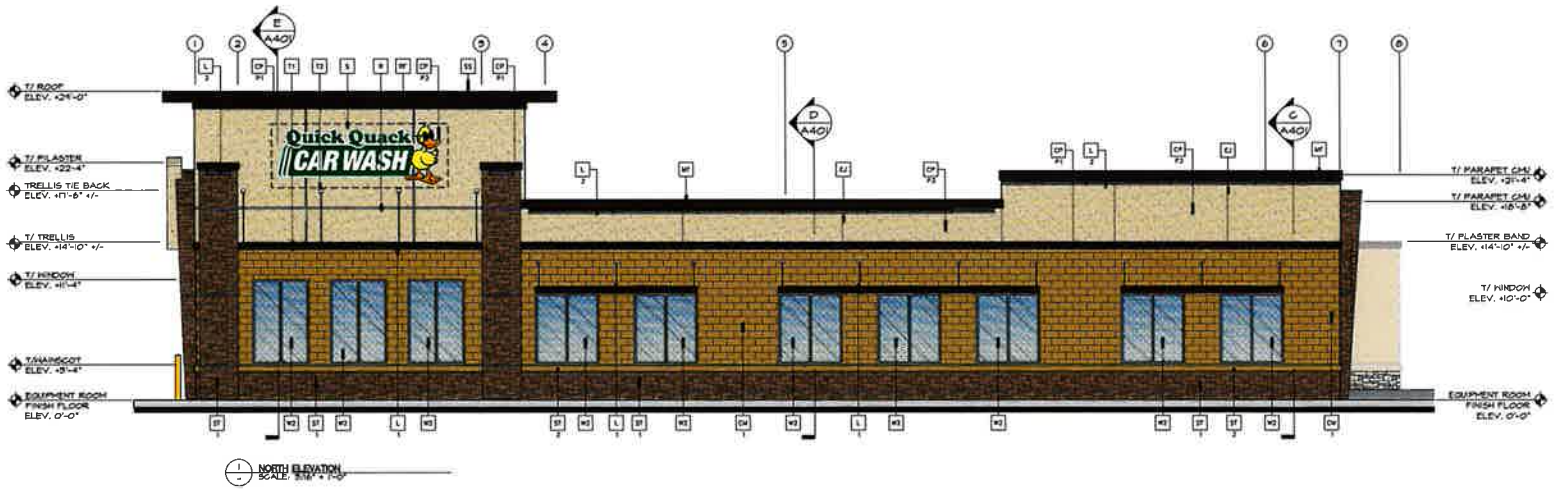
For: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD SUITE 300
ROCKLIN, CA 95765

Designed RC | Scale: Horizontal
Drawn MC | As Noted
Checked MJL | Vertical
Approved GC | Date —

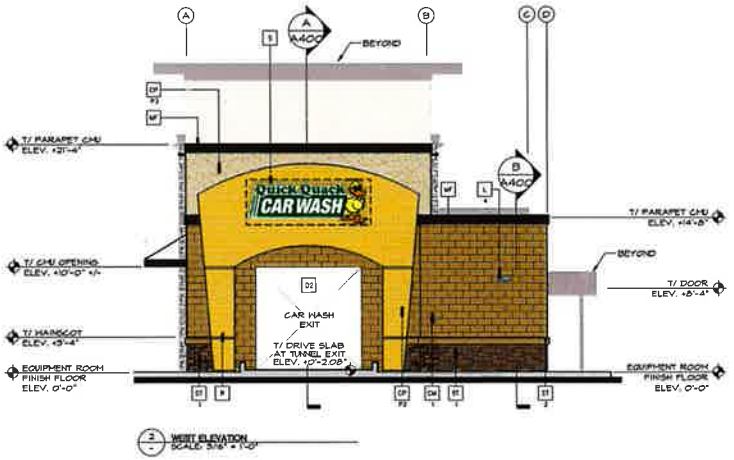
Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23453
Sheet A3.00

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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"

COLOR LEGEND

P1	DARK AUBURN SW 6034		CM1	ANGELUS BLOCK "PLACER CREEK BURNISHED" (SO. CAL.)	
P2	TORCHLIGHT SW 6374		ST1	CORONADO STONE "QUICK STACK CARMEL MOUNTAIN"	
P3	SNOWBOUND SW 7004		ST2	CORONADO STONE CHISELED STONE SILL "BUFF"	
P4	BELIEVABLE BUFF SW 6120		P6	FIRESTONE METALS "BRANDYWINE"	
P5	SAFETY YELLOW SW 4084		W1 & W2	CLEAR ANODIZED ALUMINUM	

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No.	Date	By	Chkd	Appr.	Revision

Title:
BUILDING ELEVATIONS
QUICK QUACK CAR WASH NO. 44-296
22404 VAN BUREN BLVD.
RIVERSIDE, CA 92518

For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD SUITE 300
ROCKLIN, CA 95765

Designed RC | Scale: Horizontal: As Noted
Drawn RC | Vertical:
Checked MH
Approved DC | Date: —

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23453
Sheet A3.01

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SW6034 DARK AUBURN
SW6374 TORCHLIGHT
SW6141 SOFTER TAN
SW7004 SNOWBOUND
ANGELUS BLOCK CMU
PLACER CREEK BURNISHED
CORONADO STONE
QUICK STACK
CARMEL MOUNTAIN
CAR WASH
STOP


1380
Quick Quack
CAR WASH
Quick Quack
CAR WASH
SW6034 DARK AUBURN
SW6374 TORCHLIGHT
SW6141 SOFTER TAN
SW7004 SNOWBOUND
ANGELUS BLOCK CMU
PLACER CREEK BURNISHED
CORONADO STONE
QUICK STACK
CARMEL MOUNTAIN

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	9	Cercis canadensis 'Hearts of Gold' / Hearts of Gold Eastern Redbud	24" box	Low
	2	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	24" box	Moderate
	6	Phoenix dactylifera / Date Palm	12' BT	Low

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	24	Agave americana / Century Plant	15 gal.	Low
	161	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low
	28	Cistus x Sunset / Rockrose	5 gal.	Low
	63	Hesperaloe parviflora 'Perpa' / Brakelights® Red Yucca	5 gal.	Low
	63	Lantana montevidensis / Purple Trailing Lantana	5 gal.	Low
	10	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Low
	106	Muhlenbergia capillaris / Pink Muhly Grass	1 gal.	Low
	15	Yucca recurvifolia 'Wallaton' / Bright Star Soft Leaf Yucca	5 Gal.	Low

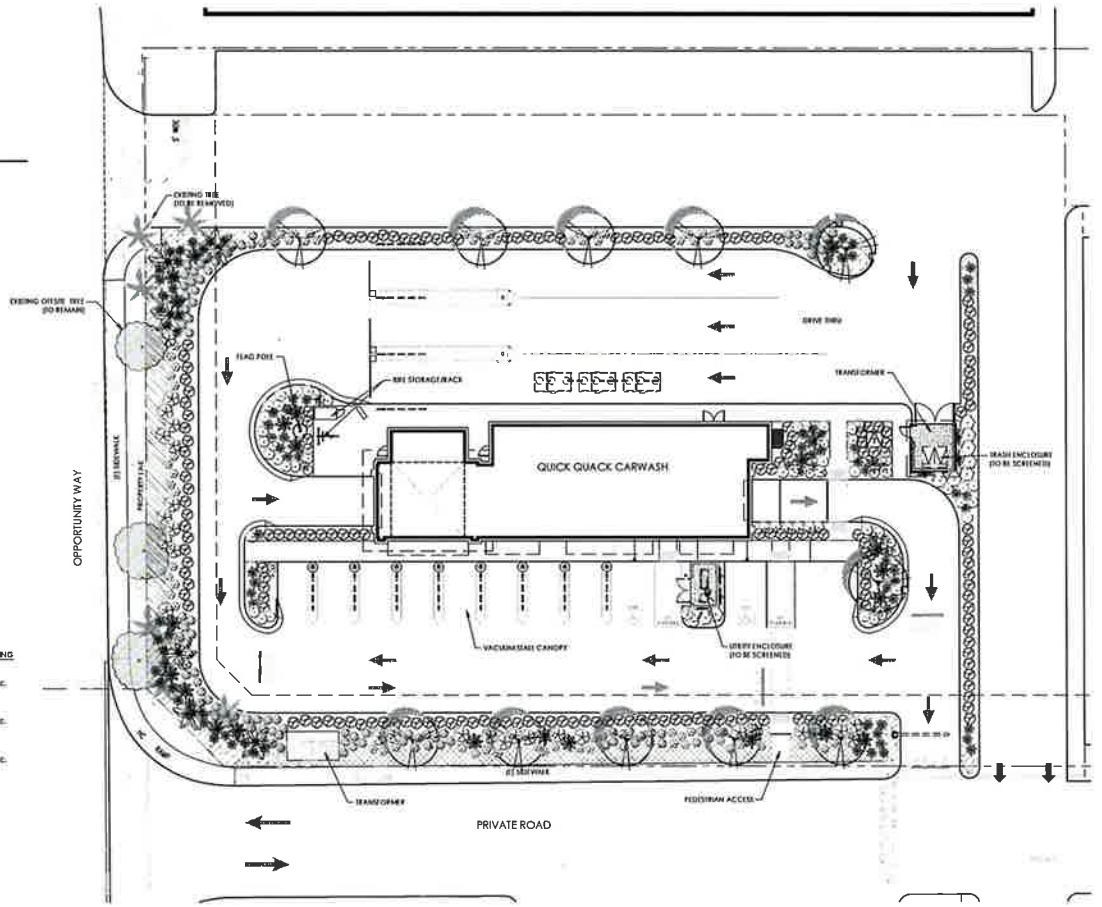
VINES/ESPALIERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
	6	Magnolia grandiflora 'Little Gem' / Espalier Little Gem Dwarf Southern Magnolia	5 gal.	Moderate

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	84	Lantana x 'New Gold' / New Gold Lantana	1 gal.	Low	36" o.c.
	14	Myoporum parvifolium 'Putah Creek' / Putah Creek Trailing Myoporum	1 gal.	Low	72" o.c.
	62	Rosmarinus officinalis 'Irene' / Irene Trailing Rosemary	1 gal.	Low	42" o.c.

EXISTING TREE LEGEND

EXISTING TREE

EXISTING TREE TO BE REMOVED



GENERAL NOTES

1. All landscape planting areas shall receive a minimum 3" layer of non-combustible organic wood chip mulch top dressing.
2. All new trees located within 5' of pavement or permanent structure shall have a root barrier.
3. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with County of Riverside Water Conservation Standards.
4. Existing trees and shrubs to remain shall be protected and preserved in place.
5. Landscape Maintenance shall be the responsibility of the property owner.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS)	.3	DRIP	.81	.37	8,359	3,093	108,156 GAL.
MODERATE WATER USE (TREES/VINES)	.5	BUBBLERS	.81	.62	170	74	2,588 GAL.
				TOTALS	(A) 8,479	(B) 3,167	
						ETWU Total	110,744GAL.

Maximum Applied Water Allowance (MAWA), MAWA= (Eto) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(56.4) (.62) (.45 x 8,479) + (1- .45) X 0) =133,422 GALLONS

Estimated Total Water use (ETWU), ETWU= (Eto)) (Conversion factor) ((ETAF) (Area))
(56.4) (.62) (3,167) = 110,744 GALLONS

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 3,167
Total Area	(A) 8,359
Average ETAF	(B / A) .38

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

COMPLIANCE STATEMENT

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

1-16-23

Rodney Deccalon

Stantec

Architecture Inc.
3535 Harbor Blvd. Suite 320
Orange, CA 92626-1510
TEL 657.957.1010

Revision	By	Appd.	YY.MM.DD
PLANNING SUBMITTAL	By	Appd.	23.1.23
Issued			YY.MM.DD

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Permit-Seal
OLIVE STREET LANDSCAPE ARCHITECTURE

Title
LANDSCAPE PLAN

Project Number 2007130188
File Name

Des.	Chkd.	Dept.	YY.MM.DD

Drawing No
Revision Sheet
L1 of

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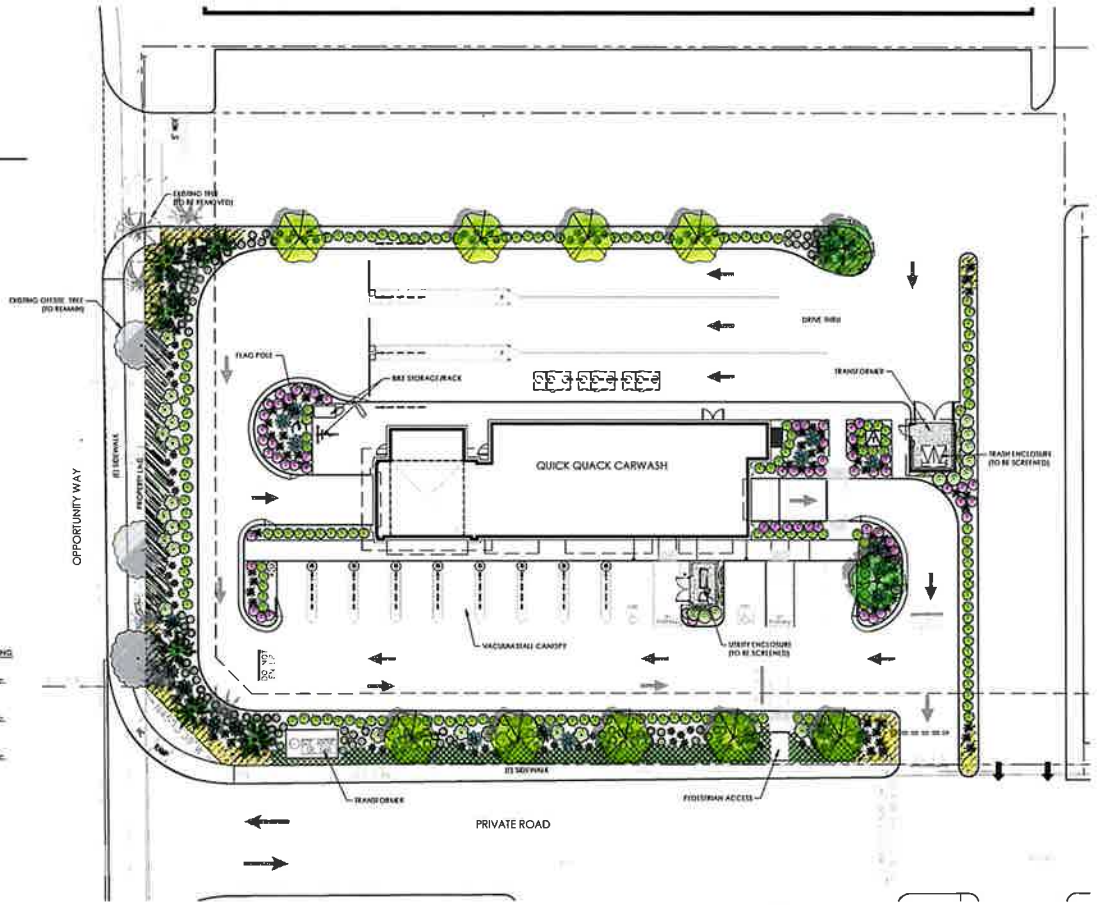
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Architecture Inc.
3161 Michelson Drive, Suite 300
Irvine, CA 92612-8910
TEL: 949.261.1010

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No.	By	Appd.	YY.MM.DD	Revision / Issuance
1			23.1.25	PLANNING SUBMITTAL

Quick Quack CAR WASH

Client/Project
QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

Title
LANDSCAPE PLAN

Permit-Seal

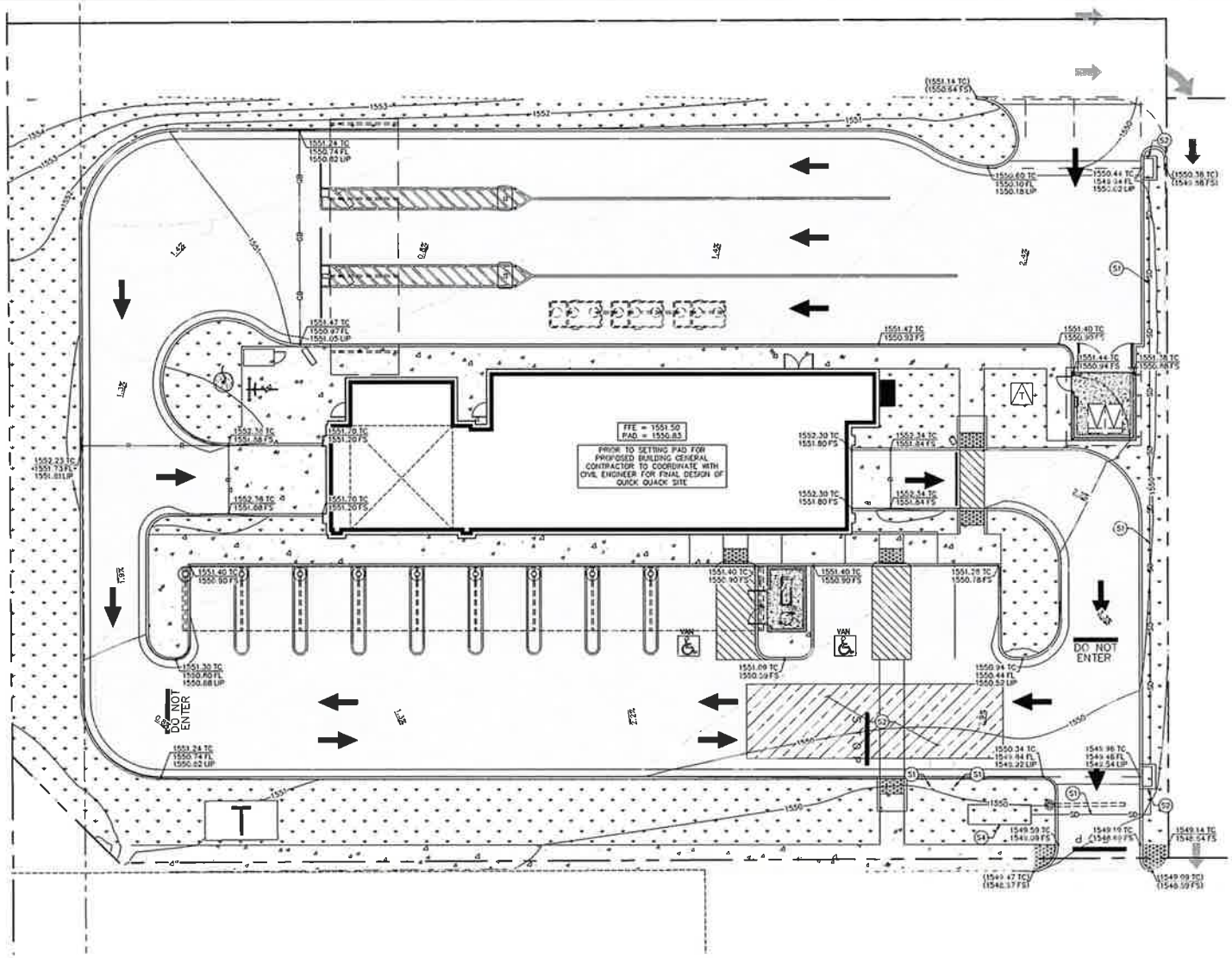
OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2902
Rancho Santa Fe, CA 92067
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Olivestreet@sbcglobal.net

Project Number: 2097130188
File Name:

Des.	Chkd.	Date:	YY.MM.DD

Drawing No.
Revision Sheet
L2 of

OPPORTUNITY WAY



LEGEND

- PROPERTY LINE
- ASPHALT PAVING
- CONCRETE SIDEWALK
- LANDSCAPING
- UNDERGROUND WATER STORAGE TANK
- (1550.50 TC) (1550.00 FS) — EXISTING GRADE
- 1550.50 TC 1550.00 FS — PROPOSED GRADE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- 1550 — PROPOSED CONTOUR
- EXISTING CONTOUR
- SD — PROPOSED STORM DRAIN LINE
- X.X% — PROPOSED SLOPE
- FFE — FINISH FLOOR ELEVATION
- TC — TOP OF CURB
- FS — FINISHED SURFACE

STORM DRAIN NOTES:

(S1) PROPOSED STORM DRAIN PIPE.
(S2) PROPOSED CURB INLET.
(S3) PROPOSED UNDERGROUND STORMWATER STORAGE TANK.
(S4) PROPOSED MODULAR WETLAND SYSTEM.

Don't Dig Until You Call U.S.A. Toll Free 1-800-227-2600 for the location of buried utility lines. Don't disrupt vital services.

BENCH MARK:
NATIONAL GEODETIC SURVEY POINT "Z 1143" LOCATED ALONG THE RAILROAD TRACKS, WEST OF I-215, APPROXIMATELY 1700 FEET SOUTH OF VAN BUREN BOULEVARD, EAST OF THE VETERANS CEMETERY, AND EAST OF THE RAILROAD TRACKS. BEING A 3-1/4" BRASS DISK STAMPED "Z1143 1961" SET FLUSH ON TOP OF A CONCRETE MONUMENT, 15 FEET SOUTH EAST OF MILEPOST 11, 183 FEET SOUTHEAST OF A SWITCH STAND, 25 FEET EAST OF TRACKS, 5.4 FEET WEST OF 215 FWY RIGHT OF WAY FENCE AND 5 INCHES ABOVE GROUND.
ELEVATION: 1532.70 FEET DATUM: NVGD 29

MARK	BY	DATE	REVISIONS	APPR	DATE
				MJPA	

ENGINEER

Kimley»Horn
1100 TOWN AND COUNTRY RD SUITE 700 ORANGE, CA 92868
Tel (714) 939-1030
PREPARED BY:
JACOB GLAZE R.C.E. 87934 12/5/22 DATE

March Joint Powers Authority
QUICK QUACK CAR WASH
PRELIMINARY GRADING PLAN

SHEET NO. 1 OF 1 SHTS

FOR | W.O. | MJPA FILE NO.:

EXHIBIT B

Veterans Plaza Car Wash Project
Conditional Use Permit (CUP 22-03)

Conditions of Approval

EXHIBIT B

Veterans Plaza Car Wash Project
Conditional Use Permit (CUP 22-03)

Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT
General Planning Conditions:

1. The site shall be developed in accordance with the approved Conditional Use Permit 22-03 (CUP 22-03), on file in the Planning Department, the applicable portions of the, March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with CUP 22-03. (MJPA 9.14.020)

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

3. Conditional Use Permit 22-03 approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within the Commercial zoning district of the Meridian Specific Plan (SP-5). The provisions of the Meridian Specific Plan, including the permitted uses, development standards, parking, setbacks, other development provisions, and the Conditions of Approval shall govern the property, unless modified herein. (MJPA 9.13)

5. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

6. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

7. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUP).

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

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

11. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

12. The development shall comply with all mitigation measures as outlined in the Meridian Subsequent Final EIR and Mitigation Monitoring and Reporting Program (SCH#2009071069). (MMRP)

13. Prior to the submittal of any plans/permits for plan check review, the Applicant/Developer shall meet with March JPA staff at a Pre Plan Submittal/Construction Meeting to be determined.

14. Prior to the issuance of any Permit, the Developer shall designate one point of contact for all plan/permitting submittals, from grading to the final tenant improvements, to act as the liaison between the March JPA and the various subcontractors. Individual subcontractors shall not be allowed to submit plans/permit submittals for the project separately, but shall use the single-point-of-contact to handle all plan/permit submittals

15. The Applicant/Developer shall also comply with March JPA Building and Engineering Departments and outside Agency conditions to be performed prior to issuance of Grading and Building Permits and Certificate of Occupancy

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

16. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

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

18. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 38 feet in height.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

20. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited, to the Criminal Justice Public Facilities, Fire Protection and Parks Development impact fees.

21. Prior to issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

22. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IIV. (MMRP)

23. Prior to issuance of building permits, screening details for roof top equipment shall be submitted for Planning Division review and approval as a component of the construction plan review. All equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building. (MJPA Design Guidelines)

24. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium or LED below 2,700 Kelvin only), location, and height. The lighting shall not exceed a 750-watt maximum and shall not be mounted more than 25' above finished grade. The lighting shall be designed

in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

25. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts

26. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.

27. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 shall comply with the Hazards and Hazardous Materials Mitigation Measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

28. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)

29. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance.

30. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained (MEIR).

31. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers

and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

32. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

Planning Department Landscape Provisions (Timing Varies):

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

34. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).

35. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

36. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

37. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.

38. Prior to certificate of occupancy, the Applicant/Developer shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:

    (a) Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.

    (b) All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

    (c) Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

39. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

40. If any existing landscape (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant, unless prior agreement is obtained with the District. (MJPA Design Guidelines, 9.2.1)

41. Trees, shrubs, ground cover and mulch missing in the existing LLMD on Meridian Parkway and Determination Drive must be replaced with matching plant genus and species. Replace trees must be 24" box or larger. (MJPA Design Guidelines, 6.3.1)

42. Projects necessitating the removal of existing trees (in the LLMD) with four-inch or greater trunk diameters (calipers), shall be replaced at a three to one ratio, with minimum twenty-four (24) inch box size trees of the same species, or a minimum thirty-six (36) inch box for a one to one replacement, where approved. (MJPA 9.17.030)

43. Each lot developer is to remove the temporary plastic border separating on site landscape from the LLMD area and install a 6" X 6" concrete mow curb.

44. On-site trees must be 100% 24" box size as a minimum size. Trees should be selected with root growth habits that will not cause damage to sidewalks, curbs, and other similarly paved surfaces or such tree species should be sited away from such paved areas.

45. Tree species must be grown in the Inland Empire.

46. The selection of parking lot trees should emphasize the provision of summer shading of pavement and vehicles. Within a maximum of ten (10) years, parking lot trees shall shade a minimum of fifty (50) percent of parking space pavement during the summer months, between 1:00 and 4:00 in the afternoon. A maximum of fifty (50) percent of the parking lot trees may be deciduous unless otherwise approved by the Planning Director. (MJPA 9.17.030)

47. The selection of parking lot trees shall avoid trees with excessive litter, sap or fruit that could damage vehicles. (MJPA 9.17)

48. Prior to site grading, the grading contractor shall contact the March JPA Landscape and Lighting Maintenance District (LLMD) Manager at (951) 656-7000 and the MJPA Landscape Inspector, Jonathan Jones at (951)-675-1639 to coordinate all activity and impacts upon LLMD facilities within the public right-of-way and landscape easements. The coordination shall assure uninterrupted operation of the LLMD irrigation system and shall identify any impacts on LLMD mainlines, wires, laterals and irrigation components, inclusive of the need to move or sleeve LLMD facilities as determined by the LLMD manager and the Inspector.

49. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 80 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be in separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

50. All changes to the LLMD easement area shall be completed in accordance with the approved LLMD landscape plans and an "as built" drawing shall be submitted and approved upon completion and inspection of work. All repairs and/or installations in the LLMD right-of-way and easement areas must be inspected by the LLMD manager.

51. All LLMD irrigation damaged by construction activities shall be repaired by a qualified irrigation technician within twenty-four (24) hours to ensure LLMD plant material does not incur additional damage or loss.

52. All LLMD landscape and irrigation improvements and on-site landscape and irrigation must be maintained for 90 days and warrantied for 12 months from the date of final construction inspection.

NPDES Provisions (Timing Varies):

53. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto

54. The applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies):

55. The operator shall cooperate with March JPA in the pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.

56. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

57. Project shall include permanent TMA membership per the Specific Plan Amendment. (MMRP)

58. Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s). (MMRP)

59. Project shall install Energy Star labeled roof materials. (MMRP)

60. The Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)

61. The Developer shall comply with the 2022 CAL Green Standards for Electrical Vehicle (EV) Infrastructure and consider installing either EV Capable, EV Ready or EV Installed infrastructure for on-site parking spaces. Prior to Building Final/Certificate of Occupancy, the Developer shall provide certification that the appropriate infrastructure has been installed and operational.

62. Prior to issuance of a grading or building permit, the Construction Contractor shall submit a Construction Management Plan identifying compliance with all construction mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

63. All construction activities shall be limited to between 7:00 am and 8:00 pm, as feasible. (MEIR)

MJPA ARCHEOLOGY/PALEONTOLOGY:

64. Human Remains: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.

65. Inadvertent Archeological Finds: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Native American Tribe(s).

(a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

(b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

(c) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

(d) Treatment and Disposition of the inadvertently discovered resources shall be carried out in one or more of the following methods:

(e) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources.

(f) Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in COA #66.

(g) Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council."

66. Archeologist Retained: Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities to identify any unknown archaeological resources.

The Project Archaeologist and the representative(s) from the Native American Tribe (s) shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors. The Project Archaeologist and the Tribal representative(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal representative(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Any newly discovered cultural resources shall be subject to an evaluation, in consultation with the Native American Tribe(s) and which will require the development of a treatment plan and monitoring agreement for the newly discovered resources.

67. Paleontologist Required: This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the March Joint Powers Authority Planning Director to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Planning Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

a) The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

b) Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

c) If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

d) If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to inspect the remains.

e) If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

f) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be reburied on-site in a pre-determined location, typically within the landscape areas and away from any drainage basins to the best possible extent.

g) A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Planning Department for review and approval prior to building final inspection as described elsewhere in these conditions.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Planning Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

MJPA BUILDING AND SAFETY:

Regarding the Veterans Plaza Car Wash Project, please contact March JPA Building and Safety at 951-656-7000 for direction on how to submit your building application as well as how to submit plans for electronic plan review. Please visit www.marchjpa.com to download the appropriate form(s) for building permit application. Please provide the following sets of plans and documents:

Building and Safety electronic submittals required at first plan review.

(1) Architectural Plans
(1) Structural Plans
(1) Structural Calculations
(1) Plot/Site Plans
(1) Electrical Plans
(1) Electrical Load Calculations
(1) Plumbing Plans/Isometrics, Water, Sewer and Gas
(1) Mechanical Plans
(1) Roof Truss Plans
(1) Title 24 Energy Calculations
(1) Green Building Code Compliance Plans
(1) Precise Grading Plans

Building & Safety General Information

68. All structures shall be designed in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, and the California Green Buildings Standards adopted by the State of California.

69. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.

70. Building & Safety inspection requests can be made twenty-four (24) hours in advance for the next day inspection.

71. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.

72. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI requirements.

73. Construction projects which require temporary electrical power shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department:

    a) Installation of a construction trailer, or,
    b) Security fenced area where the electrical power will be located.

74. Installation of construction trailers must be located on private property. No trailers can be located in the public right of way.

75. Site development and grading shall be designed to provide disabled access to all entrances

and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sections, 11A and 11B.

76. March JPA enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

77. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.

78. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

79. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit and wiring in the common areas for light standards as well as disabled accessibility requirements from the public right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

80. Engineering will review rough and precise grading plans on site as well as all improvements in the public right of way. Engineering will inspect on site utilities starting 5 foot outside of the building as well as all the curb, gutter and sidewalk construction.

81. Storm Water Retention, (CG Resource Management) will inspect the NPDES and storm water requirements on and off site.

82. Western Municipal Water District inspects all water service installations on site and off site as well as any sewer connections to grease interceptors on site

Building & Safety Conditions

83. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

84. All on-site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.

85. Prior to issuance of building permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants, shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

86. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and setbacks of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

87. Prior to issuance of building permits, provide Building & Safety with a will serve letter from Western Municipal Water District.

88. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

89. Special inspectors and structural observation inspectors that are required by the building code shall register with Building & Safety. The special inspectors shall provide a copy of their certifications as well as a copy of their driver's license before they start work as an inspector on the project. Special inspectors are required to provide a hard copy of the reports in the construction office daily for the inspectors' use. The special inspectors shall make all necessary and required inspections before March JPA inspectors provide periodic inspections.

90. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete, and all agencies have signed for permanent occupancy.

MARCH JPA ENGINEERING - WILLDAN ENGINEERING

With respect to the Conditions of Approval for the above-referenced project, the March Joint Powers Authority (March JPA) requires the applicant to provide the necessary improvements and/or dedications in accordance with the March JPA requirements and standards, as shown on the site plan. It is understood that the site plan accurately reflects all existing rights-of-way, traveled ways, and drainage patterns, and any omissions may necessitate resubmission for further consideration.

General Conditions:

91. Final conditions of approval, including any additional requirements, will be addressed and may be imposed during the plan check process, subject to the review of final grading and civil plans by the March JPA Engineer.

MARCH JPA RESOURCE ENGINEERING - CGRME

The referenced project submitted as Greens Inv. 11, LLC, CUP 22-03, Veterans Plaza Car Wash Project,

92. The Car Wash Project is located within the Phase 2 Area of the Veterans Plaza Commercial Center and is subject to the Phase 2 Master Water Quality Master Plan (WQMP). As such, the Applicant will be required to submit an Addendum to the Master WQMP, which shall substantially conform the Phase 2 Master WQMP. The Addendum WQMP shall include plans, elevations, slopes, and any other details necessary to implement the required BMPs for compliance with the 2012 Riverside Co WQMP Guidance Document.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

On June 13, 2024, the Riverside County Airport Land Use Commission (ALUC) found the March Joint Powers Authority Case No. CUP 22-03 (Conditional Use Permit), a proposal to construct a 3,596 square foot drive-thru Car Wash Building on 1.08 acres, located northerly of Van Buren Boulevard, and easterly of Opportunity Way **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

93. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

94. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

(a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.).

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including, but not limited to places of worship and theaters), buildings with more than 2 aboveground habitable floors, hazardous materials and critical community infrastructure facilities.

(f) Highly noise-sensitive outdoor non-residential uses. Examples of noise-sensitive outdoor nonresidential uses that are prohibited include, but are not limited to, major spectator-oriented sports stadiums, amphitheaters, concert halls, and drive-in theaters.

(g) Other hazards to flight.

95. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority or its successor in interested or provide evidence that such easement has previously conveyed. The Airport Authority may waive this requirement in the event that the Authority determines that pre-existing avigation easements dedicated to the United States of America are sufficient to address its needs. Contact the March Joint Powers Authority at (951) 656-7000 for additional information.

96. Any other proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the stormwater basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.



97. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

98. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

99. The project has been evaluated as a 3,596 square foot Car Wash Building. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

100. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

101. The attached, "Notice of Airport Vicinity", below shall be given to all prospective purchasers and occupants of the property.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

102. The Federal Aviation Administration has conducted aeronautical studies of the proposed project (Aeronautical Study Nos. 2023-AWP-12865-OE and 2023-AWP-12866-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 M and shall be maintained in accordance therewith for the life of the project.

103. The proposed structures shall not exceed a height of 29 feet above ground level and a maximum elevation at top point of 1581 feet above mean sea level.

104. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission. The specific coordinates, frequencies, and power shall not be amended without further review by the Federal Aviation Administration.

105. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 29 feet in height and a maximum elevation of 1581 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

106. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

107. Any questions pertaining to the project, please contact Paul Rull, ALUC Director, at (951) 955-6893.

RIVERSIDE COUNTY FIRE DEPARTMENT

Riverside County Fire Department Office of the Fire Marshal has reviewed the submitted plans and documents for the above referenced project and they are approved with the following conditions of approval. These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal:

108. Prior to Permit Issuance - Fire Protection Water Supplies/Fire Flow:
Minimum fire flow for the construction of all buildings and project is required per CFC Appendix B. Will Serve Letters from the responsible water purveyor with capabilities of water in the public street along the property line is required prior to a map recordation or Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow. Specific design features may increase or decrease the required fire flow.

109. Prior to Permit Issuance - Fire Protection Water Supplies/Hydrants:
The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the fire department. In areas where new water mains are extended along streets and hydrants are not needed for protection of structures, standard fire hydrants shall be provided at spacing not to exceed 1,000 feet along streets for transportation hazards. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC as amended and NFPA 24.).

110. Prior to Permit Issuance – Fire Department Access:
Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code and Riverside County Fire Department Standards. Plans must be submitted to the Fire Marshal office for review and approval prior to building permit issuance.

111. Prior to Permit - Fire Department Plan Review:
Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated June 27, 2024, the Riverside County Flood Control and Water Conservation District provided the following for CUP 22-03, APN 294-070-044:

112. An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, Perris Valley Master Drainage Plan B-1 South Channel Basin. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

113. The development of this site will generate an increase in peak flow rates and could adversely impact the downstream property owners. Mitigation will be required to offset such impacts. Mitigation may not be required if the proposed storm drain outlet ties into a storm drain system conveying flows to the Perris Valley Master Drainage Plan B-1 South Channel Basin.

General Information:

114. This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

115. If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

116. The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

117. If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to

issuance of the Corps 404 permit.

UNITED STATES POSTAL SERVICE

118. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

WESTERN MUNICIPAL WATER DISTRICT

Below are Western Municipal Water District's (Western) Conditions of Approval for the above referenced project as follows:

119. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

120. 2. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to the installation of any water meter.

121. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer (engineer) and reviewed and approved by Western Water. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

122. Western Water, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

123. The property is located within the 1837 Pressure Zone. Currently, Western Water has an existing 12-inch water pipeline located on-site for service connection to the proposed project. The available Fire Flow must be determined by a flow test or fire flow modeling.

124. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western Water for fire flow modeling to determine if existing water systems capacity is. available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.

125. Western Water has an existing 8-inch recycled water pipeline in Opportunity Way for service connection to the proposed project.

126. Western Water has an existing 8-inch sewer pipeline on-site for service connection to the proposed project.

127. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western Water before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

128. Preliminary water, sewer and/or recycled water plans shall show the following items:

a. Delineate all existing utility facilities (i.e., pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.

b. Delineate all easements within project boundaries.

c. Delineate all proposed and existing lots, streets, and storm drains.

d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

129. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

130. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western Water's Developer Handbook for submittal formats and requirements online at: http://www.wmwd.com/162/Developer-Handbook

131. Water, Sewer, and Recycled Water Commercial Plans for connections only shall be designed per Western Water's Standards and Specifications. Please review Western Water's Commercial Plan Check Package for submittal formats and requirements online at: http://www.wmwd.com/DocumentCenter/Home/View/237

132. Developer to submit grading plans for Western Water's review and approval before grading permit is issued.

133. Water, Sewer and/or Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western Water.

134. The developer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

135. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western

Water's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

136. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western Water at the time of construction.

137. Contact Western Water's Development Services Department at (951) 571-7100 for further information.

ATTACHMENT A

Standard March JPA Operation Mitigation Measures

To be placed on the cover sheet of all grading and building construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufacturer's specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

ATTACHMENT B

GREENS INV 11, LLC
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
VETERANS PLAZA CAR WASH PROJECT
CONDITIONAL USE PERMIT 22-03

The March Joint Powers Commission considered and **APPROVED** the Veterans Plaza Car Wash Project, with **Conditions of Approval**, on _____.

Greens Inv 11, LLC, acknowledges and accepts the Conditions of Approvals for the Veterans Plaza Car Wash Project, as approved by the March Joint Powers Commission. Upon signature and return of this Acceptance to the March Joint Powers Authority, Greens Inv 11, LLC, will be allowed/authorized to submit construction plans for the Veterans Plaza Commercial Center Car Wash Project.

GREENS INV 11, LLC

_____ _____

Owner/Applicant Signature **Date**

_____ _____

Owner/Applicant Printed Name **Owner/Applicant Title/Position**

ATTACHMENT 2

Veterans Plaza Car Wash Project
Conditional Use Permit 22-03

NOTICE OF DETERMINATION

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ **County Clerk** County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	**FROM:**	**Public Agency/Lead Agency:** March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☒ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2009071069	
Project Title: Veterans Plaza Car Wash Project: Conditional Use Permit 22-03 (PP 22-03)	
Project Applicant: Greens INV 11, LLC.	
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): The 1.08-acre vacant/parcel Project site is located at the southeast intersection of Sysco Way and Opportunity Way, north of Van Buren Boulevard, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority. See attached map.	
General Project Location (City and/or County): County of Riverside	
Project Description: The proposed Project consists of the following: Conditional Use Permit (CUP 22-03): The proposed Conditional Use Permit would allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre vacant parcel. The primary entrance to the car wash facility is oriented off of the Sysco Way/Opportunity Drive-drive aisle, leading into three stacking lanes, which will accommodate up to 16 cars. The car wash facility will also include a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars, 2 onsite parking stalls, 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The project has been designed in accordance with the Meridian North Specific Plan (SP-5, A5) Development Standards.	

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. Greens INV 11, LLC

This is to advise that the (☒ **Lead Agency** or ☐ Responsible Agency) has approved the above described project on **September 11, 2024** and has made the following determinations regarding the above described project:

1.	☐	The project will have a significant effect on the environment.
	☒	**The project will NOT have a significant effect on the environment beyond those previously analyzed.**
2.	☒	**An Environmental Impact Report, and subsequent CEQA Addendum, were previously prepared and certified/adopted for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency (SCH# 2009071069).**
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒	**A CEQA Addendum was prepared, which considered this proposed project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency.**
3.	☒	**Mitigation measures from the applicable Certified Subsequent EIR were made a condition of the approval of the project but were adopted when the Subsequent EIR was certified.**
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☒	**A new Mitigation Monitoring or Reporting Plan was NOT adopted for this project.**
5.	☐	A Statement of Overriding Considerations was adopted for this project.
	☒	**A Statement of Overriding Considerations was NOT adopted for this project but were made when the Subsequent EIR was certified.**
6.	☒	**Findings were made pursuant to the provisions of CEQA that no further environmental analysis was required pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.**
	☐	Findings were NOT made pursuant to the provisions of CEQA.
	Custodian: March Joint Powers Authority	**Location:** 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: September 11, 2024	**Signature:** _____
Date Received for Filing: _____	**Title:** Principal Planner

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.



Veterans Plaza Commercial Center Car Wash Project Location:

The approximately 1.08-acre, vacant Project site is located at the southeast intersection of Sysco Way and Opportunity Way, north of Van Buren Boulevard, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

ATTACHMENT 3

Veterans Plaza Car Wash Project
Conditional Use Permit 22-03

PLANNING DIRECTOR'S
JULY 17, 2024
DETERMINATION OF SUBSTANTIAL CONFORMANCE

July 17, 2023

Adam Corral
Vice President, Development
Greens Development
8815 Research Drive
Irvine, CA. 92618

RE: SUBSTANTIAL CONFORMANCE DETERMINATION FOR A CAR WASH USE WITHIN THE COMMERCIAL ZONING DISTRICT IN THE MERIDIAN SPECIFIC PLAN (SP-5, A5) AREA.

File No.: Substantial Conformance 23-01
Project Name: Veterans Plaza Commercial Center Project
Address: 22400 Van Buren Boulevard, Riverside, CA 92518

Dear Applicant:

On April 12, 2017, the March Joint Powers Authority Commission considered and adopted the following:

- Resolution # JPA 17-03: Approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), and Variance (V16-01), with Conditions of Approval

On November 29, 2018, September 4, 2019. February 3, 2021 and July 14, 2022, the March Joint Powers Authority Planning Director reviewed and approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- Minor change in Project phasing,
- Reduction in total building square footages and building locations,
- Elimination of one driveway entry along Opportunity Way,
- Minor modifications to the approved building elevations,
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking in relation to In-&-Out.

Since the last approval, a request for a Car Wash Use within the Commercial Zoning District in the Meridian Specific Plan (SP-5, A5) Area has been reviewed and approved as outlined in the Car Wash Use Substantial Conformance 23-01 Letter, signed by MJPA Planning Director on July 17, 2023 (Memo to Project File). A Notice of Exemption (NOE) will be filed pursuant to March JPA Local California Environmental Quality Act (CEQA) Guidelines on July 17, 2023. Filing and posting of an NOE starts a 30-day statute of limitations period on legal challenges to the approval under CEQA Section 15062(d).

Should you have any questions related to this correspondence you may contact me at smith@marchjpa.com or (951) 656-7000. Thank you.

Sincerely,

Jeffrey M. Smith, AICP
Principal Planner
March Joint Powers Authority

cc: Atman Kadakia
Attachments: 1. Letter to File: Car Wash Use Substantial Conformance 23-01
2. Notice of Exemption (See Letter, Attachment 5)

TO: FILE - SUBSTANTIAL CONFORMANCE 23-01

FROM: DAN FAIRBANKS, PLANNING DIRECTOR

DATE: JULY 17, 2023

SUBJECT: SUBSTANTIAL CONFORMANCE DETERMINATION FOR A CAR WASH USE WITHIN THE COMMERCIAL ZONING DISTRICT IN THE MERIDIAN SPECIFIC PLAN (SP-5, A5) AREA.

DETERMINATION:

The authority to approve a Determination of Substantial Conformance is vested with the March Joint Powers Authority (JPA) Planning Director. The Determination of Substantial Conformance is intended to address minor modifications to Plot Plans and similar development requirements. The Substantial Conformance application is not intended to authorize a deviation from any applicable development standard specified in the March JPA Development Code.

Pursuant to Section 9.02.280 of the March JPA Development Code, the Planning Director has determined that a car wash is permissible in the C-2 zone, as provided in SP-5, A5 (Meridian Specific Plan), subject to conditional use permit review and approval. The allowance of a commercial car wash facility subject to conditional use permit approval, is consistent with the required findings for a Determination of Substantial Conformance, identified in Development Code Section 9.02.280 C.

SUMMARY OF PRIOR PLOT PLAN APPROVAL:

The Veteran's Plaza Commercial Center Project was approved by the March Joint Powers Commission on April 12, 2017, through a Master Conditional Use Permit CUP 16-01, Plot Plan 16-02, Tentative Map TM 37116, and Variance V16-01. Plot Plan 16-02 was approved for the phased development of a commercial/service center Known as "Veterans Plaza" (Meridian Unit 4 Lot 4, the Proposed Project), which is located within the southeastern portion of the North Campus of the Meridian Specific Plan (SP-5, A5) Area, specifically on the northeast corner of Van Buren Boulevard and Opportunity Way.

The Project consisted of a 14.4-acre site with 10 buildings that will be used for a mixture of retail and commercial uses and includes two upper mid-scale hotels, a gas station and convenience store, two fast food restaurants with drive-thru service, two traditional sit-down restaurants, one mixed-use retail/fast food building and one mixed-use retail restaurant

buildings. The Project was planned to take access from Opportunity Way via three driveways, including one "right-in/right-out" driveway on Van Buren Boulevard.

The Project was proposed to be developed in two phases; Phase 1 to include a Gas Station with Convenience Store, two fast food restaurants, a mixed use/retail building and a restaurant with a total building area of 21,700 square feet; and, Phase 2 to include two retail buildings, a restaurant and two hotels with a total building area of 197,925 square feet. As approved, the total building area on-site would be 219,695 square feet and included 606 parking spaces and 251 hotel rooms.

On four occasions, November 29, 2018, September 19, 2019, February 3, 2021, and July 14, 2022, the Planning Director for the March Joint Power Authority, approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- Minor change in Project phasing,
- Reduction in total building square footages and building locations,
- Elimination of one driveway entry along Opportunity Way,
- Minor modifications to the approved building elevations,
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking in relation to In-&-Out.

The changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands while staying consistent with the original plot plan approval. The total building area is approximately 201,658 square feet, with 703 parking spaces.

Currently, the southern portion of this 14.4-acre site, adjacent to Van Buren Boulevard, has been developed with a hotel and restaurants, gas station, and ancillary retail uses. This request for a use interpretation is due to a specific use, an express car wash, which seeks to develop on the site area immediately north of the existing Gas Station/Convenience Store located at the northeast corner of Opportunity Way and Van Buren Boulevard.

AUTHORITY:

In accordance with section 9.01.120 B. of the March JPA Development Code (Planning Director Interpretation), Section 9.02.280 of the March JPA Development Code (Substantial Conformance) and Section III.B.2 of the Meridian Specific Plan SP-5, A2 (Purpose and Intent), the March JPA Planning Director may determine that a use is similar to, and no more

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
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objectional than, other permitted or conditionally permitted uses within the applicable zoning districts in the Meridian Specific Plan (SP5, A5) area.

OVERVIEW:

The requested use is an express car wash. The use is different than a full-service car wash in that the car wash is highly automated, and the interior of the car is not cleaned by car wash employees. The process differs in that after the car wash and air-drying cycle, customers may drive to shaded parking facilities where pay-for-use vacuum facilities are available for interior cleaning. The express car wash model involves patrons staying in their cars during the moving wash, no interior minimart facility, and significantly fewer employees.

COMPARATIVE ANALYSIS OF ZONES THAT ALLOW CAR WASHES:

Meridian Comparable Land Uses (SP-5, A5)			
Use (Table III-1) Commercial	**Permitted**	**Conditional Use Permit**	**Use Not Listed**
Automotive Parts and Accessory Sales	X		
Automotive Service Stations		X	
Convenience Sales		X	
Food and Beverage Sales	X		
Restaurants (Fast Food)	X		
Car Wash			X

Title 9 – March JPA Development Code			
Use (Table 9.02.020-1 (Community Commercial)	**Permitted**	**Conditional Use Permit**	**Use Not Listed**
Automotive, Motorcycle, Truck, Boat Repairs and Installation	X[1]		
Car Wash	X[1]		
Convenience Stores with or without drive through	X		
Convenience Stores with alcohol sales	X[1]		
Drinking and eating Establishments	X		
Restaurants (Drive through)	X		
[1] *Indicates a use is permitted unless the use is located within 300' or less from a residential zone or use, in which case the use is allowed with a Conditional Use Permit.*			

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In addition, planning staff has confirmed the information in the applicant's request letter, which identifies that the member jurisdictions of the March Joint Powers Authority (City of Riverside, County of Riverside, City of Perris, and Moreno Valley), allow Car Washes within most Neighborhood Commercial and all Community Commercial Zone(s) as a permitted use, and in some instances require a Conditional Use Permit (CUP).

PROJECT ANALYSIS

Veterans Plaza Commercial Center functions similar to a Community Commercial Center, due to the regional land uses in the area, including Riverside National Cemetery, the nearby March Field Air Museum, Interstate 215, and the surrounding business park. Businesses serving these uses include the hotel, multiple restaurants, and retail services. The restaurants (In-n-Out, Chipotle, Jersey Mike's and Starbucks) function as convenience uses with drive-throughs. The center lacks a major grocery tenant, like most neighborhood shopping centers. A major employer of up to 3,000 employees (Target) is in close proximity to the site, with Sysco (900 employees, also in close proximity to this location.

The car wash functions as a support use for the approximate 15,000 employees within the surrounding area of the Meridian Development. The use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan and the March JPA Development Code, as depicted within the Tables in this determination.

According to the March JPA Traffic Engineer, a car wash use will generate 78 PM peak hour trips and the restaurant that it would replace, will generate 37 PM peak hour trips. The increase in trips of 41 is smaller than 100 and that means that this change of use would not trigger a traffic impact study if it were a standalone project. The Applicant is committed to stay within the allocated traffic thresholds for Veterans Plaza, which has been set by the Meridian Specific Plan and the Purchase and Sale Agreement with the Master Developer of 9,468 external average daily trips.

REQUIRED FINDINGS

In accordance with Development Code Section 9.02.280, a request for a Determination of Substantial Conformance is required to make the following findings:

1. The proposal is consistent with the expressed intent of the original Plot Plan 16-02 in that there is no significant changes in the use of the planned 201,658 square foot of commercial development. The application is consistent with this finding in that the use is still related to other existing commercial and convenience commercial uses.

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2. The proposal is consistent with March Joint Powers Commission's approval of Plot Plan 16-02 and the certification of an Addendum to the 2010 Subsequent Environmental Impact Report (SEIR) for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069), for the Veterans Plaza Commercial Center. The proposal does not modify the building site ingress or egress, and a traffic analysis is not required. The modification does not involve the storage of hazardous materials; and meets all Plot Plan development standards.

3. The proposed modifications do not have the potential to adversely affect surrounding land uses or improvements. As mentioned above, the proposed use is consistent with the original intent of PP 16-02, the use is related to other existing commercial uses and it will not affect surrounding land uses or improvements.

CEQA REVIEW

Findings Under State CEQA Guidelines Section 15061 (b)(3): Under State CEQA Guidelines section 15061 (b)(3), "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed modifications allow a Car Wash to proceed to the March Joint Powers Authority for review of a Plot Plan, Conditional Use Permit and Initial Study through a public hearing process. This determination does not prejudice the Joint Powers Commission, rather it simply allows the use to be treated as other similar uses and allows a full environmental review to occur when the proposal is ripe for environmental review. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

PROJECT CONDITIONS

1. All project conditions of approval and mitigation measures from the 2010 Subsequent Environmental Impact Report (SEIR) for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) March Business Center EIR will remain in full force and effect.

ATTACHMENTS:

1) Substantial Conformance Request Letter, February 21, 2023
2) Veterans Plaza Commercial Center Site Plan
3) Proposed Car Wash Site Plan
4) Traffic Consistency Memo, December 17, 2021
5) Notice of Exemption

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ATTACHMENT 1

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Substantial Conformance Request Letter
February 21, 2023

GREENS

Dan Fairbanks
Planning Director
C/O Jeffrey Smith
Principal Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

2/21/2023

Request for Planning Director Interpretation

Background

Veterans Plaza (the Project) is a phased commercial development located within the southeastern portion of the North Campus, Meridian Specific Plan (SP-5, A5) area, and more specifically located on the northeast corner of Van Buren Boulevard and Opportunity Way. The Proposed Project site is bound by Meridian Unit 4 Lot 3, a Business Enterprise development by JM Realty to the North, the MJPA controlled south detention basin and the I-215 Freeway to the East, Van Buren Boulevard to the South, and Opportunity Way to the West. The Veteran's Plaza project consists of a 14.4 Acre commercial mixed-use project, which includes: Hotels, Convenience, Gas Station, Fast Food Restaurants, Dining, various Retail and Service uses.

The overall Veterans Plaza Project was previously approved by the March Joint Powers Commission on April 12, 2017: Master Conditional Use Permit (CUP16-01), Plot Plan (16-02), Tentative Map (TM 37116), and Variance (V16-01). This request for interpretation is due to a specific tenant use, an express car wash, which provides a clear definition of a tenant, in lieu of the speculative nature of the prior approvals.

Request

This request for the Planning Director's Interpretation, is to address a specific use for an Express Car Wash, within the North Campus, Meridian Specific Plan area. This use is currently unidentified as a stand-alone use within the Specific Plan's Land Use Table III-1, whereas the MJPA's Development Code, not only lists Car Washes as a specific use, but is listed as a permitted use, if the use is more than 300 feet away from a residential zone, as would be this case. It is also important to note, all member jurisdictions of the March Joint Powers Authority (City of Riverside, County of Riverside, City of Perris, and Moreno Valley), allow Car Washes within most Neighborhood Commercial and all Community Commercial Zone(s) as a permitted use, and in some instances require a Conditional Use Permit (CUP). More specifically, the following table conveys the member jurisdictions, zoning applicability for the Car Wash use:

Jurisdiction	Zoning	Car Wash Permit Type	Gas/Convenience	Fast Food Drive Thru
City of Perris	CN, CC	Allows planning director to determine similar uses with a CUP in CN / Permitted in CC	CUP	CUP

Moreno Valley	CN, CC	Permitted	Permitted > 300 ft from residential, CUP < 300 ft	Permitted > 300 ft from residential, CUP < 300 ft
City of Riverside	CR / CG	CUP	CUP	CUP
County of Riverside	C-1 / CP	Permitted	Permitted no alcohol CUP with alcohol	Allows planning director to determine if similar use

Within the Meridian Specific Plan, an Express Car Wash would have fallen within the definition of "Automotive/Truck Repair - Minor", which used to be allowed in this zone, but is no longer allowed within the Commercial designation of the Meridian Specific Plan. However, due to the other types of uses within this definition (automotive/light truck repair, brake, muffler, tire shops, etc.), may have been deemed incompatible with the vision for the Center. The Car Wash use itself, within this definition, is no more objectionable, than any of the other drive through and convenience uses currently found on the site.

By observing the existing tenant mix, which is also predominantly convenience, retail, and service-oriented uses, one can see how similar and compatible the car wash use would be, with the types of customers that frequent Veterans Plaza. For example, many people that get gasoline at the gas station, will often want a car wash. The Express Car Wash, as an alternative for the customer to get a better wash in under 3 minutes, is an extremely compelling for customers to not only visit but frequent the center. Furthermore, by having the Car Wash site directly to the north of the existing gas station, is a perfect to realize these synergistic uses. Similarly, this use is also extremely compatible with the other drive thru uses, such as In N Out and Starbucks, as people can get a cup of coffee and get their car washed in a very short time period, on their way to work.

The phasing of this project would be initiated with the second phase of Veterans Plaza. Since this project would be done in the same phase as the In N Out improvements, this will alleviate the existing In N Out congestion we are experiencing at the center. This will be accomplished by providing In N Out more queue length and additional parking within the project site. As such, we believe traffic congestion at the entryway will be vastly improved during the second phase of development.

It is Greens' opinion that the MJPA's Executive Director has the authority to make an interpretation under Section III.B.2 of the Meridian Specific plan should "any details, or issues, not specifically covered in these regulations shall be subject to the regulations of the development code". As such, we would request the MJPA's Executive Director to review the Development Code, in concert with the Specific Plan, to determine if the Car Wash use would be allowed to proceed as a Conditional Use permit.

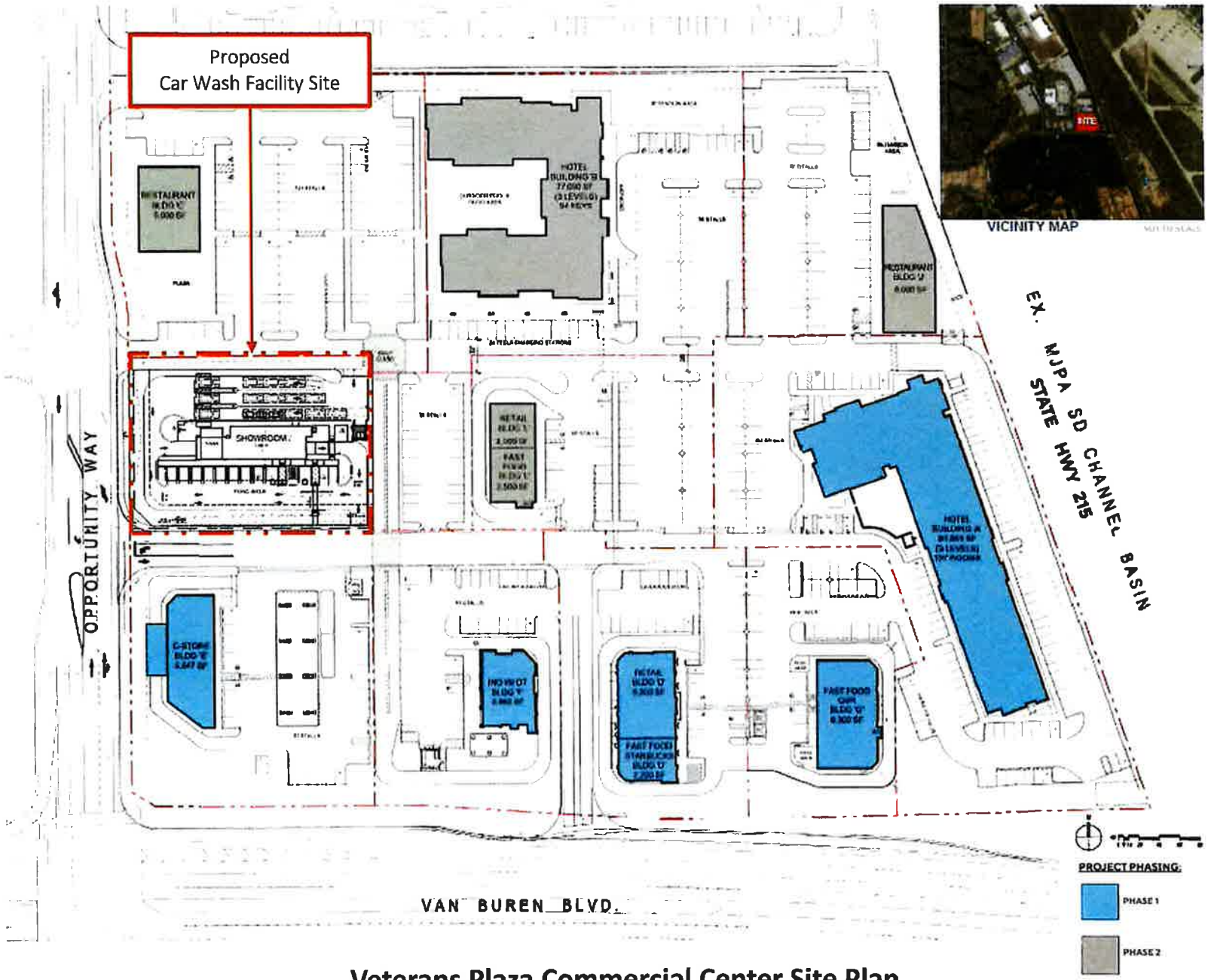
Sincerely,

Adam Corral
Vice President, Greens Development

ATTACHMENT 2

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Veterans Plaza Commercial Center Site Plan



Veterans Plaza Commercial Center Site Plan

ATTACHMENT 3

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Proposed Car Wash Site Plan

Stantec

Quick Quack CAR WASH

OVERALL SITE PLAN

QUICK QUACK CARWASH # 44-296
OPPORTUNITY WAY + VAN BUREN BLVD.
RIVERSIDE, CA

A100

PLAN PREPARER

BUILDING INFORMATION

PARKING ANALYSIS

ATTACHMENT 4

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Traffic Consistency Memorandum
December 17, 2021

Kimley»Horn

MEMORANDUM

To: Adam Corral, Greens Group Inc.

From: Tim Chan, P.E.

Date: December 17, 2021

Subject: Meridian Unit 4, Lot 4 Traffic Consistency Update

Kimley-Horn has prepared this letter to provide an assessment of the proposed Unit 4, Lot 4 development's consistency with applicable traffic planning documents. In accordance with Meridian Specific Plan Amendment (SPA) Mitigation Monitoring and Reporting Program[1] Measure B-3, traffic volumes should be monitored periodically to assure that the transportation infrastructure provides sufficient capacity.

The southern portion of Unit 4, Lot 4 (U4-4) has completed development of retail components including fast-food, coffee/donut shop, quality restaurant, a gas station, a motel, and general retail space. The proposed project modifies the previously approved site plan to include an assortment of retail, restaurant, and commercial uses on the northern portion of the site. This northern portion is currently vacant. A site plan is provided as an attachment. U4-4 falls within Planning Region C, Planning Area 7 of the Meridian SPA, and is zoned as Commercial. The proposed development would be consistent with allowed uses in its zoning.

The proposed project site plan includes a new driveway on Opportunity Way at Sysco Way, which is currently a three-legged unsignalized intersection. The driveway would provide full access to the site.

A traffic study update was prepared in August 2013 for the Meridian Business Park[2] that concluded current traffic volumes are below the approved trip generation rate and no changes to the traffic analysis for the undeveloped and unoccupied lots have been identified. Thus, no update to the traffic study prepared for the Meridian SPA was required.

As another method of monitoring traffic volumes, a log is kept with each new development to ensure trip estimates stay within the allocated trip thresholds for each Planning Region and

---

[1] Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report, July 2010, Volume 1, Table XI-1

[2] Letter Memorandum dated August 12, 2013, from Kimley-Horn and Associates, Re: Meridian Business Park Traffic Study Update

Planning Area within the Meridian SPA. The current status of the traffic monitoring spreadsheet is provided as an attachment. As shown in the traffic monitoring spreadsheet, Planning Region C, Area 7 was allocated 16,164 external average daily trips (ADT). The Purchase Sale Agreement (PSA) for U4-4 allows for up to 9,468 external ADT. The PSA trip allocation was developed after analysis to confirm that the remaining three lots in the planning area would have adequate external trip allowance remaining for a reasonable development to occur. Within this planning area, all lots have been approved for development (Unit 4, Lots 3, 5, 6, and 7; and Lot 4 previously). Therefore, the allowed trips under the PSA accurately represents consistency with the planning area thresholds.

A trip generation analysis has been prepared for the proposed U4-4 site to determine the daily passenger car trips. Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). There have been more recent versions of the ITE Trip Generation Manual released since preparation of the Meridian SPA. A comparison of current trip generation rates for the uses associated with the proposed project is shown in **Table 1** below.

Table 1. Trip Generation Rate Comparison

Land Use Category	Meridian SPA Trip Rate (ITE 8th Edition)	Current Trip Rate (ITE 11th Edition)
Motel	5.63 per rm	3.35 per rm
Specialty Retail Center[1]	44.32 per ksf	44.32 per ksf
Coffee/Donut Shop with Drive-through	818.58 per ksf	533.57 per ksf
Quality Restaurant[2]	89.95 per ksf	83.84 per ksf
High-Turnover (Sit-down) Restaurant	127.15 per ksf	107.20 per ksf
Gasoline Station with Convenience Market and Car Wash[3]	152.84 per fueling position	257.13 per fueling position
Fast-Food Restaurant with Drive-through	496.12 per ksf	467.48 per ksf

Note:

1. Specialty Retail Center is not included in the ITE 11th Edition; ITE 9th Edition is used for evaluation and comparison to remain consistent with original SPA assumptions.
2. Quality Restaurant has been renamed to Fine Dining Restaurant in ITE 11th Edition
3. Gasoline Station with Convenience Market and Car Wash land use has been modified in the ITE 11th Edition based on square footage of the convenience store. For this site, the convenience store is assumed to be in the 4-5.5k square-feet category. This new land use in the 11th Edition is the Convenience Store/Gas Station (LU 945).

The rates stayed the same or reduced with the updated trip generation manual projections except for the gasoline station with convenience market. A comparison between the Meridian SPA rates and current trip generation rates shows that, overall, the Meridian SPA are more conservative and were therefore carried forward into this consistency evaluation. The trip generation calculations for both rates are included as Attachments to this letter.

The Meridian SPA did not account for pass-by trips to the commercial site as the details of the site were not available at the time. The proposed project includes fast-food restaurant, coffee-shop with drive-through, and gas station uses that typically experience significant pass-by trips. For instance, the Institute of Transportation Engineers Trip Generation Handbook, 3rd Edition indicates a pass-by rate of 62% for a gasoline/service station with convenience market during the morning peak hour, and a 56% pass-by rate during the evening peak hour. Similarly, a fast-food restaurant with drive-through window is anticipated to have a pass-by rate of 49% and 50% for the morning and evening peak hours, respectively. Nevertheless, based on City of Riverside and County of Riverside guidelines, a maximum 25% pass-by reduction to the external trip generation for these uses is allowed. Pass-by patterns for vehicles traveling on Van Buren Boulevard and destined for locations within the Meridian SPA would be part of the Meridian SPA calculations (internal capture) and no additional credits would be taken. However, a 10% to 25% pass-by trip reduction was applied to account for vehicles traveling on Van Buren Boulevard that are not associated with Meridian SPA traffic. This reduction was applied to coffee/donut shops, fast-food restaurant, high turn-over restaurant, and gas station uses only, and is documented in the attached trip generation table.

As discussed on page IV-57 of the SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of daily passenger car trips. This internal capture was applied to the trip generation after pass-by trips were accounted for.

With the pass-by rates and 13% internal capture rates applied, U4-4 is expected to generate a total of 9,036 new external ADT. A comparison of the external ADT for the proposed retail development with the PSA allowance is displayed on **Table 2**.

Table 2. Proposed Site Consistency Evaluation

	External ADT
Purchase Sale Agreement Allowance	**9,468**
Proposed Site Change (north portion) • Motel: 77,000 sf (94 room) • High-Turnover Restaurant: 5,000 sf • High-Turnover Restaurant: 4,070 sf • High-Turnover Restaurant: 6,000 sf • Specialty Retail Center: 2,000 sf • Fast-Food Restaurant w/ D. T.: 2,500 sf	
Previously Approved Site – No Change (south portion) • Motel: 81,723 sf (157 room) • Coffee/ Donut Shop w/ D. T.: 2,200 sf • Specialty Retail Center: 5,300 sf • Gasoline Station w/ Convenience Market and Car Wash (16 fueling stations): 3,600 sf • High-Turnover Restaurant: 3,800 sf • Fast-Food Restaurant w/ D. T.: 3,880 sf • Fast-Food Restaurant w/ D. T.: 2,500 sf	9,036

In conclusion, the proposed development is considered consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

This finding of consistency is also applicable to evaluations related to vehicle miles travelled (VMT). The project does not change the original vision of the site within the overall Specific Plan that was approved. Additionally, the proposed land uses are predominately local-serving retail uses, which do not increase VMT. The project would not significantly change VMT in the region and would be considered to have a less than significant effect.

Significant changes to the site plan or land uses that are not consistent with the assumptions evaluated in this memorandum should be required to prepare an updated traffic consistency memorandum to check the site remains consistent with its PSA and planning area thresholds.

Please feel free to contact me if you have any questions.

Sincerely,

Tim Chan, P.E.

Attachments:

- Meridian SPA Land Use Plan
- Proposed Site Plan
- Trip Generation Calculations (Meridian SPA / ITE 11th Generation Trip Rates)
- Meridian SPA Traffic Monitoring Spreadsheet (Existing)
- Meridian SPA Traffic Monitoring Spreadsheet (With Project)
- Excerpt from Appendix G of the Traffic Impact Study for the Meridian SPA

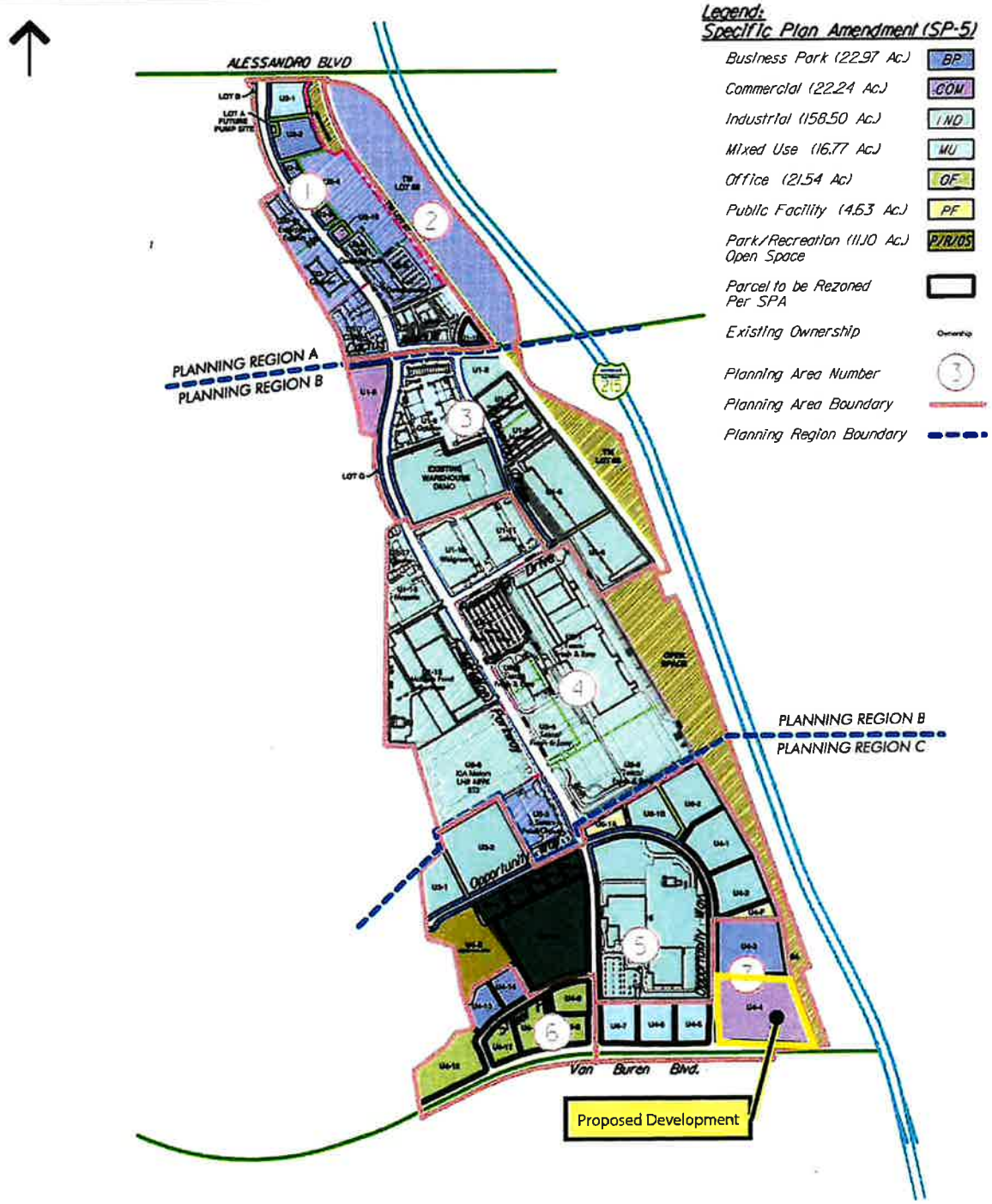


Figure 1

LOT AND PROPERTY OWNER



VICINITY MAP NOT TO SCALE

PROJECT DATA

PROJECT DESCRIPTION

SUBMISSION FOR SUBSTANTIAL CONFORMANCE FOR CUP NO. 16-01 AND PLOT PLAN NO. 16-02. THE PROPOSED PROJECT INCLUDES A RETAIL CENTER WITH TWO (2) STORY HOTELS, THREE RETAIL BUILDINGS, THREE RESTAURANTS, TWO FAST FOOD, ONE PICK-UP WINDOW PAD AND A GAS STATION W/C-STORE WITH CAR WASH. THE PROJECT WILL BE BUILT IN PHASES AS SHOWN ON THE SITE PLAN.

PROJECT ADDRESS

VACANT LAND (RIVERSIDE COUNTY - MARCH JPA) AT THE CORNER OF VAN BUREN BLVD. AND OPPORTUNITY WAY

PARCEL AREA:	14.41 AC (627,699.60 SF)
OWNER:	GREENS INV II, LLC 8815 RESEARCH DRIVE IRVINE, CA 92618 949.829.4900 CONTACT: ATMAN KADAKIA
APPLICANT:	GREENS INV II, LLC 8815 RESEARCH DRIVE IRVINE, CA 92618 949.829.4900
APPLICANTS REPRESENTATIVE:	AO ARCHITECTURE 144 NORTH ORANGE STREET ORANGE, CA 92866 714.639.9860 CONTACT: SAMMY SALUDO 714.639.9860
APN:	294-070-044, 045, 046, 047, 048, 049, 050
LEGAL DESCRIPTION:	POR LOT 4, TRACT MAP 30857-4; TRACT MAP 27116-1 COUNTY OF RIVERSIDE STATE OF CALIFORNIA
ZONING:	COMMERCIAL
OCCUPANCY:	HOTEL: GROUP A2 & R1 FOOD: GROUP A2 BUSINESS: GROUP B GAS & RETAIL: GROUP M
CONSTRUCTION TYPE:	VA OR VB
TOTAL GROSS SITE AREA:	627,699 SF (14.41 ACRES)
TOTAL BLDG. AREA:	204,300 SF
MAX ALLOWABLE F.A.R.:	35%
SITE F.A.R.	32.3%

AREA & PARKING SUMMARY:

BUILDING	AREA (SF)	USE	PARKING RATIO	NO. REQD. SPACES
BUILDING 'A'	111,861	BUSINESS HOTEL (117 RM)	1.25 PER RM.	196
BUILDING 'B'	77,000	BUSINESS HOTEL (94 KEYS)	1.25 PER RM.	117
BUILDING 'C'	5,000	RESTAURANT	8/1000	
BUILDING 'D'	2,200	FAST FOOD - STARBUCKS	8/1000	17
BUILDING 'D'	5,300	RETAIL	3.5/1000	18
BUILDING 'E'	5,547	C-STORE W/ CARWASH	3.5/1000	19
BUILDING 'F'	3,680	FAST FOOD - IN 'N' OUT	8/1000	31
BUILDING 'G'	6,300	FAST FOOD - QSR	8/1000	50
BUILDING 'J'	6,000	RESTAURANT	8/1000	
BUILDING 'K'	4,070	RESTAURANT	8/1000	32
BUILDING 'I'	2,900	RETAIL	3.5/1000	
BUILDING 'L'	2,500	FAST FOOD W/DRIVE THRU	8/1000	
TOTAL:	201,658		TOTAL REQUIRED:	5

	REQUIRED	PROVIDED
TOTAL PARKING:	598	703
SITE OVER PARKED 8 *	*	1
BICYCLE PARKING (MIN. 5 PER BUILDING):	30	
ADA PARKING (1 SPACE PER 25 OF TOTAL 598 VISITOR PARKING):	24	
EV (ELECTRIC VEHICLE CHARGING *	36	
CAV (CLEAN AIR/VANPOOL VEHICLE PARKING (8% OF REQUIRED)**	48	

*EV - ELECTRIC VEHICLE CHARGING STATION (6% OF TOTAL PER 2016 CAL-GREEN SECTION AND TABLE 5.106.5.3.3
**CAV - CLEAN AIR / VANPOOL (8% MIN. REQ'D. PER 2016 CAL-GREEN SETION AND TABLE 5.106.5.2)

UTILITY PURVEYORS:

WATER	WESTERN MUNICIPLE WATER DISTRICT	951-789-5000
SEWER	WESTERN MUNICIPLE WATER DISTRICT	951-789-5000
GAS	SOUTHERN CALIFORNIA GAS COMPANY	909-335-7829
ELECTRIC	SOUTHERN CALIFORNIA EDISON	800-990-7788
TELEPHONE	FRONTIER COMMUNICATIONS	800-584-3384

LANDSCAPE SETBACKS:

FRONT YARD (VAN BUREN BLVD)	20 FT
SIDE YARD STREET	15 FT
INTERIOR SID YARD	5 FT
REAR YARD	10 FT

BUILDING SETBACKS:

FRONT YARD (VAN BUREN BLVD)	25 FT
SIDE YARD STREET	15 FT
INTERIOR SID YARD	0 FT
REAR YARD	10 FT

PROJECT PHASING:

PHASE 1

PHASE 2

SITE PLAN KEYNOTES:

1. MONUMENT SIGN SIGN
2. PARK OF BICYCLE PARKING SPACES PER CAL GREEN SECTION 5.106.4
3. PREFERENTIAL PARKING SPACES FOR CLEAN AIR / VANPOOL VEHICLE
4. PRIOR TO OCCUPANCY, TENANT(S) ARE REQUIRED TO SUBMIT A TOP-O REVIEW AND LANDSCAPE IRRIGATION PLAN PER T-10
5. MAXIMUM 6 SQUARE FEET SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN
6. 12 INCH CONCRETE STEP OUTS AT PARKING ADJACENT TO LANDSCAPE ISLANDS, TYPICAL
7. STOP SIGN AT POINT OF EGRESS TO PUBLIC STREETS
8. EV - ELECTRIC VEHICLE PARKING SPACE WITH PROVIDED CHARGING STATION

GREENS VETERANS PLAZA March Joint Powers Authority

SUBSTANTIAL CONFORMANCE
Site Plan

AO Architecture Design Relationships

01

Lot # 4-4	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Meridian SPA Trip Rate	ADT
Building A (Constructed)	14.41	Commercial	Motel (157 room)	12.6%	81,723	5.63	884
Building B		Commercial	Motel (94 room)	11.9%	77,000	5.63	529
Building C		Commercial	High-Turnover (Sit-down) Restaurant	0.8%	5,000	127.15	636
			Pass-by Trips (10%)				*(64)*
Building D (Constructed)		Commercial	Coffee/Donut Shop w/ D.T	0.3%	2,200	818.58	1,801
			Pass-by Trips (25%)				*(450)*
		Commercial	Specialty Retail Center	0.8%	5,300	44.32	235
Building E (Constructed)		Commercial	Gasoline Station w/ Convenience Market and Car Wash (16 fueling stations)	0.7%	4,500	152.84	2,445
			Pass-by Trips (25%)				*(611)*
Building F (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.6%	3,880	496.12	1,925
			Pass-by Trips (25%)				*(481)*
Building G (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	496.12	1,240
			Pass-by Trips (25%)				*(310)*
		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	3,800	127.15	483
			Pass-by Trips (10%)				*(48)*
Building J		Commercial	High-Turnover (Sit-down) Restaurant	0.9%	6,000	127.15	763
			Pass-by Trips (10%)				*(76)*
Building K		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	4,070	127.15	518
			Pass-by Trips (10%)				*(52)*
Building L		Commercial	Specialty Retail Center	0.3%	2,000	44.32	89
		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	496.12	1,240
			Pass-by Trips (25%)				*(310)*
Total Trips Generated					**200,473**		**12,788**
Total Pass-by Trips							**(2,402)**
Total New Site Trips							**10,386**
North Campus Internal Capture (13%)							**(1,350)**
Total New External Trips							**9,036**
Purchase Sale Agreement Allowance							*9,468*
Within Allowance?							*YES*

Lot # 4-4	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	ITE 11th Gen Trip Rate	ADT
Building A (Constructed)	14.41	Commercial	Motel (157 room)	12.6%	81,723	3.35	526
Building B		Commercial	Motel (94 room)	11.9%	77,000	3.35	315
Building C		Commercial	High-Turnover (Sit-down) Restaurant	0.8%	5,000	107.2	536
			Pass-by Trips (10%)				*(54)*
Building D (Constructed)		Commercial	Coffee/Donut Shop w/ D.T	0.3%	2,200	533.57	1,174
			Pass-by Trips (25%)				*(294)*
		Commercial	Specialty Retail Center	0.8%	5,300	44.32	235
Building E (Constructed)		Commercial	Gasoline Station w/ Convenience Market and Car Wash (16 fueling stations)	0.7%	4,500	257.13	4,114
			Pass-by Trips (25%)				*(1,029)*
Building F (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.6%	3,880	467.48	1,814
			Pass-by Trips (25%)				*(454)*
Building G (Constructed)		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	467.48	1,169
			Pass-by Trips (25%)				*(292)*
		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	3,800	107.2	407
			Pass-by Trips (10%)				*(41)*
Building J		Commercial	High-Turnover (Sit-down) Restaurant	0.9%	6,000	107.2	643
			Pass-by Trips (10%)				*(64)*
Building K		Commercial	High-Turnover (Sit-down) Restaurant	0.6%	4,070	107.2	436
			Pass-by Trips (10%)				*(44)*
Building L		Commercial	Specialty Retail Center	0.3%	2,000	44.32	89
		Commercial	Fast-Food Restaurant w/ D.T	0.4%	2,500	467.48	1,169
			Pass-by Trips (25%)				*(292)*
Total Trips Generated					**200,473**		**12,627**
Total Pass-by Trips							**(2,564)**
Total New Site Trips							**10,063**
North Campus Internal Capture (13%)							**(1,308)**
Total New External Trips							**8,755**
Purchase Sale Agreement Allowance							*9,468*
Within Allowance?							*YES*

Meridian SPA Traffic Monitoring Spreadsheet
Existing

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCEs
	U2-2	BP				
	U2-3	BP		1529	0	50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	1,846	-	
			Planning Area Allowance:	7,333	-	
			Remaining Trips:	5,487	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	2,618	836	
			Planning Area Allowance:	8,303	1,836	
			Remaining Trips:	5,685	1,000	
			Planning Region C			
5	U3-1	IND			65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	5,947	1,342	
			Planning Area Allowance:	6,080	1,760	
			Remaining Trips:	133	418	
6	U4-8	OF		5713		32,628 sf office, 6,584 sf retail: 5,937 sf restaurant/café. & 116,892 sf business park
	U4-9	OF				
	U4-10	OF		60	30*	
	U4-11	OF				
	U4-12	OF		1051	0	Reserved 88,000 sf Office
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	6,824	-	
			Planning Area Allowance:	7,539	294	
			Remaining Trips:	715	294	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM				
	U4-5	MU		3886		167,960 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	6,524	-	
			Planning Area Allowance:	16,164	-	
			Remaining Trips:	9,640	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	21,346	3,128	*Truck trips from U2-1, U4-3, and U4-5/6/7 are included in Grand Total for Truck Trips
			Planning Area Allowance:	45,419	3,890	
			Remaining Trips:	24,073	762	

Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 4 Lot 4

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCEs
	U2-2	BP				
	U2-3	BP		1529	0	50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	1,846	-	
			Planning Area Allowance:	7,333	-	
			Remaining Trips:	5,487	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	2,618	836	
			Planning Area Allowance:	8,303	1,836	
			Remaining Trips:	5,685	1,000	
			Planning Region C			
5	U3-1	IND		288	65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	5,947	1,342	
			Planning Area Allowance:	6,080	1,760	
			Remaining Trips:	133	418	
6	U4-8	OF		5713		32,628 sf office, 6,584 sf retail; 5,937 sf restaurant/café, & 116,892 sf business park
	U4-9	OF				
	U4-10	OF				
	U4-11	OF		60	30*	
	U4-12	OF		1051	0	Reserved 88,000 sf Office
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	6,824	-	
			Planning Area Allowance:	7,539	294	
			Remaining Trips:	715	294	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9036	0	**Retail - variety**
	U4-5	MU		3886		162,660 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	15,560	-	
			Planning Area Allowance:	16,164	-	
			Remaining Trips:	604	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	30,382	3,577	*Truck trips from U2-1, U4-3, U4-4/5/6/7, and U4-8/9/10/11 are included in Grand Total for Truck Trips
			Planning Area Allowance:	45,419	3,890	
			Remaining Trips:	15,037	313	

Meridian *North Campus* March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak Hour				PM Peak Hour				Trip Rate	Truck ADT
										Trip ADT	In Out Ratio	In	Out	Total	Trip ADT	In Out Ratio	In	Out	Total	
	Unit 1																		
1	1-1	6.00	Mixed Use	General Office Building	6.5%	78,000	Spec Office Dev VDA	11.01	66	14%	0.88	0.12	80	11	91	14%	86%	83%	0	0	90
1			Mixed Use	General Light Industrial	19.1%	27,120	Spec Showroom/VDA	1.6		13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	
1	1-2	3.23	Industrial	Warehousing	31.7%	44,600	Spec Dev VDA	5	223	5	0.79	0.21		5	25	25%	25%	75%	5	12	17	0.72	12
1	1-3	5.24	Industrial	High-Cube Warehouse	37.2%	85,000	Spec Dev Majestic (UC)	1.18	99	6%	0.65	0.35	4	2	6	7%	33%	67%	2	5	7	0.53	28
1	1-4	4.35	Industrial	High-Cube Warehouse	66.0%	125,000	Spec Dev Majestic (UC)	1.6	200	6%	0.65	0.35	8	4	13	7%	33%	67%	3	9	14	0.53	-
1	1-5	10.35	Industrial	Manufacturing	42.0%	299,127	LNR Planned	3.62	1,143	19%	0.78	0.22	170	48	218	19%	36%	64%	140	218	2.93	878
1	1-6	10.55	Industrial	Warehousing	45.0%	206,501	LNR Planned	1.58	735	8%	0.79	0.21	49	13	62	9%	25%	75%	17	49	66	0.72	149
1	1-7	5.61	Business Park	General Light Industrial	37.0%	108,535	Spec Dev Clifford (built)	0.97	-	13%	0.88	0.12	87	12	99	14%	12%	88%	12	91	104	2.51	50
1	1-8	5.85	Commercial	Business Hotel	35.0%	89,169	Planned retail (127 room hotel)	7.27	923	8%	0.59	0.41	43	30	74	9%	60%	40%	47	31	79	0	-
1	1-8a		Commercial	Fast-Food Restaurant w/ D.T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	149	7%	53%	49%	53	49	102	0	-
1	1-8b		Commercial	Fast-Food Restaurant w/ D.T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	149	7%	53%	49%	53	49	102	0	-
1	1-8c		Commercial	High Turn over (sit down) Restaur	3.1%	8,000	8K restaurant	127.15	1,017	9%	0.52	0.48	48	44	92	9%	59%	41%	53	37	89	0	-
1	1-8d		Commercial	Specialty Retail Center	3.9%	5,000	Retail	44.32	222	0%	0.00	0.00	-	-	0	6%	44%	56%	6	8	14	0	-
1	1-9	17.14	Mixed Use	General Light Industrial	26.0%	200,482	Spec Dev Operon (built)	4.46	1,295	13%	0.88	0.12	150	21	171	14%	12%	88%	22	159	180	2.51	145
1	1-9a		Mixed Use	General Office Building	3.4%	25,296	Spec Dev Operon (built)	11.01	279	13%	0.88	0.12	35	5	39	14%	17%	83%	4	31	35	0	-
1	1-9b		Mixed Use	General Office Building	2.0%	15,275	Spec Dev Operon (built)	11.01	168	13%	0.88	0.12	21	3	24	14%	17%	83%	4	23	27	0	-
1	1-10	1.05	Industrial	General Light Industrial	45.0%	20,582	Combined with DRMO	0.97	140	13%	0.88	0.12	17	2	19	14%	12%	88%	2	18	20	2.51	52
1	1-DRMO	16.53	Industrial	General Light Industrial	42.0%	302,420	Redeveloped DRMO	6.97	2,108	13%	0.88	0.12	245	33	278	14%	12%	88%	35	248	283	2.51	759
1	1-11	8.80	Industrial	General Light Industrial	45.0%	160,000		4.36	942	13%	0.88	0.12	109	15	124	14%	12%	88%	16	110	131	2.51	330
1	1-15	29.41	Industrial	Warehousing	21.8%	380,036	McLane Foodservices (built)	2.4	672	8%	0.79	0.21	45	12	57	9%	25%	75%	15	48	63	0.72	29
1	1-15 R		Industrial	Warehousing	0.9%	11,800	Truck Maint. McLane	4.06	58	8%	0.79	0.21	4	1	5	9%	25%	75%	1	4	5	0.72	-
1	1-16	5.83	Industrial	Warehousing	42.8%	105,000	Spec Dev Majestic (built)	5	525	8%	0.79	0.21	35	9	44	9%	25%	75%	12	35	47	0.72	15
1	1-17	3.03	Industrial	General Light Industrial	35.4%	46,784	Spec Dev Yacum	6.97	211	13%	0.88	0.12	37	5	42	14%	12%	88%	5	39	44	2.51	26
1	1-18	10.81	Industrial	High-Cube Warehouse	45.7%	215,000	Walgreens (built)	1.01	217	6%	0.65	0.35	9	5	14	7%	33%	67%	5	10	15	0.53	8
1	1-19	1.0	Mixed Use	Specialty Retail Center	30.0%	13,068		44.32	579	0%	0.00	0.00	-	-	0	6%	44%	56%	16	20	35	0	-
1	Lot G	1.30	Business Park	General Light Industrial	45.0%			0	-	13%	0.88	0.12	-	-	0	14%	12%	88%	-	-	-	2.51	-
	Subtotal	194.88	Total SF			2,508,818																	
		57.81							16,235				705	428	1,791				485	1,312	1,796		2,537
	Unit 2																				
1	2-1	3.77	Mixed Use	Specialty Retail Center	6.3%	7,500	Projected	44.32	335	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	20	0	-
	2-1		Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
	2-1		Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
	2-1		Mixed Use	General Office Building	22.0%	36,129	Projected	ln(T)=0.77ln(x)+3.65	809	ln(y)=0.80ln(x)+1.55	0.88	0.12	73	10	83	E=1.12x+78.81	17%	83%	20	99	119		
1	2-2	4.45	Business Park	General Office Building	35.0%	67,645	Retail & Office	ln(T)=0.77ln(x)+3.65	990	ln(y)=0.80ln(x)+1.55	0.88	0.12	121	17	138	E=1.12x+78.81	17%	83%	26	129	155	0	-
1	2-3	0.92	Business Park	General Office Building	35.0%	14,026	Office	ln(T)=0.77ln(x)+3.65	294	ln(y)=0.80ln(x)+1.55	0.88	0.12	34	5	39	E=1.12x+78.81	17%	83%	16	78	95	0	-
1	2-4	14.47	Business Park	Light Rail Transit Station w/ Parki	0.0%		Metrolink Station(1200 spots)		230				84	17	101				26	103	129	0	-
1	2-5	2.82	Business Park	General Office Building	0.0%	-	Spec Dev Koll (parking only)	11.01	-	13%	0.88	0.12	-	-	0	14%	17%	83%	-	-	-	0	-
1	2-6	8.54	Business Park	General Office Building	42.7%	158,000	Spec Dev Koll	11.01	1,739	13%	0.88	0.12	217	30	247	14%	17%	83%	30	153	183	0	9
1	2-7	6.57	Business Park	General Office Building	38.4%	110,000	Spec Dev Operon	11.01	1,211	13%	0.88	0.12	150	20	171	14%	17%	83%	20	106	126	0	6
1	2-8	4.95	Business Park	General Office Building	18.6%	40,000	BTS Dev Enterprise	9	360	13%	0.88	0.12	45	6	51	14%	17%	83%	7	35	42	0	2
1	2-9	0.85	Commercial	Specialty Retail Center	24.6%	9,108	Office	44.32	404	0%	0.00	0.00	-	-	0	6%	44%	56%	11	14	25	0	-
			Commercial	Coffee/Donut Shop w/o D.T	5.2%	1,925	Projected Retail	841.48	1,620	14%	0.51	0.49	115	111	226	5%	50%	50%	39	39	78		
1	2-10	0.70	Commercial	Specialty Retail Center	23.4%	7,135	Office	44.32	316	0%	0.00	0.00	-	-	0	6%	44%	56%	9	11	19	0	-
			Commercial	Bread/Donut/Bagel Shop w/o D.T	6.6%	2,000	Projected Retail	523.17	1,046	13%	0.47	0.53	66	74	140	9%	53%	53%	28	28	56		
3	2-11	2.97	Public Facility	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot A	0.23	Public Facility	Business Park	0.0%	-	Pump Site	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
3	Lot B	0.58	Public Facility	Business Park	0.0%	-	Projected	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	Subtotal	61.62	Total SF			458,659																	
		11.58							11,599				989	435	1,490				320	947	1,270		16
	Unit 5																				
2	5-1 to 5-5	86.30	Industrial	Warehousing	50.0%	1,921,428	Tesco Fresh & Easy (built)	1.56	10,023	8%	0.79	0.21	415	217	632	9%	25%	75%	87	612	709	0.72	2,196
2			Industrial	Warehousing	0.0%	-	Tesco Expansion		-	8%	0.79	0.21	-	-	0	9%	24%	76%	-	-	-	0.72	-
2	5-6	23.81	Industrial	High-Cube Warehouse	47.1%	489,000	LNR BTS (Kia) (Built)	1.58	1,233	6%	0.65	0.35	32	17	50	7%	33%	67%	18	37	55	0.53	17
	Subtotal	112.1	Total SF			2,410,428																	
									11,256				447	234	681				115	649	764		2,381
	Unit 3																				
2	3-1	5.00	Industrial	Warehousing	45.0%	98,010	Ridge Spec	3.56	349	8%	0.79	0.21	23	6	29	9%	25%	75%	8	24	31	0.72	71
2	3-2	13.53	Industrial	Warehousing	45.0%	265,215	Ridge Spec	1.58	944	8%	0.79	0.21	63	17	80	9%	25%	75%	21	64	85	0.72	191
2	3-3	10.27	Business Park	Manufacturing	21.3%	95,270	2 Sisters Food Group (UC)	4.87	-	19%	0.78	0.22	73	21	93	19%	36%	64%	14	80	93	2.93	-
2			Business Park	Manufacturing	18.8%	84,230	2 Sisters Food Group Expansion	3.82	-	19%	0.78	0.22	57	16	74	19%	36%	64%	28	47	74	2.93	-
2	3-4	2.00	Industrial	Warehousing	45.0%	39,204	Projected	3.56	140	8%	0.79	0.21	9	2	12	9%	25%	75%	3	9	13	0.72	28
2	3-5	1.65	Industrial	Warehousing	45.0%	32,343	Projected	3.56	115	8%	0.79	0.21	8	2	10	9%	25%	75%	3	8	10	0.72	23
2	3-6	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	5	7	0.72	17
2	3-7	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	8%	0.79	0.21	5	1	7	9%	25%	75%	2	5	7	0.72	17
2	3-8	1.35	Industrial	Warehousing	45.0%	26,463	Projected	3.56	94	8%	0.79	0.21	6	2	8	9%	25%	75%	2	6	8	0.72	19
	Subtotal	36.1	Total SF			680,604																	
									2,679				250	69	319				101	229	329		389
	Unit 6																				
2	6-1a	2.12	Public Facility	Business Park	16.2%	15,000	Detention Basin		50	8%	0.30	0.70	1	3	4	30%	70%	30%	4	2	5	0	20
	6-1b	4.82	Industrial	Warehousing	32.0%	67,150		3.56	239	8%	0.79	0.21	16	4	20	9%	25%	75%	5	16	21	0.72	48
2	6-2	6.90	Industrial	Manufacturing	42.0%	126,295	Will Planned Industrial	3.82	482	19%	0.78	0.22	72	20	92	19%	36%	64%	33	59	92	2.93	370
	Unit 4																				
3	4-1	7.23	Industrial	High Cube Warehouse	45.0%	141,722	Projected	1.44	204	8%	0.65	0.35	8	4	12	7%	33%	67%	5	9	14	0.53	75
3	4-2	6.30	Industrial	Warehousing	45.0%	123,483	Projected	3.56	440	8%	0.79	0.21	29	8	37	9%	25%	75%	10	30	40	0.72	89
3	4-3	9.00	Business Park	General Office Building	35.0%	190,935	Projected	ln(T)=0.77ln(x)+3.65	1,832	ln(y)=0.80ln(x)+1.55	0.88	0.12	229	31	261	E=1.12x+78.81	17%	83%	42	206	248	0	-
3	4-4	14.94	Commercial	Business Hotel	1.2%	46,000	60 Room hotel	7.27	435	8%	0.59	0.41	21	14	35	9%	60%	40%	22	15	37	0	-
3			Commercial	Business Hotel	3.9%	105,000	90 room hotel	7.27	654	8%	0.59	0.41	31	21	52	9%	60%	40%	33	22	56	0	-
3			Commercial	Quality Restaurant	1.2%	8,000	8K restaurant	89.95	720	0%	0.00	0.00	-	-	0	8%	67%	33%	40	20	60	0	-
3			Commercial	Gasoline Station w/ Convenience Market		-	12 fueling station	162.78	1,953	6%	0.50	0.50	61	61	122	8%	50%	50%	80	80	161	0	-
3			Commercial	Fast-Food Restaurant w/ D.T	0.5%	3,000	3.0 K fast food	496.12	1,488	10%	0.51	0.49	76	73	149	7%	52%	48%	53	49	102	0	-
3			Commercial	Specialty Retail Center	6.5%	38,500	Retail	44.32	1,706	0%	0.00	0.00	-	-	0	6%	44%	56%	46	58	104	0	-
3	4-5	3.83	Mixed Use	Specialty Retail Center	6.0%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.58	1,637	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.2%	2,000	Projected	300.84	602	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
3			Mixed Use	General Office Building	22.4%	37,000	Projected	ln(T)=0.77ln(x)+3.65	820	ln(y)=0.80ln(x)+1.55	0.88	0.12	75	10	85	E=1.12x+78.81	17%	83%	20	100	120		
3	4-6	4.20	Mixed Use	Specialty Retail Center	5.5%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.0%	1,900	Projected	818.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.0%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.1%	42,262	Projected	ln(T)=0.77ln(x)+3.65	687	ln(y)=0.80ln(x)+1.55	0.88	0.12	83	11	94	E=1.12x+78.81	17%	83%	21	105	126		
3	4-7	4.00	Mixed Use	Specialty Retail Center	5.7%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	0	6%	44%	56%	12	15	27	0	-
3			Mixed Use	Coffee/Donut Shop w/ D.T.	1.1%	1,900	Projected	818.58	1,555	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
3			Mixed Use	Bread/Donut/Bagel Shop w/ D.T.	1.1%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
3			Mixed Use	General Office Building	23.0%	40,000	Projected	ln(T)=0.77ln(x)+3.65	859	ln(y)=0.80ln(x)+1.55	0.88	0.12	79	11	90	E=1.12x+78.81	17%	83%	21	103	124		
3	4-8	3.45	Office	General Office Building	32.5%	48,083	Projected	ln(T)=0.77ln(x)+3.65	770	ln(y)=0.80ln(x)+1.55	0.88	0.12	93	13	106	E=1.12x+78.81	17%	83%	23	111	134	0	-
3	4-9	2.97	Office	General Office Building	32.5%	42,046	Projected	ln(T)=0.77ln(x)+3.65	685	ln(y)=0.80ln(x)+1.55	0.88	0.12	83	11	94	E=1.12x+78.81	17%	83%	21	104	126	0	-
3	4-10	4.31	Office	General Office Building	32.5%	61,017	Projected	ln(T)=0.77ln(x)+3.65	912	ln(y)=0.80ln(x)+1.55	0.88	0.12	111	15	126	E=1.12x+78.81	17%	83%	25	122	147	0	-
3	4-11	3.07	Office	Medical Office	32.0%	42,793	Projected	36.13	1,546	6%	0.79	0.21	78	21	98	10%	27%	73%	40	108	148	0	-
3	4-12	7.73	Office	Medical Office	32.0%	107,750	Projected	36.13	3,893	6%	0.79	0.21	195	52	246	10%	27%	73%	101	272	373	0	-
3	4-13	3.00	Business Park	General Light Industrial	42.0%	54,886	Projected	6.97	383	13%	0.88	0.12	44	6	50	14%	12%	88%	6	47	53	2.51	128
3	4-14	3.45	Business Park	General Light Industrial	42.0%	67,204	Projected	6.97	434	13%	0.88	0.12	50	7	57	14%	12%	88%	7	53	60	2.51	156
3	4-15	17.90	Industrial	High-Cube Warehouse	45.0%	350,876	Projected	1.44	505	6%	0.65	0.35	21	11	32	7%	33%	67%	12	24	35	0.53	166
3	4-16	45.00	Industrial	Warehousing	43.0%	842,886	Projected	3.56	3,001	9%	0.79	0.21	200	53	253	9%	25%	75%	67	202	270	0.72	607

Land use is subject to change and should not be expected to be developed as shown here

Meridian — *North Campus* — March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak Hour: % of ADT	AM Peak Hour: In Out Ratio	AM Peak Hour: In	AM Peak Hour: Out	AM Peak Hour: Total	PM Peak Hour: % of ADT	PM Peak Hour: In Out Ratio	PM Peak Hour: In	PM Peak Hour: Out	PM Peak Hour: Total	Trip Rate	Truck ADT
3	4-E	11.10	Park/Recreation/Open :	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	0	10%	23%	77%	-	-	-	0	-
	4-F	1.7	Public Facility				Pump Station																
	Subtotal	167.9	Total SF			2,882,377			32,131			2,691	883	2,974				955	2,143	3,099		1,668
					SPA only	3,842,377																
	Unit 7 (TM Lot 68)																					
1	TM 68	33.8	Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	-	0	-
	Subtotal	33.8	Total SF			-			-													
	Other																					
2	TM 64	7.00	Park/Recreation/Open	Utilities	0.0%			0.2	-	0%	0.00	0.00	-	-	0	0%	0%	0%	-	-	-	0	-
3	Detention Basin	34.10	Park/Recreation/Open	Space																			
3	TM 66	13.40	Park/Recreation/Open	Space																			
									-			-	-	-				-	-	-		-
	Gr. Total	511.5 ACRES				6,868,595 SF																7,812
					SPA only	[illegible]																7,607
																						14,619
																						TRUCK ADT

Proposed (total)	73,491
Proposed (external)	64,644
Permitted (external)	44566
Net Increase	13,978

Proposed (total)	5,145	2,647	7,264
Proposed (external)	4,495	1,780	6,266
Permitted (external)	3,583	1,015	4,598
Net Increase	877	779	1,397

Proposed (total)	1,869	5,278	7,269
Proposed (external)	1,733	4,666	6,399
Permitted (external)	1,276	3,865	5,141
Net Increase	457	800	1,727

Land uses are subject to change and should not be expected to be developed as shown here

ATTACHMENT 5

Car Wash Use – Commercial Zoning District
Meridian Specific Plan (SP-5, A5) Area
Substantial Conformance Determination 23-01

Notice of Exemption
Substantial Conformance Determination 23-01

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF EXEMPTION

TO:	FROM:
☐ Office of Planning and Research P. O. Box 304 Sacramento, CA 95812-3044 ☐ Clerk of the Board of Supervisors Or ☒ **County Clerk:** County of: Riverside County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751	**Public Agency/Lead Agency:** March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000

1.	**Project Title:**	Substantial Conformance Determination for a Car Wash Use Within the Commercial Zoning District in the Meridian Specific Plan (SP-5, A5) Area
2.	**Project Applicant:**	Greens Group, Greens Inv. 11, LLC
3.	**Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):**	The Commercial Zoning District is located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, specifically on the northeast corner of Van Buren Boulevard and Opportunity Way. The Commercial Zoning District is bounded by a Business Park Zoning District to the north; the MJPA controlled south detention basin (Parks/Recreation/Open Space Zoning District) to the east, Van Buren Boulevard to the south, and Opportunity Way to the west, in the County of Riverside, City of Riverside, CA.
4.	(a) **Project Location – City:**	Riverside
	(b) **Project Location – County:**	Riverside
5.	**Description of nature, purpose, and beneficiaries of Project:**	The Applicant has requested a use interpretation is due to a specific use, an express car wash, which seeks to develop on the site area immediately north of the existing Gas Station/Convenience Store, within the Commercial Zoning District, Meridian Specific Plan (SP-5, A5) Area, located at the northeast corner of Opportunity Way and Van Buren Boulevard.
7.	**Name of Public Agency approving project:**	March Joint Powers Authority
8.	**Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the**	Greens Group, Greens Inv. 11, LLC

	Public Agency as part of the activity:		
9.	**Exempt status: (check one)**		
	(a) ☐	Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b) ☒	**Not a project.**	
	(c) ☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d) ☐	Categorical Exemption. State type and class number:	
	(e) ☐	Declared Emergency.	
	(f) ☐	Statutory Exemption. State Code section number:	
	(g) ☐	Other. Explanation:	
10.	**Reason why project was exempt:**		Findings - Under State CEQA Guidelines Section 15061 (b)(3): Under State CEQA Guidelines Section 15061. Review for Exemption, (b) A Project is exempt from CEQA if, (3), "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The Planning Director finds that the proposed modifications allow a Car Wash to proceed to the March Joint Powers Authority for review of a Plot Plan, Conditional Use Permit and Initial Study through a public hearing process. This determination does not prejudice the Joint Powers Commission, rather it simply allows the use to be treated as other similar uses and allows a full environmental review to occur when the proposal is ripe for environmental review. Pursuant to CEQA, staff will file a Notice of Exemption with the Riverside County Clerk's Office.
11.	**Lead Agency Contact Person:**		Jeffrey M. Smith, AICP Principal Planner
	Telephone:		(951) 656-7000
12.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
13.	**Has a Notice of Exemption been filed by the public agency approving the project?** ☒ Yes ☐ No		
14.	**Was a public hearing held by the lead agency to consider the exemption?** ☐ Yes ☒ No If yes, the date of the public hearing was: N/A		

Signature: Jeffrey M. Smith, AICP **Date:** July 17, 2023 **Title:** Principal Planner

☒ **Signed by Lead Agency** ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10 (1)

Meeting Date: September 11, 2024

Action: **CONSIDER THE FOLLOWING ACTIONS AS THEY PERTAIN TO GREENS INV 11, LLC REQUEST INVOLVING A 3,596 SQUARE FOOT, AUTOMATED CAR WASH FACILITY, LOCATED WITHIN THE VETERANS PLAZA COMMERCIAL CENTER, LOCATED AT THE SOUTHEAST CORNER OF OPPORTUNITY WAY AND SYSCO WAY, NORTH OF VAN BUREN BOULEVARD, RIVERSIDE, CALIFORNIA: 1) ADOPT RESOLUTION JPA 24-24, FINDING THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO STATE CEQA GUIDELINES SECTION 15162 AND APPROVING A CONDITIONAL USE PERMIT CUP 22-03, SUBJECT TO CONDITONS OF APPROVAL FOR THE DEVELOPMENT OF THE VETERANS PLAZA CAR WASH PROJECT; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution JPA 24-24, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permit CUP 22-03, subject to Conditions of Approval for the development of the Veterans Plaza Car Wash Project; and

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

Applicant: Greens INV 11, LLC

Background:
Veterans Plaza Commercial Center Project (Veterans Plaza) consists of a commercial/service center within the North Campus of the Meridian Specific Plan Area, specifically at the northeast corner of Van Buren Boulevard and Opportunity Way. Veterans Plaza, proposed to be developed in two phases, consists of a 14.4-acre site that will be used for a mix of commercial uses, including hotels, convenience store, gas station, fast food, restaurants, dining, and retail

uses. The total building area on-site is approximately 219,695 square feet and includes 606 parking spaces.

On April 12, 2017 the March Joint Powers Commission adopted Resolution #JPA 17-03, approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), allowing for the subdivision of the project site pursuant to the Subdivision Map Act, into ten (10) lots, each with a lot of area of 30,000 sq. ft. minimum, and Variance (V16-01) for the development of a Commercial Center and Construction of Ten Buildings on Unit 4, Lot 4 within the Meridian Specific Plan (SP-5). The Commission also adopted Resolution #JPA 17-04 adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment. Finally, the Commission held the public hearing and first reading on Ordinance #JPA 17-01 to modify the Meridian Specific Plan (SP-5) to allow hotels in the B2 airport compatibility zone, subject to conditional use permit approval, consistent with current Riverside County Airport Land Use Commission (ALUC) restrictions.

On April 26, 2017, the Commission held a public hearing and second reading, and approved Ordinance #JPA 17-01.

On four occasions, November 29, 2018, September 19, 2019, February 3, 2021, and July 14, 2022, the Planning Director for the March Joint Power Authority, approved Determination of Substantial Conformances for Plot Plan 16-02. The Substantial Conformances mentioned above addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including:

- Reorientation of the project site,
- change in project phasing,
- changes in building square footages and building locations,
- elimination of one driveway entry along Opportunity Way,
- minor modifications to the approved building elevations.
- Additional fuel pumps (2) for the Gas Station, and
- Site Circulation, Queuing, and Additional Parking

The changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands and potential tenant requests.

Proposed Project:

On December 20, 2022, Greens INV 11, LLC (the "Applicant"), submitted an application to develop a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre (47,045 sq. ft.) vacant site, within the Veterans Plaza. Specifically, the Veterans Plaza Car Wash Project (VPCWP) project site is located at the southeast intersection of Sysco Way and Opportunity Way.

On February 21, 2023, the Applicant asked Staff to review/consider a Determination of Substantial Conformance confirming that car washes were conditionally permitted uses within the Commercial Land Use District of the Meridian North Specific Plan. Currently, car wash uses are not expressly identified as a permitted use on the Meridian North Specific Plan Land

Use Table (Table III-1), within the Commercial Land Use District. However, the March JPA's Development Code, not only lists a car wash as a specific use, but is listed as a permitted use, if the use is more than 300 feet away from a residential zone or require a Conditional Use Permit if the use is less than 300 feet away from a residential zone. While the proposed Project is within the Meridian Specific Plan Area, Staff reviewed the Applicant's request and supporting documentation, along with the Development Code and Specific Plan, and on July 17, 2023, the Planning Director determined that the Car Wash use functions as a support use for the approximate 15,000 employees within the surrounding area of the Meridian Specific Plan Development Area. The use is similar to and no more objectionable than other permitted and conditionally permitted uses identified within the Meridian Specific Plan and the March JPA Development Code, as depicted within the Tables in this determination. Accordingly, the Planning Director confirmed that the proposed Project could be processed as a Conditional Use Permit approval. As an informational item, the Planning Director's determination is included as Attachment 3 to this Staff Report.

On June 5, 2023, MJPA Staff introduced the proposed Project to the March Joint Powers Authority Technical Advisory Committee. During this meeting, the TAC asked that the building's color scheme be revised to complement the other building colors within Vets Plaza. Since then, the Applicant has revised the building's color scheme.

On September 9, 2024, MJPA Staff provided an update on the proposed Project to the March Joint Powers Authority Technical Advisory Committee.



Figure 1: Vicinity Map

The proposed project consists of a Conditional Use Permit, as summarized below.

Conditional Use Permit (CUP 22-03):

The proposed CUP would allow for the development of a 3,596 square foot, automated drive-through car wash facility on a 1.08-acre vacant site. The primary entrance to the car wash facility is oriented off of the Sysco Way/Opportunity Drive-drive aisle, leading into three stacking lanes, which will accommodate up to 16 cars. Customers will pay for service at the pay station and

then proceed to the car wash tunnel, approximately 108 feet in length, and remain in their car during the car wash cycle.

Upon exiting the carwash tunnel, customers will have the option of exiting the facility entirely or moving their vehicle to a covered vacuum/detailing area, with parking stalls which will accommodate up to 8 cars. The car wash facility will also include 2 onsite parking stalls and 2 ADA parking stalls, along with 6 bicycle parking spaces, one trash enclosure, landscaping, and associated paving. The building is single-story with varying building heights and a tower feature, with a maximum height is 29 feet. The building will also include a vending machine sales area, office, employee lounge, restroom and equipment room. The occupant load is approximately 928 square feet.

The project has been designed in accordance with the Meridian North Specific Plan (SP-5) Development Standards. At this time, the Applicant is in negotiations, to lease the facility to the Quick Quack Car Wash Company. The car wash facility will have up to four employees, working in two shifts, depending on demand.

Compliance with Meridian Specific Plan Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Minimum Site Area	30,000 sq. ft.	47,045 sq. ft. (1.08 acres)
Minimum Site Width	100'	236'
Minimum Site Depth	100'	200.5'
Building Area:	N/A	3,596 sq. ft.
Floor Area Ratio (Max):	0.35	0.08%
Minimum Setbacks:	Front: 25' Interior Side: 0' Street Side: 15' Rear: 10'	Front: 20' Interior Side: 0' Street Side: 20' Rear: 0'
Maximum Building Height:	50'	29'
Landscaping Required:	20%	16.8% (8,359 sq. ft.)
Parking:	-	12 spaces

Project Design:

The proposed Project has been designed to be architecturally compatible with surrounding development and the aesthetic character of the area. The proposed Project would be consistent with the Specific Plan Development Standards and guidelines to ensure visual compatibility. The Development Standards include site area, lot dimensions, building height, building setbacks, landscaping, and parking requirements.

The proposed Project would convert an existing, undeveloped site to an automated car wash facility with parking, circulation, and landscaping. Since the surrounding area is currently developed with primarily commercial, industrial, mixed use and business park uses, the proposed Project would add to the existing developed visual character of the site and surrounding vicinity.

The operation of the proposed use would complement the existing uses around the Project site and thus would not substantially degrade the existing visual character or quality of the Meridian Specific Plan Area.

A Traffic Consistency Memorandum has been submitted for the site and reviewed by March JPA's traffic engineering consultant VRPA. The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the SEIR.

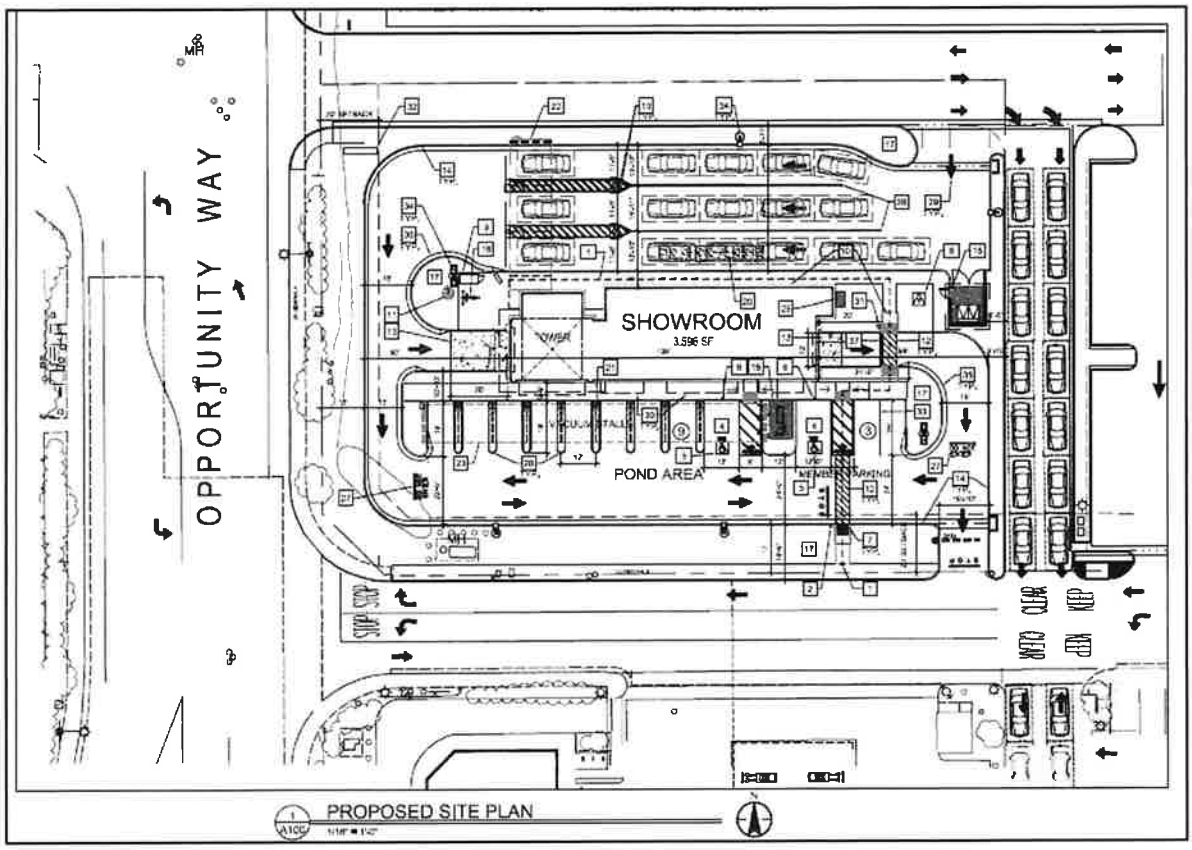


Figure 2: Site Plan

The following table is a summary of the proposed project associated with the Project Site Plan above:

Project Data	
Site Area	47,045 sq. ft. 1.08 acres
Building Area: **Car Wash Building**	3,596 sq. ft.
Parking Provided	Standard Parking: 2 Parking Spaces ADA Parking (Vans): 2 Parking Spaces Vacuum Area Parking: 8 Parking Spaces Bike Parking: 6 Spaces

The proposed building height, setbacks, parking, and landscape requirements are consistent with the Specific Plan Development Standards. Employee parking, carpool, and bicycle parking spaces provided on the proposed site plan (Figure 2: Site Plan) meet the parking standards required for Commercial uses.

Architecture/Color Palette:
The proposed commercial building architectural design would be a smooth honed/split faced, concrete masonry unit building including glass, reveals, metal roof and metal shading devices, score lines, bands of color, and other architectural design elements to create visual interest. The concrete masonry unit walls will feature the primary color of Placer Creek Burnished. In addition, other main building colors include Softer Tan (secondary field color) and Torchlight (base color) with accents of Dark Auburn (accent color) and Snowbound (accent color) with clear tempered glass features and anodized aluminum mullions. "Caramel Mountain" colored cultured stone, will be included along the base of the building.

Site Landscaping:
Landscaping would occur along the edges of the building to soften the look of the building. Landscaping shall incorporate native and drought tolerant vegetation with low irrigation requirements, and irrigation systems shall employ control systems and be designed to conserve water. A mix of Hearts of Gold Eastern Redbud, and Muskogee Crape Myrtle trees, along with accent shrubs, vines and groundcover including, but not limited to, Century Plant, Little John Weeping Bottlebrush, Rockrose, Red Yucca, Purple Trailing Lantana, Compact Texas Sage, Pink Muhly Grass, Bright Star Soft Leaf Yucca, Dwarf Southern Magnolia, Gold Lantana, Trailing Myoporum, and Trailing Rosemary, will be used be on the project site perimeter and along the edges of the building to soften the look of the building itself. Landscaping shall conform to the standards and requirements of the Specific Plan Landscape Development Standards.

Exterior Lighting:
Given the proximity to the airport, all on-site lighting provides fully shielded fixtures (no light emitted above horizon), LED lighting, with an intensity below 2,700 Kelvin. high pressure or low-pressure sodium lighting, maximum 750 watts, maximum fixture height of 20' above finished grade, and maximum lighting of 0.5 candle/foot^2 at the property line. Another option would be to provide LED lighting, with an intensity below 2,700 Kelvin. Accordingly, all exterior lighting complies with the exterior lighting requirements of the March JPA Development Code.

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

Building Height:
The maximum building height within the Commercial zoning district is 50'. The maximum building height for the proposed project is 29'.



Figure 3: Building Elevations

March JPA General Plan Consistency

In 1993, the federal government mandated the realignment of March Air Force Base (MAFB) and a substantial reduction in its military use. In April 1996, MAFB was re-designated to an Air Reserve Base (ARB). Approximately 6,500-acres of land that had historically supported MAFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (MJPA) to oversee the dispensation and management of the surplus land. A General Plan and Master Environmental Impact Report were prepared and adopted/certified in 1999 for the MJPA planning area.

March ARB/IP Airport Land Use Plan:

The March ARB/Inland Port Airport Land Use Compatibility Plan (ALUCP) was prepared for and adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014. The purpose of the March ARB/Inland Port ALUCP is to promote compatibility between March ARB/Inland Port and the land uses that surround the joint-use airport. The March ARB/Inland Port ALUCP regulates future development of new residential dwellings, commercial structures, and other noise or risk-sensitive uses within the Airport Influence Area based on factors enumerated in the ALUCP, including but not limited to noise, overflight, safety, and airspace protection.

Regarding the Project site, it is located within compatibility Zones B2 and C1 (Map MA 1, Mead & Hunt 2014). The applicant does not propose any uses prohibited or discouraged in Compatibility Zones B2 and C1(children's schools, day care centers, hospitals, nursing homes, libraries, places of assembly, highly noise-sensitive outdoor nonresidential uses and hazards to flight).

The project proposes to construct a 3,596 square foot drive-thru Car Wash Building, which includes 3,596 square feet of retail area and 16-stack vehicles, accommodating a total occupancy of 55 people, resulting in an average intensity of 60 people per acre, which is consistent with the

Compatibility Zone C1 average intensity criterion of 100 people per acre. There is no development proposed within Zone B2.

Based on the site plan provided and the occupancies as previously noted, the maximum single-acre area would include 3,596 square feet of retail area, and 16-stack vehicles, resulting in a single acre occupancy of 55 people, is consistent with the Compatibility Zone C1 single acre criterion of 250. There is no development proposed within Zone B2.

On June 13, 2024, the Riverside County Airport Land Use Commission (RCALUC) determined that the Conditional Use Permit for the proposed Car Wash Facility Project is CONSISTENT with the 2014 March ARB/IP Airport Compatibility Plan. The RCALUC Commission approved conditions are incorporated into the March Joint Powers Commission's Conditions of Approval for the Project and included in Exhibit "B", Resolution #JPA 24-24.

California Environmental Quality Act Compliance:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies: (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities; (2) Identify the ways that environmental damage can be avoided or significantly reduced; (3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The March Business Center Specific Plan North Campus Subsequent EIR was prepared to inform decision makers, and the public of the potential significant environmental effects associated with the 257.7-acre portion March Business Center Specific Plan Amendment Project (inclusive of the proposed Project site). The purpose of the Subsequent EIR was to focus the discussion on those potential effects on the environment which the lead agency determined may be significant. In addition, feasible mitigation measures were recommended, when applicable, would reduce significant environmental impacts or avoid significant environmental impacts. On July 21, 2010, the March Joint Powers Commission considered and adopted findings, approved a Mitigation Monitoring and Reporting Plan, certifying the March Business Center Specific Plan North Campus Subsequent EIR. (SCH# 2009071069) (Resolution #JPA 10-20)

Addendum to the Certified Subsequent EIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents". An Addendum to the Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment, was prepared for the Veterans Plaza Commercial Center Project, which tiered off the previous environmental analysis from the Master EIR and Subsequent EIR. The analysis concluded that the Veterans Plaza Commercial Project would not result in any new significant environmental

impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 Subsequent EIR. In addition, the Veterans Plaza Commercial Center Project would not result in additional impacts and would not require additional mitigation measures. On April 12, 2017, the March Joint Powers Commission considered and adopted Resolution #JPA 17-04, adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment.

The Current Proposal for a Car Wash Project

The proposed Veterans Plaza Car Wash Project, helps to implement the Meridian Business Park Specific Plan and the Veterans Plaza Commercial Center Project. The proposed Project is consistent with the scope of the development program evaluated in the Addendum to the Certified Subsequent EIR and consistent with the land use designations and development intensities associated with the March Joint Powers Authority previously approved Veterans Plaza Commercial Center Project and permitted by the Meridian Business Park Specific Plan Amendment (SP-5, A5). Thus, the Veterans Plaza Car Wash Project is within the scope of the development program evaluated in the Addendum to the Certified Subsequent EIR and no subsequent environmental documentation is required pursuant to Section 15162 of the California Environmental Quality Act Guidelines. No further environmental review or additional mitigation measures are required.

Staff Recommendation:

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

1) Adopt Resolution #JPA 24-24, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permit CUP 22-03, subject to Conditions of Approval for the development of the Veterans Plaza Car Wash Project; and

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

Attachments:

1. Resolution JPA 24-24, Finding that no further CEQA review is required pursuant to State CEQA Guidelines 15162 and approving a Conditional Use Permit CUP 22-03, subject to Conditions of Approval for the development of the Veterans Plaza Car Wash Project.
    - *Exhibit A:* *Conditional Use Permit (CUP 22-03)*
        - *Plan Set:*
          Site Plan, Floor & Roof Plans, Building Elevations, Color/Material Board, Conceptual Landscape Plan, Conceptual Grading Plan, Conceptual Utility Plan
    - *Exhibit B:* *Conditions of Approval*
2. Notice of Determination.
3. Planning Director's July 17, 2024, Determination of Substantial Conformance

RESOLUTION JPA 24-01

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2008071021), APPROVING PLOT PLAN PP 10-02, AMENDMENT #1, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF THE FOR THE U.S. VETS TRANSITIONAL HOUSING PROGRAM PROJECT (SPECIFIC PLAN (SP-6, A1).

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 ("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 November 18, 2009, the March Joint Powers Commission considered and adopted Resolution JPA 09-32, certifying the March Life Care Campus Specific Plan Final Program EIR (SCH #2008071021), and

WHEREAS, on November 2, 2011, the March Joint Powers Commission considered and adopted Resolution JPA 11-36, Adopting a CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021), Resolution JPA 11-37, approving a General Plan Amendment (GPA 11-0), and Resolution JPA 11-38 approving a Plot Plan (PP 10-02), with Conditions of Approval, for the development of a 323 unit, 401 bed transitional housing campus, approximately 269,000 square feet, within eight buildings, for homeless U.S. Veterans, on a 7.75-acre property located at 15305 6th Street within the March JPA Planning Area, in unincorporated Riverside County, California; and

WHEREAS, on November 16, 2011, the March Joint Powers Commission considered and adopted Ordinance JPA 11-05, approving the U.S. Vets Transitional Housing Program Specific Plan (SP-6) on a 7.75-acre property located at 15305 6th Street within the March JPA Planning Area in unincorporated Riverside County, California; and

WHEREAS, on February 14, 2023, the United States Veterans Housing Corporation (the "Applicant"), submitted an application to amend the U.S Veterans Transitional Housing Program Specific Plan (SP-6), and amend Plot Plan 10-02, for the development of a two-story, 24-unit transitional housing building and 44-permanent supportive housing units, on the remaining 3.05 acres of the March Veterans Village Campus, located at the southeast corner of N Street and 4th Street; and

WHEREAS, the Applicant is requesting the following, "Project Entitlements":

1. Specific Plan, Amendment 1 (SP-6, A1): Amend/update SP-6 to include the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, parking, site circulation.

2. Plot Plan, Amendment 1 (PP 10-02, A1): The proposed Plot Plan Amendment would allow for the development of the following:

   Transitional Housing Building: This building will consist of 24-studio apartment units. Each unit will be approximately 375 square feet. The building will also have administrative offices, a computer room, laundry facility and community space. This two-story building is proposed to have a maximum height of 32 feet. This building will be similar to Building 1, in terms of architecture and operations. The Transitional Housing Building square footage is approximately 12,000 square feet. Access to this building will be mainly off of 4th Street but can be accessed from 6th Street.

   Comfort Homes: Forty-four (44)-permanent supportive housing units are proposed to be developed where Buildings 5-8 were to be built on the Campus. These individual "Comfort Homes" will be approximately 500 square feet, and include a bedroom, bathroom, kitchen and living area. The maximum height of the typical Comfort Home is approximately 16 feet. The total building square footage for all of the permanent supportive housing units is approximately 32,000 square feet. In addition, the architectural style and building color/materials will be compatible with the other Campus buildings. Access to the Comfort Homes will be mainly off 4th Street but can be accessed from 6th Street.

WHEREAS, this Specific Plan Amendment #1 (SP-6, A1) and Plot Plan Amendment #1 (PP 10-02, A1), collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines, March JPA staff prepared a Final Environmental Impact Report for the March LifeCare Campus Specific Plan (SCH #2008071021); and

WHEREAS, on November 2, 2011, the March Joint Powers Commission considered and adopted Resolution JPA 11-36, Adopting a CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021); and

WHEREAS, in accordance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines, a second Addendum to the Certified Final EIR was prepared for the proposed Amended Project; and

WHEREAS, on February 14, 2024, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Amended Project Entitlements, at which time all persons wishing to testify in connection with the Amended Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the Addendum for the Project, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Commission finds that the Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. CEQA Findings on Environmental Impacts. Based on the Addendum for SP-6, A1 and PP 10-02, A1, the administrative record, and having considered all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Amended Project have been addressed within the Addendum for the Amended Project. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the proposed Project, may result in any significant environmental impacts beyond those analyzed in the certified Final EIR, the 2011 Addendum to the Final EIR and the Addendum for the Amended Project. The Commission finds that Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Amended Project and reflects the independent judgment and analysis of the Commission.

SECTION 4. The Commission adopts the Addendum attached hereto as Exhibit "A."

SECTION 5. Findings for Plot Plan Amendment 1 (PP 10-02, A1). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan Amendment #1, PP 10-02, A1, in accordance with Section 9.02.070 of the March JPA Development Code:

1. Plot Plan 10-02, A1 is consistent with the goals, objective, policies, and programs of the March JPA General Plan because:

a. Plot Plan 10-02, A1 complies with General Plan Land Goal #1: *"The Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, and capitalizes on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans."* Plot Plan 10-02, A1, supports logical, balanced growth by providing a state-of-the art, integrated support campus for homeless U.S. veterans. This Plot Plan is not only consistent with the SP-6, A1, but is also consistent with General Plan Goal #1 by including a mix of services and facility development on the institutional housing campus and Planning area. In addition, the Plot Plan helps to facilitate community development while being sensitive to regional transportation and land use planning efforts. Last, Plot Plan 10-02, A1 capitalizes on the appropriateness of development in the Northeast Planning Area, while generating up to an estimated 275 construction jobs, of which, up to 50 temporary jobs for onsite veterans; and

b. Plot Plan 10-02, A1 complies with General Plan Land Use Policy 1.4: "*Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive and comprehensive development.*" Plot Plan 10-02, A1 complies with General Plan Land Use Policy 1.4 because the Amended Plot Plan, will be developed via the development plan, regulations, and guidelines of SP-6, A1. The Amended Plot Plan site consists of 3.05-acres for the development of 24 transitional housing units and 44 permanent supportive housing units, equaling approximately 34,000-square-foot of institutional residential development. The Project site is proposed to accommodate 66 parking spaces for employees and residents.

2. Plot Plan 10-02, A1 complies with all applicable zoning and other regulations because:

   a. The U.S. Vets Transitional Program Specific Plan, SP-6, Amendment #1, includes the necessary development plan, regulations, guidelines and implementation and procedures necessary to develop Plot Plan 10-02, A1. The Amended Project and Project Site complies with the permitted uses and development standards outlined in the Specific Plan. Plot Plan 10-02, A1 provides the mechanism that will help facilitate the development of the Specific Plan area, phasing plan, and associated infrastructure improvement.

3. Plot Plan 10-02, A1 will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because:

   a. Plot Plan 10-02, A1 complies with General Plan Land Use Policy 1.3: *"Provide for patterns of land use which can be supported by existing and planned circulation, public facilities, and infrastructure system improvements in a manner that will preserve the March JPA's fiscal capacity."* The Amended Project will not adversely affect public health, safety, or general welfare because the Amended Project includes existing and planned infrastructure/services, including but not limited to, drainage facilities, nearby public transportation, sidewalks, bike lanes, and fire and police protection, which will serve the Project Site. The anticipated infrastructure improvements will not be at the expense of the March JPA.

Additionally, Plot Plan 10-02, A1, will be constructed in accordance with California Building Code standards building construction for residential uses; and

b. Plot Plan 10-02, A1 complies with General Plan Land Use Policy 1.9: *"Plan for compatible land uses within the aircraft noise impact contours depicted in the Air Installation Compatible Use Zones (AICUZ) Report for the airfield use."* The Project will not adversely affect public health, safety, or general welfare because Plot Plan 10-02, located in Compatibility Zone D, does not include any prohibited uses or hazards to flight such as physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations, or land use development and man-made features that may cause the attraction of birds to increase. The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts Plot Plan 10-02, A1 project site as being outside the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

4. The location, design, and operation of Plot Plan 10-02, A1 will be compatible with existing and planned land uses in the vicinity because:

   a. Plot Plan 10-02, A1 complies with General Plan Land Use Policy Goal 2: *"Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and sub-region."* Plot Plan 10-02, A1 proposes institutional residential facilities consisting of transitional housing and permanent supportive housing units/buildings in a location that is surrounded by existing institutional residential facilities and supportive services as part of a comprehensive residential campus for homeless veterans (March Veterans Village), and adjacent to public transportation. Accordingly, the location, design, and operation of Plot Plan 10-02, A1 will be compatible with existing and planned land uses in the vicinity.

SECTION 6. Adoption of the Addendum to the Final Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 7. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Amended Project Entitlements, including Plot Plan Amendment #1 (PP 10-02, A1), 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.

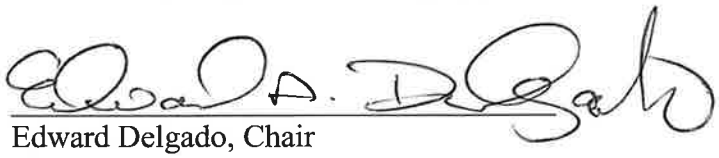
SECTION 8. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution JPA 24-01.

SECTION 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Clerk, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 10. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 11. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 14th day of February, 2024.



Edward Delgado, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution JPA 24-01 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on February 14, 2024, by the following vote of the Commission:

Ayes:	Perry, Jeffries (2 votes), Conder, Cabrera, Vargas (2 votes), Delgado
Noes:	
Abstain:	
Absent:	Rogers, Gutierrez

Dated: February 14, 2024

Cindy Camargo, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

U.S. Vets Transitional Housing Program Specific Plan
Specific Plan Amendment #1 (SP-6, A1)
Plot Plan Amendment #1 (PP 10-01, A1)

CEQA Addendum

AMENDED SP-6 ADDENDUM
Final Program Environmental Impact Report (SCH #2008071021)

March Life Care Campus Specific Plan (SP-7)

1 INTRODUCTION

This is the second addendum to the Final Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2008071021) for the March Life Care Campus Specific Plan (SP-7). The SP-7 EIR evaluated the potential environmental effects of implementing SP-7, which proposed the development of an integrated, state-of-the art healthcare campus with 3.5 million square feet of healthcare-related, educational research and mixed-use development as well as 2.5 million square feet of parking structure(s). The SP-7 EIR further analyzed the relocation of existing homeless shelters, Path of Life, and the U.S. Veterans' Transitional Housing Program within the boundaries of SP-7. While the March Life Care Campus Specific Plan did not readily identify the relocation sites for existing homeless facilities, SP-7 did include the analysis of new infrastructure, including street improvements and water distribution, sewage collection, and storm drainage facility improvements to potential relocation sites. The SP-7 EIR was certified in November of 2009 by the March JPA Commission, which acted as the lead agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

2 FIRST ADDENDUM TO THE MARCH LIFE CARE CAMPUS EIR FOR SP-6

In 2011, the U.S. Vets revised the original plan for the March Life Care Plan for SP-7. The revised program was to accomplish the following:

1. Amend General Plan No. 11-01 (GP11-01) to change the existing site designation on 7.75 acres from SP-7 to SP-6;
2. Establish a new Specific Plan on the new 7.75-acre U.S. Vets site. In accordance with the naming conventions set forth in March JPA Development Code Section 9.13.040, the new Specific Plan is labeled SP-6; and
3. Adopt Plot Plan 10-02 for the development of a 401-bed Transitional Housing Program facility for homeless U.S. Veterans within the western Riverside County region.

The SP-6 program included the following elements:

Site information	
Area of Site	7.75 acres
Surface Parking	246 spaces
Family and Efficiency Housing	219,964 square feet
Administration Building	37,869 square feet
Multipurpose Building	11,240 square feet

SP-6 included plans to construct the following veterans housing and support facilities:

- Building 1 – Administrative offices, multi-purpose space, and residential units
- Building 2 – Studio apartment units
- Building 3 – Administrative space and residential units
- Building 4 – Cafeteria and multi-purpose space
- Building 5 – Family housing units
- Building 6 – Efficiency housing units
- Building 7 – Efficiency housing units
- Building 8 – Family housing units

The March JPA prepared an Addendum to the Final SP-7 EIR that provided the findings of their evaluation, which was approved in October 2011. As part of the process required by *Section 15164. Addendum to an EIR or Negative Declaration*, the March JPA compared SP-6 to SP-7 that was evaluated in the Final EIR for the March Life Care Campus to determine if SP-6 would result in significant environmental impacts that were not considered at that time and if additional measures would be required to avoid, reduce, or otherwise mitigate such impacts. After reviewing the Final EIR, the March JPA determined that no new significant impacts would result from SP-6, and the existing mitigation measures were sufficient to reduce or offset significant impacts identified in the Final EIR.

As part of the SP-6 revised plan in 2011, the March Veterans Village site currently includes three existing buildings (Buildings 1, 2, and 3), courtyard, basketball court, playground, multi-use areas, landscaping, and 272 surface parking spaces that were constructed between December 2017 and February 2022. Two of the buildings along 6th Street are multi-story housing structures that provide permanent supportive and transitional housing units for veterans. One building is four stories and the other is three stories. The third building is in the center of the March Veterans Village site and is a double-wing structure with three stories. This facility serves as an administrative office for the US Vets – Inland Empire and a veteran's activity and meeting center, along with transitional veterans housing. The three buildings total 126,028 square feet and have a total of 154 units with 215 beds.

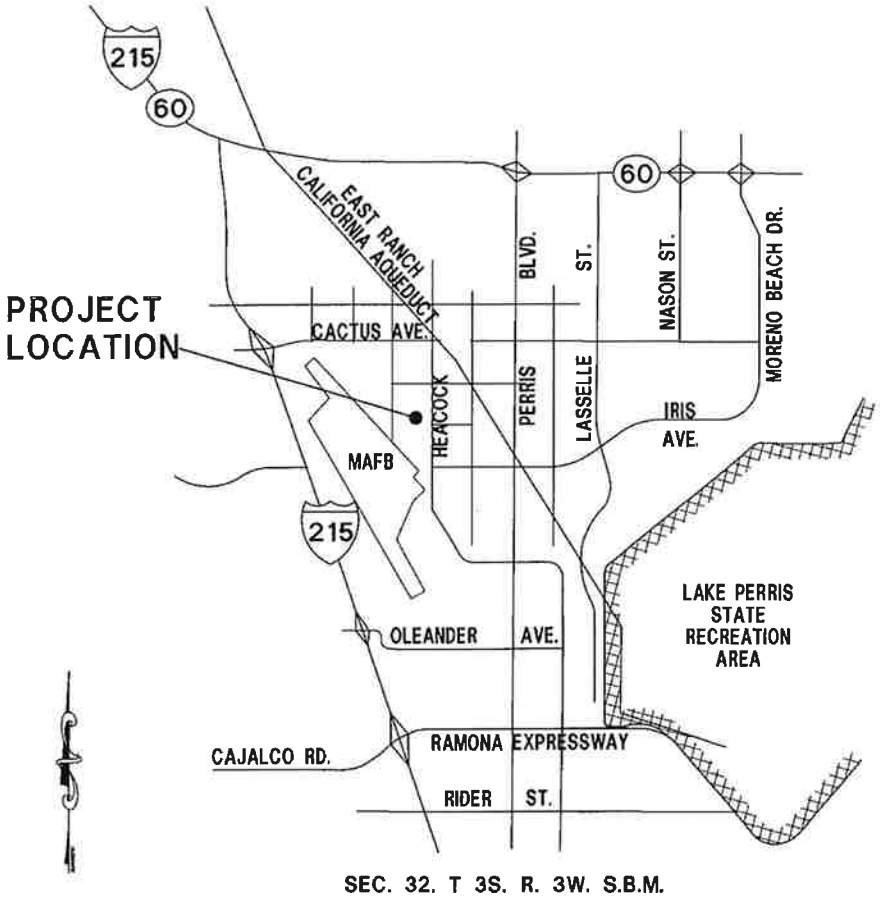
3 SECOND ADDENDUM TO THE EIR FOR AMENDED SP-6

The SP-6 program was amended again in February 2023 and would be substantially scaled back from the 2011 SP-6 (Figure 1 and Figure 2). The 2011 SP-6 proposed 269,073 square

feet of new construction for eight new multi-story structures, as indicated above. The Amended SP-6 would involve the construction of 44 one-story Comfort Homes at 503 square feet per unit, totaling 22,150 square feet, and an 11,850-square foot multi-story Transitional Housing Building with 24 units and 24 beds for a total of 34,000 square feet of new veteran's housing units. These housing facilities would act to replace Buildings 4 through 8 that were planned as part of SP-6 in 2011. The Amended SP-6 program includes the following elements:

Site information	
Area of Site	3.05 acres
Surface Parking	66 spaces
Comfort Home Housing	22,150 square feet
Transitional Housing	11,850 square feet
Public Open Space	7,485 square feet
Private Open Space (Covered)	9,150 square feet
Lot Landscaping	60,142 square feet

There are a total of 272 existing parking spaces at March Veterans Village. A parking study was prepared as part of Amended SP-6 to project the demand that the new housing would generate to complete the full buildout of March Veterans Village. It was projected that 66 new spaces would be required. Additionally, 83 of the current 272 spaces would be lost based on the area needed to locate and construct the 44 Comfort Homes and the Transitional Housing Building, leaving 189 spaces. The parking study also determined that the demand for parking for Amended SP-6 would be 187 spaces. Thus, it was thus determined that adequate parking would be available after the construction of the Amended SP-6 housing area.



SEC. 32. T 3S. R. 3W. S.B.M.

Figure 1 Site Vicinity Map



Figure 2. Project Site Plan

4 PURPOSE OF THE ADDENDUM

Once an EIR has been certified, a subsequent or supplemental EIR is *only* required when the lead agency determines that one of the following conditions has been met based on Section 15162. *Subsequent EIRS and Negative Declarations*:

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant impacts;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

A. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

C. Mitigation measures or alternative previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Under CEQA, the lead agency may prepare an Addendum to a previously certified EIR if some changes or additions are necessary to a prior-certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR described above have occurred (*CEQA Guidelines* Section 15164. *Addendum to an EIR or Negative Declaration*).

An addendum to an EIR may be prepared when minor technical changes or additions are necessary for a project that has already been approved and when no additional significant environmental effects or a substantial increase in the severity of previously identified significant effects are anticipated to occur based on the following requirements in Section 15164:

a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred, as described above.

b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21166, Public Resources Code; *Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065; and *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467.

CEQA recommends that a brief explanation of the decision to prepare an addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)).

5 OVERVIEW OF ENVIRONMENTAL IMPACT ASSESSMENT

The March Life Care Campus Project SP-7 EIR evaluated and analyzed the potential for significant environmental impacts associated with the implementation of the SP-7 March Life Care Campus and the relocation of existing residential facilities for homeless veterans in the Riverside County area. This addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the SP-7 EIR and 2011 SP-6 Addendum in connection with the Amended SP-6 activities necessary to entitle the U.S. Vets project at March Veterans Village. The resource areas evaluated in the Amended SP-6 are presented below and evaluated in this addendum based on the most current edition of the CEQA Environmental Checklist:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfires
- Mandatory Findings of Significance

The CEQA Environmental Checklist presented in this document summarizes the differences between the Amended SP-6 and the SP-7 EIR and 2011 SP-6 Addendum in terms of the potential impacts resulting from Amended SP-6. This document compares the environmental effects of implementing the Amended SP-6 to determine the extent to which the evaluations of the SP-7 EIR and the 2011 SP-6 Addendum adequately address the impacts of the Amended SP-6. The anticipated environmental impacts of the Amended SP-6 are consistent with the analysis contained in the SP-7 EIR and 2011 SP-6 Addendum.

This addendum has been prepared because the General Plan Amendment (GPA 11-01), Specific Plan (SP-6), and Plot Plan (PP10-02), herein referred to as the Amended SP-6, are consistent with the overall project evaluated in the SP-7 EIR (SCH #2008071021).

The Amended SP-6 does not require major revisions to the SP-7 EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the Amended SP-6 have been analyzed and mitigated accordingly in the previous EIR prepared for the March Life Care Campus Specific Plan certified in November 2009 and the 2011 SP-6 Addendum, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, mitigation measures previously identified would adequately reduce impacts to less than significant levels. The mitigation measures in the SP-7 EIR and 2011 SP-6 Addendum are applicable to the Amended SP-6 Housing Plan at the U.S. Vets location at March Veterans Village.

Per *CEQA Guidelines* Section 15163(c), an addendum need not be circulated for public review but can be included in or attached to the SP-7 EIR. Prior to approval of the Amended SP-6, March JPA will consider this addendum together with the SP-7 EIR and 2011 SP-6 Addendum when making a decision regarding the Amended SP-6.

It has been determined that an addendum is the appropriate level of documentation for approval of the Amended SP-6 under CEQA.

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM
FOR USE WHEN THE AUTHORITY IS REVIEWING SUBSEQUENT DISCRETIONARY DOCUMENTS PURSUANT TO A PREVIOUSLY APPROVED OR CERTIFIED ENVIRONMENTAL DOCUMENT

1. Project Title: US Vets Transitional Program Specific Plan (SP-6), Amendment 1; Plot Plan (10-02), Amendment 1

2. Lead Agency Name and Address:
March Joint Power Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 95218

3. Contact Person and Phone Number: Jeff Smith, Principal Planner, (951) 656-7000

4. Project Location: 15-305 6th Street, Riverside, CA 92518

5. Project Sponsor's Name and Address:

US Vets Housing Corporation
800 West Sixth Street
Los Angeles, CA 90017

6. General Plan Designation: Specific Plan-6 7. Zoning: SP-6 (Institutional Residential)

8. Previous Environmental Document: Please describe the previously adopted ND or MND or the previously certified EIR (include the date the document was adopted or certified, the date the project was approved, by the Authority, the date the NOD was filed with the County of Riverside, and a summary of potentially significant effects identified in the CEQA document).

A Final Environmental Impact Report (EIR) was prepared by the March Joint Powers Authority (March JPA) for the March Life Care Campus Specific Plan and labeled as SP-7 (SCH #2008071021). The Final EIR was certified November 18, 2009, by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The Final EIR evaluated the potential environmental effects of implementing SP-7, which proposed the development of an integrated, state-of-the art healthcare campus with 3.55 million square feet of healthcare related, educational research and mixed-use development as well as 2.5 million square feet of parking structure(s). The Final EIR further analyzed the relocation of existing homeless shelters, Path of Life, and the U.S. Veterans' Transitional Housing Program within the boundaries of SP-7. While the March Lifecare Campus Specific Plan did not readily identify the relocation sites for existing homeless facilities, SP-7 did include the analysis of new infrastructure, including street improvements and water distribution, sewage collection, and storm drainage facility improvements to potential relocation sites.

The Final EIR concluded that there would be less than significant impacts after the incorporation of mitigation measures to the following environmental resource areas: land use, geology and soils, hazards and hazardous materials, hydrology and water quality, water supply, biological resources, and utilities and public services. The EIR concluded there would be significant and unavoidable impacts to cultural resources, traffic and circulation, air quality, and noise even with the incorporation of mitigation measures.

In 2011, the US Vets proposed a development plan within the boundary of the SP-7 March Life Care Plan. The 7.75-acre site for what is now the March Veterans Village is located at the southern boundary of the SP-7 site between 4th Street to the west and 6th Street to the east, with N Street serving as the northern border. The US Vets site represents approximately three percent of the 236-acre March Life Care site.

The program was amended to accomplish the following:

1. Amend March General Plan No. 11-01 (GP11-01) to change the US Vets site designation from SP-7 to SP-6;

2. Establish a new Specific Plan on the 7.75-acre U.S. Vets March Veterans Village Site within the March Life Care boundary evaluated in the Final EIR. In accordance with the naming conventions set forth in March JPA Development Code Section 9.13.040, the new Specific Plan is labeled SP-6; and
3. Adopt Plot Plan 10-02 for the development of a 401-bed Transitional Housing Program facility for homeless U.S. Veterans within the western Riverside County region.

The SP-6 program included the following elements:

Site Information	
Area of Site	7.75 acres
Surface Parking	246 spaces
Family and Efficiency Housing	219,964 square feet
Administration Building	37,869 square feet
Multipurpose Building	11,240 square feet

SP-6 included plans to construct the following Veterans support facilities:

- Building 1 – Administrative offices, multi-purpose space, and residential units
- Building 2 – Studio apartment units
- Building 3 – Administrative space and residential units
- Building 4 – Cafeteria and multi-purpose space
- Building 5 – Family housing units
- Building 6 – Efficiency housing units
- Building 7 – Efficiency housing units
- Building 8 – Family housing units

The March JPA prepared an Addendum to the Final SP-7 EIR that provided the findings of their evaluation, which was approved in October 2011. As part of the process required by *Section 15164. Addendum to an EIR or Negative Declaration*, the March JPA compared SP-6 to SP-7 that was evaluated in the Final EIR for the March Life Care Campus to determine if SP-6 would result in significant environmental impacts that were not considered at that time and if additional measures would be required to avoid, reduce, or otherwise mitigate such impacts. After reviewing the Final EIR, the March JPA determined that no new significant impacts would result from SP-6, and the existing mitigation measures were sufficient to reduce or offset significant impacts identified in the Final EIR.

As part of the SP-6 plan in 2011, the March Veterans Village site currently includes three existing buildings (Buildings 1, 2, and 3), courtyard, basketball court, playground, multi-use areas, landscaping, and 272 surface parking spaces that were constructed between December 2017 and February 2022. Two of the buildings along 6th Street are multi-story housing structures that provide permanent supportive and transitional housing units for veterans. One Building 1 is three stories and Building 2 is three stories. Building 3 is in the center of the March Veterans Village site and is a double-wing structure with three stories. Building 3 serves as an administrative office for the US Vets – Inland Empire and a veteran's activity and meeting center, along with transitional veteran housing. The three buildings total 126,028 square feet and have a total of 154 units with 215 beds.

9. Description of Project: (Describe the previously approved project and the authorized entitlements/ discretionary actions. Describe whether the subsequent discretionary action now proposed was considered in the previously approved CEQA document and describe any differences between the proposed action and the approved project.)

The SP-6 program was amended in February 2023 and would be substantially scaled back from the 2011 SP-6. The 2011 SP-6 proposed 269,073 square feet of new construction for eight new multi-story structures, as indicated above. The Amended SP-6 would involve the construction 44 Comfort Homes at 503 square feet per unit, totaling 22,150 square feet and a 11,850-square foot Transitional Housing Building with 24 units and 24 beds for a total of 34,000 square feet of new veteran's housing units. These housing facilities would act to replace Buildings 4 through 8 that were planned as part of SP-6 in 2011. The Amended SP-6 program includes the following elements:

Site Information	
Area of Site	3.05 acres
Surface Parking	66 spaces
Comfort Home Housing	22,150 square feet
Transitional Housing	11,850 square feet
Public Open Space	7,485 square feet
Private Open Space (Covered	9,150 square feet
Lot Landscaping	60,142 square feet

There are a total of 272 existing parking spaces at March Veterans Village. A parking study was prepared as part of Amended SP-6 to project the demand that the new housing would generate to complete the full buildout of March Veterans Village. It was projected that 66 new spaces would be required. Additionally, 83 of the current 272 spaces would be lost based on the area needed to locate and construct the 44 Comfort Homes and the Transitional Housing Building, leaving 189 spaces. The parking study also determined that the demand for parking for Amended SP-6 would be 187 spaces. Thus, it was thus determined that adequate parking would be available after the construction of the Amended SP-6 housing area.

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

The March Veterans Village is located within the jurisdictional boundaries of the March Joint Powers authority at the southwest corner N Street and 6th Street in Riverside, California, which serves as the setting of the site's surroundings. The site consists of three existing parcels (B-942a, B-942b, and K-5D B940) divided by the existing 5th Street right of way.

The land adjacent to and surrounding the site is sparsely developed. Land use adjacent to the site includes March Air Reserve Base community facilities, recreation areas, and vacant land. Beyond the site's immediate surroundings , land use includes commercial to the north and residential to the east in the City of Moreno Valley. Land use to the south and west is located on March Air Reserve Base and includes base cantonment facilities to the south and base single-family housing to the west. The site is within Zone D (un-mapped area) of the FEMA Flood Insurance Rate Map 06065C0765G, dated August 28, 2008, and within the Riverside County Flood Control District Perris Valley Area Drainage Plan.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Riverside County
Western Municipal Water District

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

See attached March JPA SB 18 Tribal Consultation Memo.

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	☐ Greenhouse Gases
☐ Tribal Cultural Resources	☐ Energy	☐ Wildfire

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Signature

01·03·2024
Date

JEFFREY M. SMITH
Printed Name

MARCH JPA
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) A finding of "New Mitigation is Required" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.

3) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.

4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.

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

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

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

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.

   c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

   d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

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

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

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

10) The explanation of each issue should identify:

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

b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and

c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII.	AESTHETICS. Except as provided in Public Resources Code section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?)	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact Analysis:

The impact assessment in the March Life Care Campus Initial Study phase of the CEQA process (Appendix A of the Draft EIR) determined that no significant impacts to aesthetic or visual resources would result from SP-7.

The 2011 Addendum confirmed from the SP-7 EIR that the project site is not located near a scenic vista and would not substantially damage scenic resources identified in b) above. The March Veterans Village is located within an urbanized area of Riverside County and the Amended SP-6 would not conflict with zoning, land use plans, or other development regulations. The EIR for the March Life Care Campus determined that SP-7 for the urban re-use of the planning area was consistent with the Master EIR (MEIR) for the March JPA General Plan and with zoning and land use plans of neighboring communities proximate to March Air Reserve Base. The MEIR acknowledged that changes to visual character of streetscapes and skylines would occur with urban re-use projects in the MEIR planning area.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Additionally, the current development at March Veterans Village was guided by SP-6 design guidelines and standards. The Amended SP-6 would also follow the same guidelines to facilitate a phased and orderly development process to provide a walkable and human-scaled campus environment in accordance with Chapter 5 – *Development Regulations and Guidelines* of the US Vets Transitional Program SP-6 Program Document, as amended. The development that took place at March Veterans Village as part of the earlier phases of SP-6 from December 2017 and December 2022 introduced new sources of light to the site, which included parking lot, building, and security lighting and signage. The lighting for the site was undertaken as part of the 2011 SP-6 development regulations and guidelines. The Amended SP-6 will follow the same guidelines for lighting the remainder of the site. Lighting to illuminate parking areas and buildings shall be shaded or diffused to reflect light away from and minimize glare to residential areas, adjoining property, and public right-of-way. Note also that March Veterans Village is approximately 0.21 miles from the nearest residences in Moreno Valley to the east and 0.20 miles from the single-family residences at March Air Reserve Base to the west, resulting in a lower potential for light impacts. There are no residences to the north or south.				
XIX. AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or	☐	☐	☒	☐

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Impact Analysis:

The impact assessment in the March Life Care Campus Initial Study phase of the CEQA process (Appendix A of the Draft EIR) determined that no significant impacts to agricultural or forestry resources would result from SP-7.

The 7.75-acre site is partially developed with facilities and infrastructure from previous phases of SP-6. Therefore, no portions of the site are currently under active cultivation, nor is the project area or surrounding land designated as prime or unique farmland or of local, regional, or statewide importance. The site is not zoned for agricultural uses, nor designated for agricultural purposes by the March JPA General Plan. Further, no Williamson Act contracts are in place at the site. Thus, no impacts to agriculture and forestry resources would occur as a result of Amended SP-6 and no further analysis is required.

XVIII.	AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Impact Analysis:

The SP-7 EIR determined that the March Life Care Campus would result in significant and unavoidable short-term construction impacts and long-term operational impacts to air quality that would exceed localized significance

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
thresholds (LST) set by the South Coast Air Quality Management District (SCAQMD) even with the application of feasible Mitigation Measures 4.9.1 through 4.9.28. The SP-7 project area is located in a region that is in non-attainment for Particulate Matter-10 (PM-10), PM-2.5, and ozone (nitrous oxides [NO_x] and reactive organic gases [ROG] are ozone precursors that require assessment in an air quality evaluation). Construction activities would result in short-term PM-10 emissions that would exceed SCAQMD LST thresholds. Long-term operations would also exceed PM-10 LST thresholds, along with PM-2.5, carbon monoxide (CO), NO_x, and ROG. The air quality impact assessment in the 2011 Addendum determined that SP-6 for the US Vets development plan at March Veterans Village would not result in new impacts to air quality based on the fact that SP-6 involved a substantially smaller development footprint than SP-7, 269,073 square feet for SP-6 as compared to 3.55 million square feet for SP-7. The 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to reduce short-term SP-6 construction impacts from grading, site preparation, and facility construction to levels below significant. For long-term operations, the 2011 Addendum also included a Traffic Impact Assessment (TIA) that determined SP-6 would generate 1,884 less daily motor vehicle trips than SP-7. This net reduction would result in substantially less emissions of the airborne pollutants identified above and would not result in new significant air quality impacts that were not assessed in the SP-7 EIR. The level and intensity of construction and operation for the amended SP-6 would be substantially less than what was initially planned for SP-6 and, accordingly, would not result in new air quality impacts that were not identified in the SP-7 EIR or the SP-6 Addendum. A Vehicle Miles Traveled (VMT) Memo was prepared as part of the Amended 2011 SP-6 Addendum. The VMT assessment indicated that 261 daily vehicle trips would be generated by the construction of the 44 Comfort Homes and the Transitional Housing Building at March Veterans Village. The 261 daily trips were included in the overall reduction of daily vehicle trips based on the evaluation conducted in the TIA for the 2011 SP-6 Addendum discussed above. It is concluded, therefore, that the Amended SP-6 would not result in new air quality impacts that were not assessed in the SP-7 EIR or the SP-6 Addendum. Additionally, the mitigation measures identified in the SP-7 EIR would be implemented during the short-term construction phase and the long-term operation of March Veterans Village for the Amended SP-6, as applicable. Note that the mitigation measures for air quality are appended to this Addendum.				
XIX. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,	☐	☐	☒	☐

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	filling, hydrological interruption, or other means?				
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Impact Analysis:

Mitigation Measures 4.7.1 through 4.7.8 were identified in the SP-7 EIR for the March Life Care Campus to avoid or reduce potentially significant impacts to biological resources below levels considered significant for the criteria identified above.

During the impact assessment for the 2011 Addendum, no biological resources were identified on the 7.75-acre SP-6 site within the overall March Life Care SP-7 boundary, such as migratory and/or nesting birds. The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to avoid or reduce impacts to biological resources for the March Veterans Village and that no new significant impacts would occur.

The site was mass graded during December 2015 and May 2018 and construction for the initial phases of SP-6 at March Veterans Village took place during December 2017 and February 2022. The site, therefore, is considered to be a fully disturbed site. The Amended SP-6 would continue to incorporate the SP-7 EIR mitigation measures to reduce the potential for significant impacts to biological resources on the remainder of the March Veterans Village site. Note that the mitigation measures for biological resources are appended to this Addendum.

XX.	CULTURAL RESOURCES -- Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Impact Analysis: The SP-7 EIR determined that the March Life Care Campus would result in significant and unavoidable impacts to cultural resources regarding a Works Progress Administration (WPA) canal located in the SP-7 project area even with the adoption of mitigation to avoid or reduce impacts to the Canal. Mitigation Measures 4.6.1 through 4.6.7 were identified in the SP-7 EIR for March Life Care Campus to avoid or reduce potentially significant impacts to cultural resources below levels considered significant for the criteria identified above. During the impact assessment for the 2011 SP-6 Addendum, it was determined that the WPA canal was not located within the SP-6 project area and would not be affected by the construction of transitional housing for veterans at March Veterans Village. Additionally, no cultural resources were identified on the 7.75-acre SP-6 site, such as archeological sites or historic structures. The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to avoid or reduce impacts to cultural resources for the March Veterans Village and that no new significant impacts would occur. The site was mass graded during December 2015 and May 2018, and construction for the initial phases of SP-6 at March Veterans Village took place during December 2017 and February 2022. The site, therefore, is considered to be a fully disturbed site. The Amended SP-6 would continue to incorporate the SP-7 EIR mitigation measures to reduce the potential for significant impacts to cultural resources on the remainder of the March Veterans Village site. Note that the mitigation measures for cultural resources are appended to this Addendum.				
XXI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐
Impact Analysis: The project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. SP-6 and the Amended SP-6 incorporates Leadership in Energy and Environmental Design (LEED) campus design criteria. The LEED rating system establishes performance goals in five categories: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. The majority of the Amended SP-6 campus-specific opportunities to meet LEED standards will come from the categories of Sustainable Sites, Water Efficiency, and Energy and Atmosphere. A LEED Checklist has been prepared as Appendix F in the 2011 Amended US Vets Transitional Program SP-6 Document. The LEED Checklist includes all of the standards and credits that would be attained to optimize energy performance for SP-6. The previous SP-6 phases of development at March Veterans Village during December 2017 and February 2022 incorporated the LEED design standards for energy conservation and efficiency based on the LEED Checklist. The Amended SP-6 would continue the incorporation of LEED design and efficient energy standards to complete the full buildout of March Veterans Village based on the LEED Checklist in Appendix F of the Amended SP-6. Incorporating LEED design standards and credits into the Amended SP-6 for optimum energy use and consumption during the construction and operational phases of March Veterans Village would be in keeping with energy				

		New Potentially Significant Impact	**New Mitigation is Required**	**No New Impact/No Impact**	**Reduced Impact**
conservation and efficiency goals for Specific Plans in Chapter 9.13 of the March JPA Development Code, Effective August 13, 2016.					
XXII.	GEOLOGY AND SOILS -- Would the project:				
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii) Strong seismic ground shaking?	☐	☐	☒	☐
	iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv) Landslides?	☐	☐	☒	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Impact Analysis: Mitigation Measures 4.2.1 through 4.2.4 were identified in the SP-7 EIR for the March Life Care Campus to avoid or reduce potential impacts to geology and soils. These measures were adopted to reduce potentially significant impacts of geology and soils to less than significant. During the site-specific assessment for SP-6 at March Veterans Village, the 2011 Addendum adopted SP-7 EIR Mitigation Measures 4.2.1 through 4.2.4 and determined they were consistent with SP-7 to reduce potential impacts of geology and soils to less than significant. The Amended SP-6 to complete the full build-out of March Veterans Village would also adhere to requirements of the SP-7 EIR Mitigation Measures 4.2.1 through 4.2.4 for geology and soils and that no new impacts would occur. Note that the mitigation measures for geology and soils are appended to this Addendum. Additionally, a Geotechnical Engineering Report has been prepared for Amended SP-6. The report concluded that the remaining 3.05 acres of the March Veterans Village appears suitable for construction based on the geotechnical conditions encountered in the test borings, provided that the recommendations in the report are implemented during design and construction. Note also that this report would be govern the development of the Grading Concept Plan in Section 4.13 of the Amended US Vets Transitional Program SP-6 Document.				
XXIII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐
Impact Analysis: Greenhouse gas (GHG) emissions were included as part of the overall Air Quality section of the CEQA Environmental Checklist in the SP-7 EIR for the March Life Care Campus. GHG emissions have since been included as a separate section in subsequent editions of the CEQA Environmental Checklist, including the 2011 Addendum for SP-6. The GHG emissions assessment in the SP-7 EIR estimated that 89 percent would be generated from mobile sources (motor vehicles) and the remainder from direct and indirect stationary sources and area sources. The SP-7 EIR determined that GHG emissions would result in less than significant impacts for Criterion a) above and that mitigation measures were not required. It was stated in the SP-7 EIR that GHG emissions would be reduced as a byproduct of project design and Air Quality Mitigation Measures 4.9.13 through 4.9.28, which would act to reduce operational impacts from the March Life Care Campus. Criterion b) above was not part of the CEQA Environmental Checklist and was not part of the SP-7 EIR regarding air quality. The SP-7 EIR also determined that the March Life Care Campus complied with the strategies outlined by the California EPA Climate Action Team. The GHG impact assessment in the SP-6 2011 Addendum determined that GHG emissions for SP-6 would result in Reduced Impact. This determination was based on the TIA, which was prepared as part of the 2011 Addendum. The SP-7 EIR estimated that the March Life Care Campus would generate 2,637 daily trips, while SP-6 for March Veterans Village would generate 753 daily trips at full buildout, or a reduction of 1,884 trips, a 40 percent decrease. The TIA also determined that SP-6 would result in a reduction of 3,132 tons of carbon dioxide than the amount estimated in the SP-7 EIR. The SP-6 2011 Addendum also determined that the March Veterans Village complied California GHG plans, policies, and regulations based on its reduced carbon footprint.				

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
A VMT Memo was prepared for the Amended SP-6 Addendum to determine how many daily vehicle trips would be generated from the full buildout of March Veterans Village. The VMT Memo determined that 261 vehicle trips would be generated by the construction of 44 Comfort Homes and the Transitional Housing Building at March Veterans Village. The 261 trips are part of the 753 trips estimated in the SP-6 2011 Addendum and would be included as part of the reduction of 3,132 tons of carbon dioxide noted above. The Amended SP-6 is included as part of the Reduced Impact determination in the SP-6 2011 Addendum. The Amended SP-6 would also comply California EPA Climate Action Team, South Coast Air Quality Management District, and Riverside County Climate Action Plan GHG plans, policies, and regulations based on its reduced carbon footprint, along with the determination made in the SP-7 EIR.				
XXIV. HAZARDS AND HAZARDOUS MATERIALS - - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Impact Analysis: Mitigation Measures 4.3.1 through 4.3.9 were identified in the SP-7 EIR for the March Life Care Campus to avoid or reduce potentially significant impacts from hazards and hazardous materials. The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to reduce impacts from hazards and hazardous materials for the March Veterans Village and that no new significant impacts would occur. The Amended SP-6 Addendum likewise concludes that the mitigation measures in the SP-7 EIR are sufficient to reduce impacts from hazards and hazardous materials for the March Veterans Village based on the findings of the Phase I Environmental Site Assessment prepared in 2022.Additionally, no new significant impacts would occur and the mitigation measures from the SP-7 EIR would continue to be implemented to complete the full buildout of the site. The Amended SP-6 would continue to incorporate the SP-7 EIR mitigation measures to reduce the potential for significant impacts for hazards and hazardous materials on the remainder of the March Veterans Village site. Note that the mitigation measures for hazards and hazardous materials are appended to this Addendum.				
XXV. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Impact Analysis:

Mitigation Measures 4.4.1 through 4.4.8 were identified in the SP-7 EIR for the March Life Care Campus to avoid or reduce potentially significant impacts to hydrology and water quality.

The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to reduce impacts to hydrology and water quality for the March Veterans Village and that no new impacts would occur. The Amended SP-6 Addendum likewise concludes that the mitigation measures in the SP-7 EIR are sufficient to reduce impacts to hydrology and water quality for the March Veterans Village based on the findings of the Water Quality Management Plan completed in 2022. Additionally, no new significant impacts would occur and the mitigation measures from the SP-7 EIR would continue to be implemented to complete the full buildout of the site. The Amended SP-6 would continue to incorporate the SP-7 EIR mitigation measures to reduce the potential for significant impacts to hydrology and water resources on the remainder of the March Veterans Village site. Note that the mitigation measures for hydrology and water quality are appended to this Addendum.

XXVI.	LAND USE AND PLANNING -- Would the project:				
a)	Physically divide an established community?	☐	☐	☒	☐
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Impact Analysis:

Mitigation Measures 4.1.1 through 4.1.3 were identified in the SP-7 EIR for the March Life Care Campus to avoid or reduce potentially significant impacts regarding land use and planning.

The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to reduce impacts regarding land use and planning for the March Veterans Village and that no new significant impacts would occur. The Amended SP-6 Addendum likewise concludes that the mitigation measures in the SP-7 EIR are sufficient to reduce impacts regarding land use and planning at the March Veterans Village because no communities would be divided and March Veterans Village conforms to the March Life Care General Plan. Additionally, no new significant impacts would occur and the mitigation measures from the SP-7 EIR would continue to be implemented to complete the full buildout of the site. Note that the mitigation measures for land use and planning are appended to this Addendum.

XXVII.	MINERAL RESOURCES -- Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of	☐	☐	☒	☐

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	value to the region and the residents of the state?				
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Impact Analysis:

The potential for significant impacts to mineral resources were determined to be less than significant in the Initial Study phase of the March Life Care Campus CEQA process and not evaluated in the SP-7 EIR because no mineral resources are present in the project area. No additional evaluation was required for the 2011 SP-6 Addendum, and none are required for the Amended SP-6 Addendum.

XXVIII. NOISE -- Would the project result in:					
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Impact Analysis:

The SP-7 EIR determined that the March Life Care Campus would result in significant and unavoidable long-term operational noise impacts even with the adoption of mitigation measures to avoid or reduce such impacts. These impacts would result from peak noise event impacts, such as ambulance sirens and helipads, and a temporary or periodic increase in ambient noise levels in the project vicinity above existing levels without the development of the March life Care Campus. For all noise impacts, Mitigation Measures 4.10.1 through 4.10.19 were identified in the SP-7 EIR for the March Life Care Campus to avoid or reduce potentially significant impacts from temporary noise generation during construction, groundborne noise and vibration, and long-term operational noise impacts.

The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to reduce short-term and long-term noise and vibration impacts at the March Veterans Village and that no new significant impacts would occur. This finding was based on the fact that medical-based facilities capable of generating significant noise impacts, such as helipads and emergency service facilities, along with emergency service vehicles, would not be located within SP-6 at March Veterans Village. The Amended SP-6 Addendum likewise concludes that the mitigation measures in the SP-7 EIR are sufficient to reduce short-term and long-term noise and vibration impacts at the March Veterans Village, no new significant impacts would occur, and the mitigation measures from the SP-7 EIR would

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
continue to be implemented to complete the full buildout of the site. Note that the mitigation measures for noise are appended to this Addendum.				
XXIX. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Impact Analysis:

The impact assessment in the March Life Care Campus Initial Study phase of the CEQA process (Appendix A of the Draft EIR) determined that no significant impacts to population and housing would result from SP-7.

The 2011 SP-6 Addendum determined that the development proposed at the March Veterans Village was consistent with the findings in the SP-7 Initial Study and no new significant impacts would result.

The Amended SP-6 Addendum would continue to be consistent with the SP-7 Initial Study because the completion of March Veterans Village would not result in substantial unplanned growth or displace any existing people or housing in the area. Additionally, no new significant impacts to population and housing would result. Note also that the development of transitional housing for US veterans in SP-6 and Amended SP-6 would result in a long-term beneficial impact regarding the re-use of land at March Air Reserve Base, along with employment opportunities at March Veterans Village.

XXX. PUBLIC SERVICES -- Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Impact Analysis:

The impact assessment in the March Life Care Campus Initial Study phase of the CEQA process (Appendix A of the Draft EIR) determined that no significant impacts to public services would result from SP-7.

The 2011 SP-6 Addendum determined that the development proposed at the March Veterans Village was consistent with the findings in the SP-7 Initial Study and no new significant impacts would result. It was noted that the March JPA would collect development impact fees to help offset the potential increase in demand generated by SP-6 development for fire, law, and public services. It was noted that SP-6 would include the necessary features in and around the buildings at March Veterans Village to meet California Department of Forestry and Fire Protection (CalFire) requirements for multi-story buildings.

The Amended SP-6 Addendum would continue to be consistent with the SP-7 Initial Study because the completion of March Veterans Village would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or adversely impact public services in the area. Additionally, no new significant impacts to public services would result.

XXXI.	RECREATION --				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐

Impact Analysis:

The impact assessment in the March Life Care Campus Initial Study phase of the CEQA process (Appendix A of the Draft EIR) determined that no significant impacts to recreation would result from SP-7.

The 2011 SP-6 Addendum determined that the development proposed at the March Veterans Village was consistent with the findings in the SP-7 Initial Study, and no new significant impacts would result.

The Amended SP-6 Addendum would continue to be consistent with the SP-7 Initial Study because the completion of March Veterans Village would not increase the use of existing recreational facilities in a significant manner or require a significant expansion of such resources. Additionally no new significant impacts to recreation would result.

XXXII.	TRANSPORTATION -- Would the project:				
a)	Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b)	Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d)	Result in inadequate emergency access?	☐	☐	☒	☐

Impact Analysis:

The SP-7 EIR for the March Life Care Campus determined there would be individually and cumulatively significant and unavoidable traffic and circulation impacts even with the implementation of mitigation measures with respect to deficient intersections, roadway segments, and I-215 Freeway segments in or near the project area even with the adoption of mitigation measures to avoid or reduce such impacts.

The 2011 SP-6 Addendum evaluated the criteria in the CEQA Environmental Checklist for Transportation and determined the following with respect to SP-6 at the proposed March Veterans Village:

- Based on the TIA, less than 100 daily peak hour trips would result.
- Significant impacts to intersections and roadway segments in the project area would not result.
- Significant impacts to the off-site transportation system would not result.
- Significant impacts regarding an increased potential for traffic accidents would not result.
- SP-6 is located within the SP-7 March Life Care Campus area for which the SP-7 EIR has been approved.

The Amended SP-6 would be in keeping with the results determined above for SP-6. The TIA for SP-6 projected there would be 88 daily peak hour morning trips and 64 daily peak hour afternoon trips based on the development of 269,073 square feet for new transitional housing at March Veterans Village. The VMT Memo for the Amended SP-6 estimated there would be 34 daily peak hour morning trips and 25 peak hour afternoon trips. The peak hour trips projected for Amended SP-6 have been captured and assessed in the 2011 SP-6 Addendum and no new significant impacts to transportation would occur.

The Amended SP-6 would be considered to be in compliance with the Circulation Element of the March JPA General Plan as with the earlier phases of development for SP-6 at March Veterans Village.

A VMT analysis in Criterion b) above is the key method of assessing transportation impacts under CEQA based on the revisions to the CEQA Guidelines and Statute, which became effective on December 31, 2018. The Amended SP-6 at March Veterans Village included a VMT Memo to determine if a full VMT analysis would be required. A full VMT analysis is based on a projection of the total VMT generated by the project, along with the potential for significant transportation system impacts resulting from the project. The VMT Memo determined that the Amended SP-6 would not result in significant VMT impacts and that a full VMT analysis was not required. The determination was based on Office of Planning and Research guidelines on conducting a VMT analysis: "Lead agencies may screen out VMT impacts on the provision of affordable housing." The primary purpose of March Veterans Village is to provide affordable transitional and supportive housing to veterans in the Riverside County area.

The Amended SP-6 would implement Mitigation Measure 4.8.14 from the SP-7 EIR for the March Life Care Campus to reduce potential impacts from traffic hazards, inadequate site access and internal circulation, inadequate emergency access, or design features to less than significant. Mitigation Measure 4.8.14 would require the development contractor to prepare and submit a Construction Traffic Management Plan for review and approval by the March JPA prior to receiving a grading permit for the remaining 3.05 acres at March Veterans Village.

			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XXXIII.	TRIBAL CULTURAL RESOURCES – Would the project:					
a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		☐	☐	☒	☐
	i)	Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
	ii)	A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Impact Analysis:

During the preparation of the SP-7 EIR for the March Life Care Campus, the Native American Heritage Commission in Sacramento was contacted to request potential listings of sacred or religious properties in the project area on April 3, 2008. Additionally, a listing of local and countywide Native American representatives was obtained. Letters describing the proposed project and maps identifying the project area were mailed to each representative, along with a request for input about the project or the project area.

Mitigation Measures 4.6.1 through 4.6.7 were identified in the SP-7 EIR for March Life Care Campus to avoid or reduce potentially significant impacts to cultural resources below levels considered significant for the criteria identified above, including Tribal cultural resources.

During the impact assessment for the 2011 Addendum, no cultural resources were identified on the 7.75-acre SP-6 site within the overall March Life Care SP-7 boundary, such as Tribal human remains or Traditional Cultural Practices. The SP-6 2011 Addendum determined that the mitigation measures in the SP-7 EIR were sufficient to avoid or reduce impacts to cultural resources for the March Veterans Village, and no new significant impacts would occur.

The site was mass graded during December 2015 and May 2018 and construction for the initial phases of SP-6 at March Veterans Village took place during December 2017 and February 2022. The site, therefore, is considered to be a

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
fully disturbed site. The Amended SP-6 would continue to incorporate the SP-7 EIR mitigation measures to reduce the potential for significant impacts to Tribal cultural resources on the remainder of the March Veterans Village site. Note that the mitigation measures for Tribal cultural resources are appended to this Addendum.				
XXXIV. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Impact Analysis:

The SP-7 EIR for the March Life Care Campus determined that the project would not result in significant impacts to utilities and service systems that would serve the site, and any impacts would be less than significant. Additionally, Mitigation Measures 4.11.1 through 4.11.4 were identified to avoid or reduce the potential for significant impacts regarding CalFire standards, demolition waste management plans, report verification on approved construction and demolition waste management plans, and contractor compliance verification on approved construction waste management plan requirements of 50 percent waste reduction, respectively.

The 2011 SP-6 Addendum at March Veterans Village determined that the evaluation conducted in the SP-7 EIR was consistent with SP-6, the mitigation measures adopted for utilities and service systems would avoid or reduce the potential for significant impacts, and no new significant impacts would occur.

The Amended SP-6 likewise determines that the evaluation conducted in the SP-7 EIR was consistent with SP-6, the mitigation measures adopted for utilities and service systems would avoid or reduce the potential for significant impacts, and no new significant impacts would occur. The determination is based on the substantial reduction in

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
additional new construction of transitional and supportive veterans housing at March Veterans Village for the Amended SP-6, which would result in a reduction in the demand for utilities and services as compared to the initial SP-6 in 2011. The Amended SP-6 would continue to incorporate the SP-7 EIR mitigation measures to reduce the potential for significant impacts to utilities and service systems on the remainder of the March Veterans Village site. Note that the mitigation measures for utilities and service systems are appended to this Addendum. With regard to Criterion b), an Infrastructure Report prepared by Albert A. Webb Associates in May 2008 determined that the existing water pipelines on and around the March Veterans Village site were not large enough to handle the required flows for the proposed development. All existing pipelines within the March Veterans Village must be replaced. The water distribution for the March Veterans Village system has been designed to tie to the existing 14-inch water line in Meyer Drive at 6th Street and will consist of a 12-inch transmission pipeline from that point of connection to the perimeter of and around the project site. The Amended SP-6 would comply with CalGreen standards for water efficiency and would meet LEED criteria for Sustainable Sites and Water Efficiency. Additionally, 100 percent of landscaping for the campus will be drought tolerant. Reclaimed water is not currently available for the site, but the systems would be designed to accommodate future conversions, as applicable. It is the intent that reclaimed water would be used throughout the March Veterans Village site for irrigation if and when supplies become available. As such, the Amended SP-6 would be designed to lower the demand for potable water. Based on the water use efficiency measures that would be included as part of the SP-6 design, given this significant long-term impacts to local and regional water supply would not occur.				
XXXV. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	☐	☐	☒	☐
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Impact Analysis: The evaluation of the potential for significant impacts from wildfires was not a requirement under CEQA for the SP-7 EIR for the March life Care Campus or the 2011 SP-6 Addendum. The California Office of the State Fire Marshal website was consulted to determine if the March Veterans Village is located in an area subject to wildfires. Public Resources Code 4201-4204 directs the CalFire to map fire hazards within State Responsibility Areas in each county. These zones, referred to as Fire Hazard Severity Zones, classify a wildland zone as Moderate, High, or Very High fire hazard based on the average hazard across the area included in the zone. The map for Riverside County indicates March Veterans Village is not in a designated wildfire hazard area that is considered Very High, High, or Moderate. The potential for significant impacts from wildfires would not occur for the Amended SP-6 at March Veterans Village because of the area's highly urbanized location in Riverside County. Additionally, the wildfire hazard mapping for Riverside County indicates March Veterans Village is located in a Federal Responsibility Area based on its location on March Air Reserve Base, which is a federal installation of the U.S. Department of Defense. The Riverside County Fire Department is responsible for responding to fires in unincorporated areas of Riverside County.				
XXXVI. MANDATORY FINDINGS OF SIGNIFICANCE. (State CEQA Guidelines section 15065(a).)				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d) Does the project have environmental effects which will cause substantial	☐	☐	☒	☐

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
adverse effects on human beings, either directly or indirectly?				

Impact Analysis:

As demonstrated from the responses to CEQA Environmental Checklist Criteria XVIII through XXXXI, the Amended SP-6 involves the following:

- Is located within the same area of development as the 2011 SP-6.
- Is planned to be a reduction in additional development of transitional and supportive housing square footage for veterans than the 2011 SP-6 based on a change from dormitory units to individual Comfort Homes.
- Implements the mitigation measures identified in the SP-7 EIR and 2011 Addendum to avoid or reduce significant impacts during the short-term construction period and the long-term operation of March Veterans Village.
- Would not result in new significant impacts that were not assessed in the SP-7 EIR for the March Life Care Campus or the 2011 SP-6 Addendum.

Based on these findings, the Amended SP-6 would not result in potentially significant impacts for the criteria identified in questions a) through d) above.

MARCH JOINT POWERS AUTHORITY

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951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

MEMORANDUM

TO: US Vets SP6A1-PPA1 Project Files – SB 18 Tribal Consultation

FROM: Jeffrey Smith, AICP, Principal Planner

DATE: July 10, 2023

RE: SB 18 Tribal Consultation: Tribal Contact Summary

Government Code §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans. The law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Senate Bill (SB) 18 requires local (City and County) governments to consult with California Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code §65300 et seq.) and specific plans (defined in Government Code §65450 et seq.).

The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government.

March JPA staff contacted the Native American Heritage Commission (NAHC), via email on February 13, 2023. NAHC responded, via email on February 22, 2023, with a Tribal Consultation List, consisting of fourteen (14) tribes, for Riverside County. On March 1, 2023, all tribes were contacted for consultation via email and/or certified letter, asking each tribe to submit their written request for consultation with March JPA, within 90 days from receipt of the letter (somewhere between May 30 and June 7, 2023). Of the 14 tribes contacted, five tribes responded but none requested consultation. The table, on page 2, is a summary of tribes contacted and response.

SB 18 Tribal Consultation - Tribal Contact Summary Table

US Vets SP-6 A1, PPA1 Project

	Tribes Contacted	Notification Email/Letter Date	Date of Response Email / Letter	Date/Results/Follow-Up Phone Calls and / or Emails
1	**Agua Caliente Band of Cahuilla Indians** ▪ Reid Milanovich, Chairperson ▪ Patricia Garcia-Plotkin, Director	03/01/2023 Email / Letter	**Response received via email with attached letter, Xitlaly Madrigal, 03/03/2023:** *The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the Parcel D1-Gateway Aviation Center project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following information:* **Copies of any cultural resource documentation (report and site records) generated in connection with this project.* **A cultural resources inventory of the project area by a qualified archaeologist prior to any development activities in this area.* **A copy of the records search with associated survey reports and site records from the information center.*	03/02/2023: MJPA sends email to Agua Caliente THPO, thanking them for their response, and will review their letter and get back to you if there are any questions. 07/10/2023: MJPA contacts Xitlaly Madrigal, Agua Caliente THPO, to discuss the proposed project and requested items identified in the March 3, 202 letter. Staff discussed the difficulty in finding the items for the current project, but mentioned that there may be information on the original US Vets Project. Ms. Madrigal asked for that information if available and MJPA Staff will oblige. Ms. Madrigal stated that she will provide a letter (probably during the week of July 17, 2023) concluding consultation for the current US Vets Project and thanked the MJPA for consultation efforts.
2	**Augustine Band of Cahuilla Mission Indians** ▪ Amanda Vance, Chairperson	03/01/2023 Email / Letter	**Response received via email with attached letter, Anadalia Rios, 03/07/2023:** *At this time, we are unaware of specific cultural resources that may be affected by the proposed project, however, in the event, you should discover any cultural resources during the development of this project please contact our office immediately for further evaluation.*	03/08/2023: MJPA sends email to Augustine Band, thanking them for their response.

	Tribes Contacted	Notification Email/Letter Date	Date of Response Email / Letter	Date/Results/Follow-Up Phone Calls and / or Emails
3	**Cabazon Band of Mission Indians** ▪ Doug Welmas, Chairperson	03/01/2023 Email / Letter	No response received.	
4	**Cahuilla Band of Indians** ▪ Daniel Salgado, Chairperson	03/01/2023 Email / Letter	No response received.	
5	**Los Coyotes Band of Cahuilla and Cupeño Indians** ▪ Ray Chapparosa, Chairperson	03/01/2023 Email / Letter	No response received.	
6	**Morongo Band of Mission Indians** ▪ Robert Martin, Chairperson ▪ Ann Brierty, THPO	03/01/2023 Email / Letter	No response received.	
7	**Pala Band of Mission Indians** ▪ Shasta Gaughen, THPO	03/01/2023 Email / Letter	**Response received via email with attached letter, Alexis Wallick, 05/15/2023:** *We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.*	05/15/2023: MJPA sends email to Pala Band, thanking them for their response.
8	**Pechanga Band of Luiseno Indians** ▪ Mark Macarro, Chairperson ▪ Paul Macarro, Cultural Coordinator ▪ Ebru Ozdil, Cultural Analyst ▪ Molly Earp-Escobar, Cultural Planning Specialist	03/01/2023 Email / Letter	No response received.	

	Tribes Contacted	Notification Email/Letter Date	Date of Response Email / Letter	Date/Results/Follow-Up Phone Calls and / or Emails
9	**Quechan Tribe of the Fort Yuma Reservation** ▪ Jill McCormick, Hist. Pres. Officer	03/01/2023 Email / Letter	**Response received via email: H. Jill McCormick, HPO, 03/02/2023:** *This email is to inform you that we do not wish to comment on this project. We defer to the more local Tribes and support their determinations on this matter.*	03/02/2023: MJPA sends email to Quechan HPO, thanking them for their response.
10	**Ramona Band of Cahuilla** Joseph Hamilton, Chairperson	03/01/2023 Email / Letter	No response received.	
11	**Rincon Band of Luiseno Indians** Bo Mazzetti, Chairperson Cheryl Madrigal, THPO	03/01/2023 Email / Letter	**Response received via email with attached letter, Cheryl Madrigal THPO, 04/03/23:** *At this time, we have no additional information to provide and do not request consultation. We recommend that you directly contact the Pechanga Band of Indians and Soboba Band of Luiseño Indians as they are closer to the project and may have pertinent information.*	04/04/2023: MJPA sends email to Rincon THPO, thanking them for their response.
12	**Santa Rosa Band of Cahuilla Indians** Lovina Redner, Chairperson	03/01/2023 Email / Letter	No response received.	
13	**Soboba Band of Luiseno Indians** Isaiah Vivanco, Chairperson Joseph Ontiveros, Cultural Resources Department Jessica Valdez, Cultural ResourcesDepartment	03/01/2023 Email / Letter	No response received.	
14	**Torres-Martinez Desert Cahuilla Indians** Thomas Tortez, Chairperson	03/01/2023 Email / Letter	No response received.	

4.0 MITIGATION MONITORING PLAN

4.1 INTRODUCTION

To ensure that the mitigation measures contained in this EIR are properly implemented, a monitoring program has been developed pursuant to State law. This Mitigation Monitoring Plan (MMP) identifies measures incorporated in the Project which reduce its potential environmental effects; the entities responsible for implementation and monitoring of mitigation measures; and the appropriate timing for implementation of mitigation measures. As described in *CEQA* § 15097, this MMP employs both reporting on, and monitoring of, Project mitigation measures.

The objectives of the MMP are to:

- Assign responsibility for, and ensure proper implementation of mitigation measures;
- Assign responsibility for, and provide for monitoring and reporting of compliance with mitigation measures;
- Provide the mechanism to identify areas of noncompliance and need for enforcement action before irreversible environmental damage occurs.

Mitigation monitoring and reporting procedures incorporated in the Project are presented in the following Section 4.2. Specific mitigation measures incorporated in the Project, mitigation timing, and implementation and reporting/monitoring responsibilities are presented within this Section at Table 4.2-1.

4.2 MITIGATION MONITORING AND REPORTING

Mitigation Monitoring and Responsibilities

As the Lead Agency, the March Joint Powers Authority (JPA) is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Project. The JPA will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the Project area. In this regard, the responsibilities for implementation have been assigned to the Applicant, Developer, Contractor, or combination thereof.

For the purposes of this MMP, the Applicant is the master developer and as such, measures assigned to the Applicant involve master planning issues and/or backbone infrastructure. Responsibility for design and implementation of individual development sites throughout the Specific Plan area have been assigned to the Developer. Finally, measures assigned to the Contractor refer to the actual contractor managing the construction of each development site.

If during the course of Project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the JPA shall be immediately informed, and the JPA will then inform any affected responsible agencies. The JPA in conjunction with any affected responsible agencies will then determine if modification to the Project is required and/or whether alternative mitigation is appropriate.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.1 Land Use				
4.1.1 All Radio Frequency generating equipment and band frequencies used for any of the Project facilities shall be reviewed and approved by the MARB communications squadron and Defense Media Center (DMC) Engineering Directorate.	Prior to Project approval	Site Developer	March JPA; MARB communications squadron; DMC Engineering Directorate	As part of the project approval process the applicant shall provide a letter of assurance from MARB and DMC to the MJPA, that said mitigation measure has been complied with.
4.1.2 Project site plans, facilities designs, and operations shall be designed to ensure that structures are not proposed in areas or locations or at heights that would result in interference with DMC and MARB communications or impair DMC and MARB security, and similarly, that Project operations are not proposed in areas or locations that result in interference with DMC communications. To this end, Project site plans, facilities designs, and operations, to specifically include any proposed parking structures in areas adjacent to the DMC, use of exterior reflective materials, and helicopter operations and flight paths, shall be coordinated the Defense Media Center (DMC) Engineering Directorate, as well as the March Air Reserve Base (MARB).	Prior to Project approval	Master and Site Developer	March JPA; DMC Engineering Directorate	As part of the project approval process the applicant shall provide a letter of assurance from MARB and DMC to the MJPA, that said mitigation measure has been complied with.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.1 Land Use (cont'd)				
4.1.3 All exterior lighting shall be downward directed, or shall be otherwise designed and oriented to prevent light overspill.	Prior to Project approval	Master and Site Developer	March JPA	Design submittal. Provide copies of project lighting drawings to document the location and type of fixtures proposed. General notes on building plans shall identify compliance requirements for on-site lighting under Section 4.9.9 of the SP. Photometrics to confirm compliance with measure, prior to building permit issuance.
4.2 Geology and Soils				
4.2.1 Performance standards and requirements established within the Project Geotechnical Investigation which address exposure of people or structures to potentially substantial adverse effects of strong seismic ground shaking or seismic-related ground failure (including liquefaction) shall be incorporated into Project site design and construction plans. A qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requirements identified in the Project Geotechnical Investigation.	Prior to Project approval and Issuance of Building Permit	Site Developer	March JPA	As part of the project approval process the applicant shall provide the MJPA with the assurance that proposed project is consistent with the SP Geotechnical Investigation. Otherwise, additional geotechnical study will be required. Prior to the issuance of building permits the applicant shall show compliance with approved Geotechnical Investigation.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.2 Soil testing for potential PCE vapor intrusion shall be performed during construction or ground disturbing activities in the southeasterly portion of the Project site (Area "G" on Figure 4.3-1). If PCE vapors are detected, remedial actions shall completed as required by RCDEH or other lead regulatory agency.	Prior to building permit issuance	Site Developer / Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineers shall be submitted as proof of compliance.
4.3.3 The developer of the deed-restricted former NCO site (Area "E" indicated at EIR Figure 4.3-1) shall provide evidence to the March JPA of compliance with the deed restrictions prior to development of that portion of the Specific Plan. (Deed restrictions are presented at Appendix F to the Project Phase I ESA, EIR Appendix C). Alternatively, if the former NCO site is proposed for uses currently prohibited under the deed restriction on this property, and not already analyzed in the EIR, such uses would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from DTSC and/or the appropriate regulatory agency in Riverside County shall be submitted to the March JPA.	Prior to Project approval	Site Developer	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from DTSC shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineer shall be submitted as proof of compliance.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.4 If, during the course of Project construction, any underground storage tanks are identified, all activities shall halt. The discovery of any hazardous materials associated with encountered underground tanks, other than those already analyzed in the EIR, would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from the appropriate regulatory agency for the State and/or Riverside County shall be submitted to the March JPA.	Prior to building permit issuance	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate sign off from DTSC shall be submitted to MJPA prior to permit issuance. A report summarizing findings and resolutions during construction shall be submitted by the contractor as proof of compliance.
4.3.5 Throughout demolition/renovation and site preparation activities, confirmed and suspected asbestos containing materials shall be handled and disposed of by licensed contractors in accordance with all appropriate regulatory agency guidelines.	Prior to grading permit issuance	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate signoff from DTSC and applicable agencies shall be obtained prior to permit issuance. A report shall be submitted by the contractor as proof of compliance.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.6 Throughout demolition/renovation and site preparation activities, lead based paint will be handled in accordance with local, state and federal regulatory guidance, and any lead based paint covered debris will be removed to authorized disposal locations. All building hazardous materials will be abated as required by law and removed prior to demolition activities for disposal to facilities licensed to accept these materials. Documentation for all disposal of all demolition debris will be provided to the March JPA upon completion of demolition activities.	Prior to grading permit issuance	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate signoff from DTSC and applicable agencies shall be obtained prior to permit issuance. A report shall be submitted by the contractor as proof of compliance.
4.3.7 Throughout demolition/renovation and site preparation activities, worker safety precautions shall be maintained in accordance with occupational health and safety standards so as to prevent potential exposure to lead-based paint materials, asbestos-containing materials, or other hazardous building materials.	Prior to issuance of grading permit	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. A report shall be submitted by the contractor as proof of compliance with this measure.

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Table 4.2-1
March Lifecare Campus Specific Plan
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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.8 The soil adjacent to those buildings suspected of having LBP shall be evaluated for lead pursuant to guidance and requirements of the Department of Toxic Substances Control. If levels exceeding established DTSC/EPA PRGs (Preliminary Remediation Goals or CHHSLs (California Human Health Screening Levels) are found, soil remediation shall be completed as required by DTSC and/or RCDEH.	Prior to issuance of grading permit	Developer	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from DTSC shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineer shall be submitted as proof of compliance.
4.3.9 Prior to project approval, development applicants shall evaluate and determine if the requested uses/facilities are subject to provisions of Public Resources Code Section 21151.4. Based on this evaluation and determination, applicants shall either:	Prior to Project approval	Site Developer	March JPA	
a) Provide the JPA with signed affidavit(s) that the requested facilities/uses are not subject to provisions of Public Resources Code Section 21151.4, or	Prior to Project approval	Site Developer	March JPA	Developer shall disclose during the project review process if facilities are subject to PRC 21151.4.

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March Lifecare Campus Specific Plan
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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.9 cont'd				
b) If the requested uses/facilities are determined to be subject to Public Resources Code Section 21151.4, applicable consultation and notification processes shall be conducted prior certification of any EIR, or approval of any negative declaration for the requested uses/facilities.	Prior to Project approval	Site Developer	March JPA	Proof of proper consultation shall be provided during the project review process.
4.3.10 All soil to be imported to the Project site shall be tested by a qualified soils engineering firm to confirm that the materials are free from contamination as defined by existing regulations. The results of the analysis shall be provided to the March JPA, prior to importation to the site.	Prior to issuance of grading permit	Contractor	March JPA	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineer shall be submitted as proof of compliance.

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March Lifecare Campus Specific Plan
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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.2 Soil testing for potential PCE vapor intrusion shall be performed during construction or ground disturbing activities in the southeasterly portion of the Project site (Area "G" on Figure 4.3-1). If PCE vapors are detected, remedial actions shall completed as required by RCDEH or other lead regulatory agency.	Prior to building permit issuance	Site Developer / Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineers shall be submitted as proof of compliance.
4.3.3 The developer of the deed-restricted former NCO site (Area "E" indicated at EIR Figure 4.3-1) shall provide evidence to the March JPA of compliance with the deed restrictions prior to development of that portion of the Specific Plan. (Deed restrictions are presented at Appendix F to the Project Phase I ESA, EIR Appendix C). Alternatively, if the former NCO site is proposed for uses currently prohibited under the deed restriction on this property, and not already analyzed in the EIR, such uses would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from DTSC and/or the appropriate regulatory agency in Riverside County shall be submitted to the March JPA.	Prior to Project approval	Site Developer	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from DTSC shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineer shall be submitted as proof of compliance.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.4 If, during the course of Project construction, any underground storage tanks are identified, all activities shall halt. The discovery of any hazardous materials associated with encountered underground tanks, other than those already analyzed in the EIR, would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from the appropriate regulatory agency for the State and/or Riverside County shall be submitted to the March JPA.	Prior to building permit issuance	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate sign off from DTSC shall be submitted to MJPA prior to permit issuance. A report summarizing findings and resolutions during construction shall be submitted by the contractor as proof of compliance.
4.3.5 Throughout demolition/renovation and site preparation activities, confirmed and suspected asbestos containing materials shall be handled and disposed of by licensed contractors in accordance with all appropriate regulatory agency guidelines.	Prior to grading permit issuance	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate signoff from DTSC and applicable agencies shall be obtained prior to permit issuance. A report shall be submitted by the contractor as proof of compliance.

Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.6 Throughout demolition/renovation and site preparation activities, lead based paint will be handled in accordance with local, state and federal regulatory guidance, and any lead based paint covered debris will be removed to authorized disposal locations. All building hazardous materials will be abated as required by law and removed prior to demolition activities for disposal to facilities licensed to accept these materials. Documentation for all disposal of all demolition debris will be provided to the March JPA upon completion of demolition activities.	Prior to grading permit issuance	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate signoff from DTSC and applicable agencies shall be obtained prior to permit issuance. A report shall be submitted by the contractor as proof of compliance.
4.3.7 Throughout demolition/renovation and site preparation activities, worker safety precautions shall be maintained in accordance with occupational health and safety standards so as to prevent potential exposure to lead-based paint materials, asbestos-containing materials, or other hazardous building materials.	Prior to issuance of grading permit	Contractor	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. A report shall be submitted by the contractor as proof of compliance with this measure.

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Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.8 The soil adjacent to those buildings suspected of having LBP shall be evaluated for lead pursuant to guidance and requirements of the Department of Toxic Substances Control. If levels exceeding established DTSC/EPA PRGs (Preliminary Remediation Goals or CHHSLs (California Human Health Screening Levels) are found, soil remediation shall be completed as required by DTSC and/or RCDEH.	Prior to issuance of grading permit	Developer	March JPA; RCDEH; and/or DTSC	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from DTSC shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineer shall be submitted as proof of compliance.
4.3.9 Prior to project approval, development applicants shall evaluate and determine if the requested uses/facilities are subject to provisions of Public Resources Code Section 21151.4. Based on this evaluation and determination, applicants shall either:	Prior to Project approval	Site Developer	March JPA	
a) Provide the JPA with signed affidavit(s) that the requested facilities/uses are not subject to provisions of Public Resources Code Section 21151.4, or	Prior to Project approval	Site Developer	March JPA	Developer shall disclose during the project review process if facilities are subject to PRC 21151.4.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.9 cont'd				
b) If the requested uses/facilities are determined to be subject to Public Resources Code Section 21151.4, applicable consultation and notification processes shall be conducted prior certification of any EIR, or approval of any negative declaration for the requested uses/facilities.	Prior to Project approval	Site Developer	March JPA	Proof of proper consultation shall be provided during the project review process.
4.3.10 All soil to be imported to the Project site shall be tested by a qualified soils engineering firm to confirm that the materials are free from contamination as defined by existing regulations. The results of the analysis shall be provided to the March JPA, prior to importation to the site.	Prior to issuance of grading permit	Contractor	March JPA	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. A report from a certified geotechnical engineer shall be submitted as proof of compliance.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.3 Hazards and Hazardous Materials (cont'd)				
4.3.11 Prior to a grading permit issuance, the development contractor(s) shall prepare and submit construction traffic management plan(s) for review and approval by the March JPA. Traffic plans shall be designed to minimize traffic flow interference from construction activities. The plan may include the use of public transportation and satellite parking areas with a shuttle service; it MUST include advance public notice of routing; schedule operations affecting traffic for off-peak hours; minimize obstruction of through-traffic lanes; provide a flag person to guide traffic properly and ensure safety at construction sites. Construction traffic management plans near federal uses to remain shall be coordinated with federal uses to remain, and prepared by a licensed traffic engineer, and shall provide for safe and efficient access and on-site and off-site traffic movements throughout construction activities. Proof of coordination with neighboring federal uses to remain, such as a support letter, shall be supplied to the March JPA at the time of grading permit review.	Prior to grading permit issuance	Developer	March JPA	Prior to permit issuance, the project developer shall submit a construction traffic management plan for review and approval by the March JPA. Said plan shall be coordinated with the MARB, DMC, and federal islands within the SP area.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.4 Hydrology and Water Quality				
4.4.1 The Project shall replace all existing water quality control systems within the boundaries of the Specific Plan to accommodate the proposed development. The Project shall construct a secondary cutoff channel parallel to the Heacock Channel as well as a implement water quality control improvements and detention facilities identified in the identified in the Hydrology Report, Appendix D.	Prior to issuance of grading permit	Site Developer	March JPA	Prior to permit issuance, the project developer shall submit construction plans for hydrology and water quality improvements for review and approval by the March JPA. Said plans shall be consistent with previously approved hydrology plans for the SP area.
4.4.2 All site specific uses shall use pervious surfaces. For new developments, identify where permeable pavements, such as crushed aggregate, turf block, unit pavers, pervious concrete, or pervious asphalt could be substituted for impervious concrete or asphalt paving.	Prior to Project approval	Site Developer	March JPA	Design submittal. Project site drawings shall highlight the location of specific paving materials, landscape shading, and/or underground or covered parking and provide measured reflectance and emittance of each paving material installed on site. See Section 4.4.7 of Specific Plan for further guidance.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.4 Hydrology and Water Quality (cont'd)				
4.4.3 *All site specific uses shall disperse runoff to adjacent pervious areas. Where possible, direct roof downspouts across pervious areas. A maximum 2:1 ratio between impervious and pervious surfaces is required. Receiving pervious area must be relatively flat, and soils should be amended as needed to promote infiltration. Similarly, parking areas must be designed so that runoff can sheet flow to landscaped areas. Where feasible, use curb cuts or no curbs to allow runoff to flow to vegetated areas.*	Prior to Project approval	Master and Site Developers	March JPA	For Non-structural BMP's - provide a list of BMP's including a description of the function of each BMP and the percent annual rainfall treated. For Structural controls – provide a list of structural controls including a description of the pollutant removal of each control and the percent of annual rainfall treated. See Sections 3.8.2 and 3.8.3 of SP for further guidance.
4.4.4 *All site specific uses shall direct runoff to bioretention facilities, flow-through planters, dry wells, or cisterns. Where runoff from impervious roofs and paved areas cannot be dispersed to landscaping, direct runoff to facilities designed to detain and treat runoff before letting it seep away slowly. Dry wells or infiltration basins may be used if soils are sufficiently permeable and geotechnical considerations allow.*	Prior to Project approval	Master and Site Developers	March JPA	Design submittal. Project site drawings shall highlight the location of specific hydrology mitigation strategies including LIDS. See MM 4.4.3 for additional strategies.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.4 Hydrology and Water Quality (cont'd)				
4.4.5 The Project will replace existing storm drain facilities within the Northeast Corner, and shall construct the appropriate channels and water quality that will properly manage off-site flows as identified in the Hydrology Report, Appendix D.	Prior to Project approval and Grading Permit Issuance	Master Developer	March JPA	The developer shall submit design and preliminary construction plans for storm drain facilities improvements during the project review process. Prior to a permit issuance, final construction plans shall be submitted for approval and shall be substantially consistent with design plans for the SP area.
4.4.6 The Master Developer shall coordinate with the March JPA prior to the alteration, relocation or upgrade of any storm water drainage, water supply or wastewater conveyance facilities within public right of way in order to reduce the potential for disruptions in service and to ensure that any necessary upgrades are implemented in compliance with applicable requirements.	Prior to Project approval	Master Developer	March JPA	The master developer shall identify at the Master Plot Plan level those strategies that must be taken to install the appropriate wastewater and water facilities to serve the SP area.
4.4.7 The Applicant shall define, through accepted floodplain modeling protocols, the extent of any incumbent flood hazards. Modeled floodplain characteristics shall be reviewed and approved by the JPA and as approved, shall be the basis for evaluation of potential floodplain alteration resulting from subsequent development activities proposed within the Specific Plan area.	Prior to Project approval	Master Developer	March JPA	The master developer shall define, through accepted floodplain modeling protocols, the extent of any incumbent flood hazards.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.6 Cultural Resources (cont'd)				
4.6.4 At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the appropriate Indian Tribe to notify the Tribe of grading or excavation, and to coordinate with the JPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation; and the treatment and final disposition of any cultural resources, sacred sites, and/or human remains discovered on the site.	Prior to grading permit issuance.	Applicant and Developer	March JPA; appropriate Native American Tribe	The appropriate Tribe shall be contacted during project design, and consulted prior to grading permit issuance. A letter of compliance with affected tribes shall be submitted to the MJPA as proof of compliance with this measure.
4.6.5 Because the Project area has been evaluated as having a low probability to contain buried cultural resources, after completion of the first full day of grading for each increment of development, the qualified archaeological monitor will prepare a brief summary of monitoring and offer further monitoring recommendations, in consultation with the appropriate Indian Tribe. These recommendations may include continued full time monitoring, spot check monitoring, or an end to monitoring. These recommendations will be reviewed and approved by the JPA and the Project Applicant prior to proceeding with further monitoring. At any time during monitoring activities, the qualified archaeological and Tribal monitor(s) shall have the authority to temporarily halt any activities that may impact potentially significant cultural resources.	Prior to grading permit issuance.	Applicant and Developer	March JPA	Prior to demo or construction permit issuance, the contractor shall submit a copy of an executed agreement with a retained Indian Tribe monitor to the MJPA. The monitor will be responsible for verifying compliance with this measure.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.6 Cultural Resources (cont'd)				
4.6.4 At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the appropriate Indian Tribe to notify the Tribe of grading or excavation, and to coordinate with the JPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation; and the treatment and final disposition of any cultural resources, sacred sites, and/or human remains discovered on the site.	Prior to grading permit issuance.	Applicant and Developer	March JPA; appropriate Native American Tribe	The appropriate Tribe shall be contacted during project design, and consulted prior to grading permit issuance. A letter of compliance with affected tribes shall be submitted to the MJPA as proof of compliance with this measure.
4.6.5 Because the Project area has been evaluated as having a low probability to contain buried cultural resources, after completion of the first full day of grading for each increment of development, the qualified archaeological monitor will prepare a brief summary of monitoring and offer further monitoring recommendations, in consultation with the appropriate Indian Tribe. These recommendations may include continued full time monitoring, spot check monitoring, or an end to monitoring. These recommendations will be reviewed and approved by the JPA and the Project Applicant prior to proceeding with further monitoring. At any time during monitoring activities, the qualified archaeological and Tribal monitor(s) shall have the authority to temporarily halt any activities that may impact potentially significant cultural resources.	Prior to grading permit issuance.	Applicant and Developer	March JPA	Prior to demo or construction permit issuance, the contractor shall submit a copy of an executed agreement with a retained Indian Tribe monitor to the MJPA. The monitor will be responsible for verifying compliance with this measure.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.6 Cultural Resources (cont'd)				
4.6.5 cont'd *If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or nonhuman bone are inadvertently discovered during ground-disturbing activities, work will stop in that area and the cultural resource monitor(s) will assess the significance of the find in accordance with the Monitoring Plan and, if necessary, develop appropriate treatment procedures, based upon consultation with the professional archaeologist, and taking into account any Native American concerns. If cultural resources are discovered during construction activities, the construction contractor and lead contractor compliance inspector will verify that work is halted until appropriate site-specific treatment measures are implemented, in consultation with the appropriate Indian Tribe.*				
4.6.6 If human remains of Native American origin are discovered during ground-disturbing activities, the Project will proceed in full compliance with State laws relating to the treatment and disposition of Native American burials (Public Resources Code Section 5097 and Health and Safety Code 7050.5).	See previous discussion	Contractor	March JPA	See previous discussions on retaining an Indian Tribe monitor.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.6 Cultural Resources (cont'd)				
4.6.7 A paleontological monitoring program shall be overseen by a qualified paleontological monitor on a full-time basis, once the existing structures have been removed. The extent and duration of the monitoring program would be dependent upon the future redevelopment plans. However, in any case, any excavations exceeding eight feet below the current surface shall be monitored, unless older alluvium is shown to be shallower. The monitoring shall be conducted in a manner consistent with current professional standards and include the authority to halt activities affecting paleontological resources and permitted to recover, analyze, report, and curate the find(s).The most likely repository for curation would be the Western Center at the East Side Reservoir complex, Hemet, Riverside County, California.	Prior to grading permit issuance	Developer	March JPA	Prior to grading permit issuance a monitoring program shall be submitted to the MJPA, consistent with any requirements of site specific developments. If a site developer is subject to this requirement then the appropriate agreements shall be established with the appropriate monitors and a copy of said agreement shall be submitted to the MJPA, prior to permit issuance.
4.7 Biological Resources				
4.7.1 Mitigation alternatives addressing potential impacts to nesting birds shall be accomplished as follows: *a) If possible, vegetation removal activities shall be scheduled from August 1 to February 14, which is outside the general avian nesting season.*	Prior to Project approval	Applicant and Developer	March JPA	As required by the Program DEIR, subsequent biological analysis will be completed on a project by project basis. Any impacts to nesting birds or sensitive resources shall be subject to additional environmental review.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
b) If vegetation is to be cleared during the nesting season (generally, February 15 - July 31), within 30 days of ground disturbing activities, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. The survey results shall be submitted by the Project applicant to the Planning Director. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.				
4.7.2 To avoid take of active burrowing owl nests clearing and grading in the area of any occupied owl habitat shall be conducted outside the owl nesting season (April 1 to August 31).	Prior to grading permit issuance	Applicant and Developer	March JPA	At issuance of grading permit
4.7.3 In addition, prior to clearing potentially occupied owl habitat outside the owl nesting season (September 1 to March 31) a pre-construction survey shall be conducted no more than 30 (thirty) days prior to ground-disturbing activities to document the location of any occupied burrows. Any owls present shall be passively or actively relocated following JPA/CDFG approved protocols, and with JPA/CDFG permission, prior to commencement of clearing.	No more than 30 (thirty) days prior to ground-disturbing activities	Applicant and Developer	March JPA; CDFG	At issuance of grading permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
4.7.4 Prior to submitting an infrastructure plan that would affect areas within 50 feet of the Heacock Street or Cactus Avenue Channels (Channels), the applicant shall complete a site and development-specific habitat assessment to identify the precise extent of impacts to riverine/riparian areas in and around the Channels. Based on this assessment, the applicant shall submit a determination to the Riverside County Flood Control and Water Conservation District and the Army Corp of Engineers for consideration. In addition, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Plan shall be submitted to the Riverside County Environmental Programs Department for review and approval.	Prior to submitting infrastructure plans	Applicant and Developer	March JPA; RCFC & WCD; ACOE; Riverside County Environmental Programs Department	At submittal of infrastructure plans
4.7.5 To reduce the increased risk of invasive non-native plants entering into the riparian habitat along the Cactus Avenue and Heacock Street Channels, no invasive non-native plant species (plant species on California Exotic Pest Plant Council [CalEPPC] lists A or B; Bossard et al. 2000 or species listed in Table 6-2 of the MSHCP, as per PPP-BIO-3) shall be planted or seeded within 150 feet of riparian habitat along the referenced Channels.	Prior to issuance of building permit	Applicant	March JPA	At issuance of building permit
4.7.6 Prior to any permit issuance, the Project Applicant shall complete and submit to CDFG a notification package pursuant to Fish and Game Code Section 1602, together with the requisite fee. Based on its review of the notification package, CDFG shall determine applicable provisions of a Project Lake or Streambed Alteration Agreement (LSAA).	Prior to issuance of grading permit	Applicant	March JPA; CDFG	At issuance of grading permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
4.7.6 (cont'd) *The Applicant shall comply with all included LSAA measures to protect fish and wildlife resources. Such measures may include but are not limited to:* • *Avoiding potential impacts altogether by not taking a certain action or parts of an action;* • *Impacts will be minimized by limiting the degree or magnitude of disturbance;* • *Rectifying any impacts by repairing, rehabilitating, or restoring the impacted environment;* • *Reducing or eliminating impacts over time by preservation and maintenance operations conducted over the life of the Project; and* • *Compensation for any impacts by replacing or providing substitute resources or environments at a minimum of a 2:1 ratio.*				
4.7.7 Based on the final approved Project design, and prior to any earthmoving or vegetation-disturbing activities, the developer shall consult with the Army Corps of Engineers to determine appropriate 404 permit requirements (either coverage under a Nationwide Permit, or issuance of an Individual Permit), and shall comply with these requirements.	Prior to any earthmoving or vegetation-disturbing activities	Applicant and Developer	March JPA; ACOE	At issuance of grading permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
4.7.8 Based on 404 Permit requirements, the Applicant shall obtain a Section 401 certification from the Regional Water Quality Control Board prior to any earthmoving or vegetation-disturbing activities. Project and site-specific mitigation mandated in accordance with Section 401 certification will be implemented prior to construction activities which may affect the identified waterway(s) and habitat. Such conditions will be included in the Corps of Engineers Section 404 Permit required of the Project, including but not limited to replacing or providing substitute resources at a ratio of 2:1.	Prior to Project approval and grading permit issuance	Master Developer	March JPA; RWQCB	The applicant shall obtain the appropriate permits from the ACOE and County of Riverside for impacts identified along or within the Cactus/Heacock Channels during the Project design review process.
4.8 Traffic and Circulation				
4.8.1 Consistent with the provisions of the March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Cactus Avenue at the I-215 Southbound Ramp: • *Eliminate southbound (off-ramp) left-turn movements by allowing only right-turn movements (forcing all southbound-to-eastbound movements to use the southbound loop off-ramp); and* • *Add a second left-turn lane in the westbound direction.*	Prior to issuance of building permit	Applicant and Developer	March JPA	The appropriate TUMF fees shall be submitted through the MJPA during the permitting process.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.8 Traffic and Circulation (cont'd)				
4.8.2 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvement at the intersection of Alessandro Boulevard at the I-215 Northbound Ramp:	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
• *Provide a second eastbound left-turn lane.*				
4.8.3 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvement at the intersection of Alessandro Boulevard at I-215 Southbound Ramp:	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
• *Restripe the southbound approach to provide two right-turn lanes and one left-turn lane.*				
4.8.4 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Oleander Avenue at the I-215 Northbound Ramp:	Prior to Opening Year 2011 and/or completion of Phase 1 for SP development	Master Developer	March JPA	The master developer shall submit
• *Add a free-flow westbound right-turn lane with commensurate improvements on the northbound on-ramp to accommodate the free-flow operation. This requires widening of the north side of Oleander Avenue for a distance of approximately 600 feet from this intersection.*				

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.8 Traffic and Circulation (cont'd)				
4.8.5 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Oleander Avenue at the I-215 Southbound Ramp: • *Widen the southbound off-ramp to provide two left-turn lanes and one optional through-or-right-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.6 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Ramona Expressway at the I-215 Northbound Ramp: • *Widen the westbound approach to provide a free-flow right-turn lane, with commensurate widening on the on-ramp to provide two lanes at the throat before merging to one lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.7 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Ramona Expressway at the I-215 Southbound Ramp: • *Widen the southbound off-ramp to provide two left-turn lanes and one optional through-or-right-turn lane; and* • *Widen the eastbound approach to provide a separate right-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.8 Traffic and Circulation (cont'd)				
4.8.8 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Alessandro Boulevard at the I-215 Northbound Ramp: • *Widen the northbound off-ramp to provide two left-turn lanes, one optional left-or-through lane, and a separate right-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.9 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Van Buren Boulevard at Trautwein Road: • *Add a second westbound left-turn lane and provide right-turn overlap phasing;* • *Convert the eastbound right-turn lane to an optional eastbound through-or-right-turn lane; and* • *Convert the southbound right-turn lane to an optional southbound through-or-right-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
4.7.4 Prior to submitting an infrastructure plan that would affect areas within 50 feet of the Heacock Street or Cactus Avenue Channels (Channels), the applicant shall complete a site and development-specific habitat assessment to identify the precise extent of impacts to riverine/riparian areas in and around the Channels. Based on this assessment, the applicant shall submit a determination to the Riverside County Flood Control and Water Conservation District and the Army Corp of Engineers for consideration. In addition, a Determination of Biologically Equivalent or Superior Preservation (DBESP) Plan shall be submitted to the Riverside County Environmental Programs Department for review and approval.	Prior to submitting infrastructure plans	Applicant and Developer	March JPA; RCFC & WCD; ACOE; Riverside County Environmental Programs Department	At submittal of infrastructure plans
4.7.5 To reduce the increased risk of invasive non-native plants entering into the riparian habitat along the Cactus Avenue and Heacock Street Channels, no invasive non-native plant species (plant species on California Exotic Pest Plant Council [CalEPPC] lists A or B; Bossard et al. 2000 or species listed in Table 6-2 of the MSHCP, as per PPP-BIO-3) shall be planted or seeded within 150 feet of riparian habitat along the referenced Channels.	Prior to issuance of building permit	Applicant	March JPA	At issuance of building permit
4.7.6 Prior to any permit issuance, the Project Applicant shall complete and submit to CDFG a notification package pursuant to Fish and Game Code Section 1602, together with the requisite fee. Based on its review of the notification package, CDFG shall determine applicable provisions of a Project Lake or Streambed Alteration Agreement (LSAA).	Prior to issuance of grading permit	Applicant	March JPA; CDFG	At issuance of grading permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
4.7.6 (cont'd) *The Applicant shall comply with all included LSAA measures to protect fish and wildlife resources. Such measures may include but are not limited to:* • *Avoiding potential impacts altogether by not taking a certain action or parts of an action;* • *Impacts will be minimized by limiting the degree or magnitude of disturbance;* • *Rectifying any impacts by repairing, rehabilitating, or restoring the impacted environment;* • *Reducing or eliminating impacts over time by preservation and maintenance operations conducted over the life of the Project; and* • *Compensation for any impacts by replacing or providing substitute resources or environments at a minimum of a 2:1 ratio.*				
4.7.7 Based on the final approved Project design, and prior to any earthmoving or vegetation-disturbing activities, the developer shall consult with the Army Corps of Engineers to determine appropriate 404 permit requirements (either coverage under a Nationwide Permit, or issuance of an Individual Permit), and shall comply with these requirements.	Prior to any earthmoving or vegetation-disturbing activities	Applicant and Developer	March JPA; ACOE	At issuance of grading permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.7 Biological Resources (cont'd)				
4.7.8 Based on 404 Permit requirements, the Applicant shall obtain a Section 401 certification from the Regional Water Quality Control Board prior to any earthmoving or vegetation-disturbing activities. Project and site-specific mitigation mandated in accordance with Section 401 certification will be implemented prior to construction activities which may affect the identified waterway(s) and habitat. Such conditions will be included in the Corps of Engineers Section 404 Permit required of the Project, including but not limited to replacing or providing substitute resources at a ratio of 2:1.	Prior to Project approval and grading permit issuance	Master Developer	March JPA; RWQCB	The applicant shall obtain the appropriate permits from the ACOE and County of Riverside for impacts identified along or within the Cactus/Heacock Channels during the Project design review process.
4.8 Traffic and Circulation				
4.8.1 Consistent with the provisions of the March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Cactus Avenue at the I-215 Southbound Ramp: • *Eliminate southbound (off-ramp) left-turn movements by allowing only right-turn movements (forcing all southbound-to-eastbound movements to use the southbound loop off-ramp); and* • *Add a second left-turn lane in the westbound direction.*	Prior to issuance of building permit	Applicant and Developer	March JPA	The appropriate TUMF fees shall be submitted through the MJPA during the permitting process.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.8 Traffic and Circulation (cont'd)				
4.8.2 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvement at the intersection of Alessandro Boulevard at the I-215 Northbound Ramp: • *Provide a second eastbound left-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.3 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvement at the intersection of Alessandro Boulevard at I-215 Southbound Ramp: • *Restripe the southbound approach to provide two right-turn lanes and one left-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.4 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Oleander Avenue at the I-215 Northbound Ramp: • *Add a free-flow westbound right-turn lane with commensurate improvements on the northbound on-ramp to accommodate the free-flow operation. This requires widening of the north side of Oleander Avenue for a distance of approximately 600 feet from this intersection.*	Prior to Opening Year 2011 and/or completion of Phase 1 for SP development	Master Developer	March JPA	The master developer shall submit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.8 Traffic and Circulation (cont'd)				
4.8.5 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Oleander Avenue at the I-215 Southbound Ramp: • *Widen the southbound off-ramp to provide two left-turn lanes and one optional through-or-right-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.6 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Ramona Expressway at the I-215 Northbound Ramp: • *Widen the westbound approach to provide a free-flow right-turn lane, with commensurate widening on the on-ramp to provide two lanes at the throat before merging to one lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit
4.8.7 Consistent with the provisions of The March JPA TUMF Ordinance, the Project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Ramona Expressway at the I-215 Southbound Ramp: • *Widen the southbound off-ramp to provide two left-turn lanes and one optional through-or-right-turn lane; and* • *Widen the eastbound approach to provide a separate right-turn lane.*	Prior to issuance of building permit	Master and Site Developer	March JPA	At issuance of building permit

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality				
4.9.1 The contractor(s) shall apply for all appropriate SCAQMD permits for all actions associated with site demolition and construction, including crushing operations.	Prior to any permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.2 The construction contractor shall apply soil stabilizers to all disturbed areas if the area is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, soil stabilizers shall be reapplied per SCAQMD Fugitive Dust Best Available Control (BAC) Measures and High Winds Contingency Control Measures.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.3 *The construction contractor shall replace all ground cover in disturbed areas within 30 days of the time construction is completed in that area; and that dust suppression (i.e., watering) shall be required for all disturbed areas where ground cover has not yet been re-established.*	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.4 *The construction contractor shall water all active disturbed surfaces, including any unpaved haul roads, four times per day throughout the construction period.*	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.5 The construction contractor shall water down all soils/debris/fill materials being loaded or unloaded at the site, within 15 minutes of loading/unloading. Materials shall be saturated to the point that no visible dust plumes are generated during loading/unloading activities.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.6 All construction-related traffic on unpaved roads shall be reduced to 15 mph or less.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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	Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9	**Air Quality (cont'd)**				
4.9.7	*No more than 30 acres per day shall be actively developed.*	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.8	*All diesel-fueled construction equipment shall be classified as operating at EPA Tier III or better emission efficiencies.*	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.3 The construction contractor shall replace all ground cover in disturbed areas within 30 days of the time construction is completed in that area; and that dust suppression (i.e., watering) shall be required for all disturbed areas where ground cover has not yet been re-established.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.4 The construction contractor shall water all active disturbed surfaces, including any unpaved haul roads, four times per day throughout the construction period.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.5 The construction contractor shall water down all soils/debris/fill materials being loaded or unloaded at the site, within 15 minutes of loading/unloading. Materials shall be saturated to the point that no visible dust plumes are generated during loading/unloading activities.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.6 All construction-related traffic on unpaved roads shall be reduced to 15 mph or less.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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	Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9	**Air Quality (cont'd)**				
4.9.7	*No more than 30 acres per day shall be actively developed.*	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.8	*All diesel-fueled construction equipment shall be classified as operating at EPA Tier III or better emission efficiencies.*	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.9 Construction equipment, including on-road construction trucks and other vehicles greater than 10,000 pounds, shall be shut off when not in use and shall not idle for more than ten minutes.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.10 On-site and off-site queuing of trucks shall be limited to periods when absolutely necessitated by grading or construction activities.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.11 The construction contractor shall install temporary construction power onsite to operate all small construction equipment that would otherwise be powered by diesel or gasoline (e.g., compressors and stucco mixers).	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.9.12 Low or no-VOC paints shall be universally employed in construction painting applications.	Prior to permit issuance	Contractor	March JPA	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.13 Building and site plan designs shall ensure that the design of the proposed buildings or structures exceed applicable Title 24 requirements by a minimum of 20 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent: • *Increase in insulation such that heat transfer and thermal bridging is minimized;* • *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;* • *Incorporate dual paned or other energy efficient windows;* • *Incorporate energy efficient space heating and cooling equipment;* • *Incorporate energy efficient light fixtures;* • *Incorporate energy efficient appliances;* • *Incorporate energy efficient domestic hot water systems;* • *Incorporate cool roofs/light colored roofing;* • *Consult with Edison's Saving By Design Team and incorporate their recommendations.*	Prior to Project approval and building permit issuance	Site Developer	March JPA	These measures shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Inspection prior to issuance of Certificate of Occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.14 Building and site plan designs shall provide exterior electric outlets available to maintenance and landscape personnel. Separate exterior electric outlets shall also be provided as a power source for auxiliary electric units on heavy-duty diesel delivery trucks.	Outlet locations and specifications to be reviewed and approved concurrent with building plan review.	Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Inspection prior to issuance of Certificate of Occupancy.
4.9.15 Landscape plans shall include drought-resistant and smog-tolerant trees, shrubs and groundcover to ensure long-term viability and conserve water and energy.	Landscaping specifications to be reviewed and approved concurrent with building plan review.	Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Inspection prior to issuance of Certificate of Occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.16 Landscape designs shall incorporate shade trees around main buildings, particularly along southern elevations, except in cases where such plantings would create operational constraints.	Landscaping specifications to be reviewed and approved concurrent with building plan review.	Site Developer	March JPA; WMWD	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Inspection prior to issuance of Certificate of Occupancy.
4.9.17 Landscaping within the Project's common areas shall be operated by a computerized irrigation system capable of reading current weather data and making correlating automatic adjustments to independent run times for each irrigation valve. In addition, the computerized irrigation system shall be equipped with flow-sensing and automatic shut-off capabilities in the event of a mainline break or broken head.	Landscaping specifications to be reviewed and approved concurrent with building plan review.	Site Developer	March JPA; WMWD	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Inspection prior to issuance of Certificate of Occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.18 Building and site plan designs shall incorporate interior and exterior illumination elements that allow for their selective use and control.	Prior to Project approval and building permit issuance.	Site Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Inspection prior to issuance of Certificate of Occupancy.
4.9.19 Compact fluorescent light bulbs or equivalently efficient lighting shall be universally employed for all interior lighting applications.	Prior to project approval and building permit issuance.	Site Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Initial inspection prior to issuance of Certificate of Occupancy; periodic inspection ongoing thereafter.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.20 All boilers and emergency generators associated with the proposed facilities shall be natural gas fired.	Prior to Project approval and Building permit issuance	Site Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Initial inspection prior to issuance of Certificate of Occupancy; periodic inspection ongoing thereafter.
4.9.21 Low-flush toilets shall be installed within all facilities as specified by the California State Health and Safety Code Section 17921.3.	Prior to Project approval and Building permit issuance	Site Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.22 All showerheads, lavatory faucets, and sink faucets shall comply with the flow rate standards established by the California Energy Commission.	Prior to Project approval and building permit issuance	Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.
4.9.23 Project facilities with 250 or more employees shall incorporate shower/changing facilities.	Prior to Project approval and Building permit issuance	Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures. Initial inspection prior to issuance of Certificate of Occupancy; periodic inspection ongoing thereafter.
4.9.24 Project facilities shall provide lockers as a safe repository for helmets and biking gear.	Locker specifications and locations to be reviewed and approved concurrent with building plan review.	Developer	March JPA	Initial inspection prior to issuance of Certificate of Occupancy; periodic inspection ongoing thereafter.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.25 Project facilities with 250 or more employees shall provide designated preferential parking spaces for carpool vehicles.	Designated preferential parking spaces for carpool vehicles to be developed and submitted for review and approval with building plans.	Developer	March JPA	Provision of preferential carpool parking spaces will be field-verified prior to issuance of Certificate of Occupancy. A statement of availability of preferential carpool/ vanpool spaces for employees and a description of the method for obtaining such spaces must be included on the required transportation information board.
4.9.26 Project facilities shall provide designated preferential parking spaces for ultra-low emission vehicles, and alternative fueled vehicles.	Designated preferential parking spaces for ultra-low emission vehicles and alternative fueled vehicles to be developed and submitted for review and approval with building plans.	Developer	March JPA	Provision of preferential ultra-low emission vehicles and alternative fueled vehicles parking spaces will be field-verified prior to issuance of the first Certificate of Occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.25 Project facilities with 250 or more employees shall provide designated preferential parking spaces for carpool vehicles.	Designated preferential parking spaces for carpool vehicles to be developed and submitted for review and approval with building plans.	Developer	March JPA	Provision of preferential carpool parking spaces will be field-verified prior to issuance of Certificate of Occupancy. A statement of availability of preferential carpool/ vanpool spaces for employees and a description of the method for obtaining such spaces must be included on the required transportation information board.
4.9.26 Project facilities shall provide designated preferential parking spaces for ultra-low emission vehicles, and alternative fueled vehicles.	Designated preferential parking spaces for ultra-low emission vehicles and alternative fueled vehicles to be developed and submitted for review and approval with building plans.	Developer	March JPA	Provision of preferential ultra-low emission vehicles and alternative fueled vehicles parking spaces will be field-verified prior to issuance of the first Certificate of Occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.27 Facilities shall display up-to-date transit routes for the Project area in a visible and convenient location for employees.	Sign content and locations to be reviewed and approved concurrent with Site Plan review.	Developer	March JPA	Initial inspection prior to issuance of Certificate of Occupancy; periodic inspection ongoing thereafter.
4.9.28 All loading dock and delivery areas shall be posted with signs informing truck drivers of California Air Resources Board (CARB) regulations, including the following:	Sign content and locations to be reviewed and approved concurrent with Site Plan review.	Developer	March JPA	Initial inspection prior to issuance of Certificate of Occupancy; periodic inspection ongoing thereafter.
• *Truck drivers shall turn off engines when not in use;*		Contractor	March JPA/AQMD	This measure shall be added to general notes on construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.9 Air Quality (cont'd)				
4.9.28 (cont'd)		Contractor	March JPA/AQMD	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
• *All diesel delivery trucks servicing the Project shall not idle more than five minutes per truck trip per day; and*				
• *Truck drivers shall restrict idling emissions of heavy-duty diesel delivery trucks carrying refrigerated or frozen cargo by using self-contained auxiliary electric power units, or by connection to electric outlets provided by the facility.*		Contractor	March JPA/AQMD	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.10 Noise				
4.10.1 The construction contractor shall ensure that construction activities occur only between the hours of 7:00 a.m. and 7:00 p.m. Construction shall not be permitted on Saturdays, Sundays or holidays. Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans.	Throughout construction	Contractor	March JPA/AQMD	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.10.2 The construction contractor shall ensure that heavy construction equipment operations shall not exceed 75 dBA Leq (12 hrs) at off-site receptors during the permitted construction hours (7:00 a.m. to 7:00 p.m.) Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans. The construction contractor shall prepare a Construction Equipment Schedule and Operation Plan demonstrating modeled compliance with this Mitigation Measure. This Plan shall be reviewed and approved by the JPA prior to the issuance of correlating development permits.	Throughout construction	Contractor	March JPA	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.10 Noise (cont'd)				
4.10.3 The construction contractor shall ensure that all construction equipment is properly maintained with operating mufflers and air intake silencers no less effective than those originally installed by the manufacturer. No equipment shall have an un-muffled exhaust. Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans.	Throughout construction	Contractor	March JPA	This measure shall be added to general notes on project plans, construction specifications, plans, and bid documents. The appropriate permits from AQMD shall be submitted to the MJPA prior to permit issuance. Proof of compliance shall be submitted by the Contractor prior to certificate of occupancy.
4.10.4 Site and development-specific noise impact studies shall be conducted for all future construction activities within the Project site. Mitigation Measures 4.10.1 through 4.10.3 (listed previously) or equivalent noise reduction measures shall be provided for construction noise impacts determined to be potentially significant.	Prior to Project approval	Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.10 Noise (cont'd)				
4.10.5 Prior to the issuance of building permits, site and use-specific noise studies shall be completed for any future projects involving the development of sensitive land uses. Employing standard building construction standards will ensure that interior noise levels will not exceed the maximum acceptable condition of 45 dBA CNEL. These, or equivalent measures identified through site-specific acoustical analyses shall be implemented.	Prior to Project approval	Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.
4.10.6 Concurrent with approval of development plans and roadway plans within the Specific Plan area, proposed truck routes shall be identified and delineated. Truck routes shall be approved by the March JPA.	Prior to Master Plot Plan approval.	Developer	March JPA	Truck routes will be determined as part of project design in order to provide efficient access routes throughout the medical campus.
4.10.7 Trucking operations shall be restricted to designated routes, times, and speeds as determined and approved by the March JPA.	Prior to Project approval	Developer	March JPA	During Project design review, the MJPA will determine whether proposed trucking operations are consistent with the provisions and requirements of the Specific Plan.

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Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.10 Noise (cont'd)				
4.10.8 Project operational noise impacts as received at off-site land uses shall be presumed to be potentially significant. Accordingly, site and development-specific noise impact analyses shall be prepared for all future development within the Specific Plan area demonstrating compliance with applicable JPA and City of Moreno Valley noise standards, as follows: • *Operational noise generated by the Project as received by any off site sensitive land use within the Base shall not exceed 70 dBA CNEL.* • *Operational noise generated by the Project as received at City of Moreno Valley receptors shall not exceed 55 dBA Leq between 10:00 p.m. and 7:00 a.m. and 60 dBA Leq between 7:00 a.m. and 10:00 p.m.*	Prior to Project approval	Site Developer	March JPA; City of Moreno Valley	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.
4.10.9 If future uses cannot meet the performance standards imposed by Mitigation Measure 4.10.8, then those impacts would be subject to additional environmental review as required by CEQA.	Prior to Project approval	Site Developer	March JPA	Determination to be made during project design review.

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4.10 Noise (cont'd)				
4.10.10 Project operational noise impacts as received at Specific Plan land uses shall be presumed to be potentially significant. Accordingly, site and development-specific noise impact analyses shall be prepared for all future development within the Specific Plan area demonstrating compliance with applicable JPA noise standards as follows:	Prior to Project approval	Site Developer	March JPA	At issuance of grading permit
• *Operational noise generated by the Project as received by sensitive land use within the Specific plan area shall not exceed 70 dBA CNEL.*				This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.
4.10.11 Interior space noise attenuation within the Specific Plan area shall be achieved consistent with CCR Title 24 California Building Standards requirements.	Prior to Project approval	Site Developer	March JPA	This measure shall be added as a note to project and construction plans. Project architect shall provide adequate design strategies to address these mitigation measures.

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4.10 Noise (cont'd)				
4.10.12 If future uses cannot meet the performance standards imposed by Mitigation Measures 4.10.10 and 4.10.11, then those impacts would be subject to additional environmental review as required by CEQA.	Prior to Project approval	Site Developer	March JPA	Project architect shall provide adequate design strategies to address these mitigation measures.
4.10.13 If helipad(s) are proposed, these facilities shall be located a minimum of 500 feet from the Specific Plan's easterly property boundary (Heacock Street), thereby minimizing potential noise exposure of proximate residential land uses within the City of Moreno Valley.	Prior to Project approval	Site Developer	March JPA	The ultimate location of a helipad shall be determined as early as possible during project design, and shall be coordinated with the neighboring DMC and MARB facilities.
4.10.14 Concurrent with approval of development plans and roadway plans within the Specific Plan area, proposed ambulance routes shall be identified and delineated. Ambulance routes within the Specific Plan area shall be as approved by the March JPA.	Concurrent with approval of the Master Plot Plan	Developer	March JPA	Ambulance routes must be determined during Project design process. The appropriate traffic analysis must be completed to ensure compliance with SP goals of providing efficient emergency access throughout the SP area.

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Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.10 Noise (cont'd)				
4.10.15 The Applicant shall coordinate with the City of Moreno Valley in the planning of ambulance routes.	Prior to Project approval	Master and Site Developer	March JPA; City of Moreno Valley	Prior to Project approval
4.10.16 Noise-sensitive land uses within the Project area not directly associated with the helipad shall be located such that they are a minimum of 600 feet from the center of the helipad, and the buildings designed to maintain an interior noise level of 45 dBA CNEL or less.	Prior to Project approval	Site Developer	March JPA	The ultimate location of a helipad shall be determined as early as possible during project design and shall be coordinated with the neighboring DMC and MARB facilities.
4.10.17 The orientation and design of the hospital grounds associated with the helipad shall be such that they minimize noise associated with the helipad to potential exterior gathering places; and that the hospital building design is such that interior noise levels are maintained at 45 dBA CNEL or less.	Prior to Project approval	Site Developer	March JPA	Building orientation and design for hospital grounds must be determined during the Project design process.
4.10.18 All proposed ambulance routes shall be implemented in accordance with Mitigation Measures 4.10.14 and 4.10.15.	Prior to Project approval	Site Developer	March JPA	Ambulance routes must be determined during Project design process. The appropriate traffic analysis must be completed to ensure compliance with SP goals of providing efficient emergency access throughout the SP area.

Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.10 Noise (cont'd)				
4.10.19 Heavy construction equipment operations (equipment and activities capable of producing groundborne vibration levels of 87 VdB or greater) are prohibited within 63 feet of occupied Specific Plan land uses. This requirement may be waived if the developer provides, and the JPA accepts, substantiating analysis demonstrating that vibration levels received at the closest occupied land use will not exceed 75 VdB.	Prior to grading permit issuance	Contractor	March JPA	This measure must be listed on construction plans.
4.11 Utilities and Public Services				
4.11.1 Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Prior to any subsequent project approval associated with the Specific Plan, the applicant shall provide the MJPA a letter from CalFire identifying that the project will either meet this requirement or not be subject to this requirement.	Prior to Project approval	Master Developer	March JPA	A letter from CalFire can be submitted to the MJPA verifying compliance with this measure.

Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.11 Utilities and Public Services (cont'd)				
4.11.2 Prior to a demolition permit issuance, the contractor(s) must submit a construction and demolition waste management plan for March JPA review and approval that will recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. Contractor(s) must develop and implement a construction management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris cannot be counted toward this 50% requirement.	Prior to issuance of demolition permits	Contractor	March JPA	Contractor must submit a construction/demolition waste management plan identifying that least 50% of non-hazardous construction and demolition debris will be recycled.
4.11.3 Prior to building permit issuance, the contractor(s) must submit a report from a registered geotechnical engineer, or a specialist approved by the MJPA, verifying compliance with approved construction and demolition waste management plans.	Prior to issuance of building permits	Contractor	March JPA	Contractor must submit a report from a registered geotechnical engineer verifying compliance with demolition waste management plans. Receipts may also be submitted as supplemental proof of compliance.

Table 4.2-1
March Lifecare Campus Specific Plan
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Responsible/ Reporting Entity	Monitoring Agency	Method of Assurance
4.11 Utilities and Public Services (cont'd)				
4.11.4 Prior to issuance of a certificate of occupancy, the contractor(s) must submit documentation to the March JPA that demonstrates compliance with approved construction waste management plans requirements of 50% waste reduction.	Prior to issuance of occupancy permits	Contractor	March JPA	Contractor must submit a report verifying compliance with demolition waste management plans. Receipts may also be submitted as supplemental proof of compliance.

EXHIBIT "B"

U.S. Vets Transitional Housing Program Specific Plan
Plot Plan Amendment #1 (PP 10-02, A1)

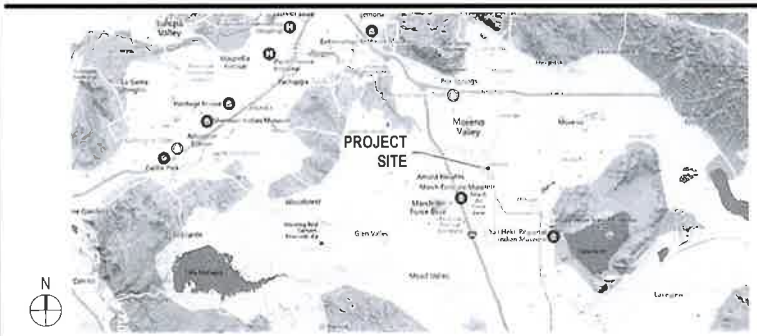
Site Plan, Building Elevations, Grading Plan, Landscape Plan, Civil

US VETS MARCH VETERANS VILLAGE - PHASE 03

15301 6TH STREET
RIVERSIDE, CA 92518



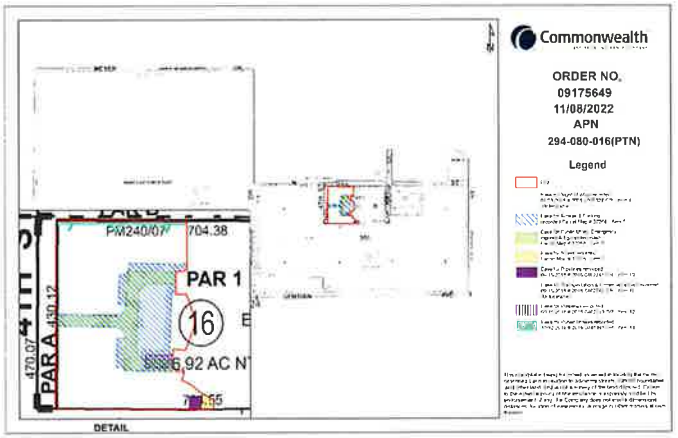
PLOT PLAN SUBMITTAL PP 10-02, A1
FEBRUARY 2024



VICINITY MAP



LOCATION MAP



PARCEL MAP

PROJECT BUILDING SUMMARY						
BUILDING	CLASSIFICATION	GROSS BUILDING AREA	UNIT TYPES	TOTAL UNIT COUNT	TOTAL BED COUNT	GROSS UNIT AREA
B4 (MULTIFAMLY)	TRANSITIONAL HOUSING	±11,850	STUDIOS (TWO SIMILAR TYPES OF THE SAME SIZE)	24	24	±375
B5 (COMFORT HOMES - 44 SEPARATE BUILDINGS)	PERMANENT SUPPORTIVE HOUSING	±22,150	ONE BEDROOMS	44	44	±503
TOTALS		±34,000		68	68	

WATER	WESTERN MUNICIPAL WATER DISTRICT
SEWER	WESTERN MUNICIPAL WATER DISTRICT
ELECTRICITY	SOUTHERN CALIFORNIA EDISON
GAS	SOCAL GAS COMPANY MARCH JOINT POWERS AUTHORITY
TELEPHONE	VERIZON
CABLE	TIME WARNER CABLE
SOLID WASTER	WASTE MANAGEMENT INLAND EMPIRE

PROPOSED BUILDING SUMMARY

ADDRESS: 15301 6TH STREET, RIVERSIDE, CA 92518

APN: 294-080-016

SITE ZONING: SP-6 INSTITUTIONAL RESIDENTIAL

LOT AREA: 3.038 ACRES (±132,354 SF)
BUILDABLE AREA: ±106,927 SF
COVERAGES AS A PERCENTAGE OF LOT AREA

LOT COVERAGE 33.1% (±43,670 SF)

LOT OPEN SPACE - PUBLIC 5.7% (±7,485 SF)
LOT OPEN SPACE - PRIVATE (COVERED) 6.9% (±9,150 SF)

LOT LANDSCAPING 45% (±60,142 SF)

DENSITY: 22.38 DU / ACRE (FROM LOT AREA)

MAX HEIGHTS: MULTIFAMILY +/- 32' - 0", COMFORT HOMES +/- 16' - 0"

PARKING: SEE SHEET A-1.1 FOR PARKING INFORMATION

PROJECT SUMMARY

CLIENT:
US VETS (UNITED STATES VETERANS INSTITUTE)
800 W. SIXTH STREET, SUITE 1505
LOS ANGELES, CA 90017
TEL 213 542 2600

CLIENT PARTNER:
TUNNELS TO TOWERS FOUNDATION
2361 HYLAN BLVD
STATEN ISLAND, NY 10306
TEL 718 987 1931

OWNERS REPRESENTATIVE:
THE TRIMBLE COMPANY
2322 SAN JUAN ROAD
SAN DIEGO, CA 92103
TEL 619-851-3528

DESIGN ARCHITECT:
GENSLER
500 S FIGUEROA STREET
LOS ANGELES, CA 90071
TEL 213 327 3600
FAX 213 327 3601

STRUCTURAL ENGINEER:
TBD

MODULAR MANUFACTURER:
GUERDON
5555 FEDERAL WAY
BOISE, ID 83716
TEL 208 345 5100

MEP ENGINEER:
ALFATECH
421 E. HUNTINGTON DRIVE
MONROVIA, CA 91016
TEL 213 212 5860

LANDSCAPE ARCHITECT:
URBAN ARENA
3195 RED HILL AVENUE, LOFT F
COSTA MESA, CA 92626
TEL 714 754 4500

FIRE PROTECTION + LIFE SAFETY:
TBD

ACOUSTICAL:
TBD

CIVIL ENGINEER:
URBAN RESOURCE CORPORATION
2923 SATURN STREET, SUITE H
BREA, CA 92821
TEL 949 727 9095

GEOTECHNICAL:
TERRACON CONSULTANTS
1421 EDINGER AVE., SUITE C
TUSTIN, CA 92780
TEL 714 261 0051

TRAFFIC ENGINEER:
LINSCOTT, LAW & GREENSPAN, ENGINEERS
4542 RIFFNER STREET, SUITE 100
SAN DIEGO, CA 92111
TEL 858 300 8800

DRY UTILITY:
THE DRY UTILITY EXPERT
TEL 714 791 6711

LEED CONSULTANT:
GILLERAN ENERGY MANAGEMENT, INC.
750A DAVIS ST
SANTA ROSA, CA 95401
TEL 707 526 7318

PROJECT DIRECTORY

UTILITY PROVIDERS

DRAWING LIST

SHEET INDEX	
NUMBER	NAME
GENERAL	
G-0.0	COVER SHEET
G-0.1	PROJECT INFORMATION
G-0.2	GENERAL SHEET NOTES
G-0.3	EXISTING SITE PHOTOS, COLORS, AND MATERIALS
ARCHITECTURE	
A-1.0	PRELIMINARY SITE PLAN
A-1.1	PRELIMINARY SITE PARKING DIAGRAM
A-1.2	PRELIMINARY SITE EQUIPMENT LAYOUT
A-2.0	BUILDING TYPE B5 - COMFORT HOMES - TYPICAL PLANS
A-2.1	BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ELEVATIONS AND SECTION
A-2.2	BUILDING TYPE B5 - COMFORT HOMES - UNIT OPTIONS
A-2.3	BUILDING TYPE B5 - RENDERS
A-3.0	BUILDING B4 - MULTIFAMILY PLANS - LEVEL 01 AND TYPICAL UNIT TYPE 01
A-3.1	BUILDING B4 - MULTIFAMILY PLANS - LEVEL 02 AND TYPICAL UNIT TYPE 02
A-3.2	BUILDING B4 - MULTIFAMILY ROOF PLAN
A-3.3	BUILDING B4 - MULTIFAMILY - ELEVATIONS
A-3.4	BUILDING B4 - MULTIFAMILY - ELEVATIONS
A-3.5	BUILDING B4 - MULTIFAMILY - SECTIONS
A-3.6	BUILDING B4 - MULTIFAMILY - SECTIONS
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN
CIVIL	
C-1	GENERAL NOTES AND INDEX MAP
C-2	EXISTING SITE CONSTRAINTS
C-3	PRELIMINARY MAPPING
C-4	PRELIMINARY SECTIONS AND SETBACKS
C-5	PRELIMINARY SECTIONS
C-6	PRELIMINARY GRADING AND DRAINAGE
C-7	PRELIMINARY UTILITIES
C-8	PRELIMINARY FIRE ACCESS PLAN
C-9	PRELIMINARY ADA ACCESS EXHIBIT
C-10	PERIMETER FENCING EXHIBIT
C-11	PERIMETER FENCING DETAILS

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213 327 3600
Fax 213 327 3601

Date	Description
1 FEB 2023	PLOT PLAN SUBMITTAL
2 AUG 2023	PLOT PLAN RESUBMITTAL 01
3 FEB 2024	BUILDING REVISIONS

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
PROJECT INFORMATION

Scale

G-0.1

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BM J:\05_004.4262.000 - US Vets March Veterans Village MVV_ARCH_Site #22.rvt
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1 ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND

2 ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW

3 ELECTRICAL PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S E S PANEL DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS

4 ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS AT A MINIMUM BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24' AROUND ALL PORTIONS OF THE BUILDING TO THE EXTENT PERMITTED BY LAW SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING

5 ALL BACKFLOW PREVENTERS 2' OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 4' 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 750 WATT, FULL CUT-OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE AND A MAXIMUM LIGHTING LEVEL OF 5 CANDLE/FOOT AT THE PROPERTY LINE

7 ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 25' FOR FREESTANDING OR BUILDING MOUNTED FIXTURES AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULL CUT-OFF TYPE HIGH PRESSURE SODIUM FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT BY POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0 5 FOOT-CANDLES AT THE PROPERTY LINE

8 CONCRETE LIGHT POLE BASES SHALL BE LOCATED WITHIN LANDSCAPE AREAS OR PAINTED TO MATCH THE PRIMARY BUILDING COLOR/FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE

9 FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS BY LANDSCAPE SHRUBS 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 60% OPACITY

12 WITHIN COMMERCIAL, OFFICE AND MIXED USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE BOMANITE OR SIMILAR ALTERNATIVE LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED

13 ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS

14 ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED

A ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR

B ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT

C ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA

D ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION

E BUILDINGS WITHIN THE 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 30" X 42" WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION

16 PRIOR TO ISSUANCE OF THE PROJECT C OF O EACH INDUSTRIAL, BUSINESS PARK AND MIXED USE PROJECT SHALL PROVIDE A 6-SQFT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS

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

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

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

20 IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN

GENERAL SHEET NOTES

US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler
500 South Figueroa Street
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Tel 213 327 3600
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Date	Description
1 FEB 2025	PLOT PLAN SUBMITTAL
2 AUG 2025	PLOT PLAN RESUBMITTAL 01

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
GENERAL SHEET NOTES

Scale

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PROJECT COLORS

All Phase 03 Project Colors to Match MVV Buildings 1, 2, and 3 Colors



PROJECT MATERIALS

All Primary Phase 03 Project Materials to Match MVV Buildings 1, 2, and 3 Primary Materials



PROJECT COLORS AND MATERIALS



IMAGE 05



IMAGE 02



IMAGE 07



IMAGE 04



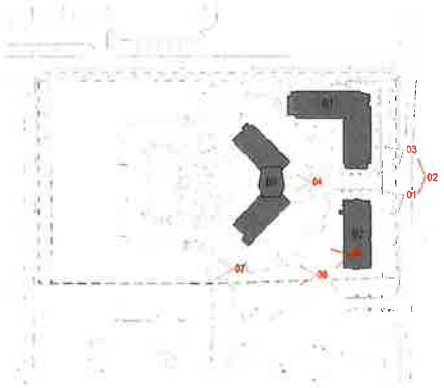
IMAGE 01



IMAGE 06



IMAGE 03



KEY PLAN

SEE SHEETS A-2.3, A-3.3, A-3.4 FOR INFORMATION ON PROPOSED ELEVATIONS

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△	Date	Description
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL #1

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Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

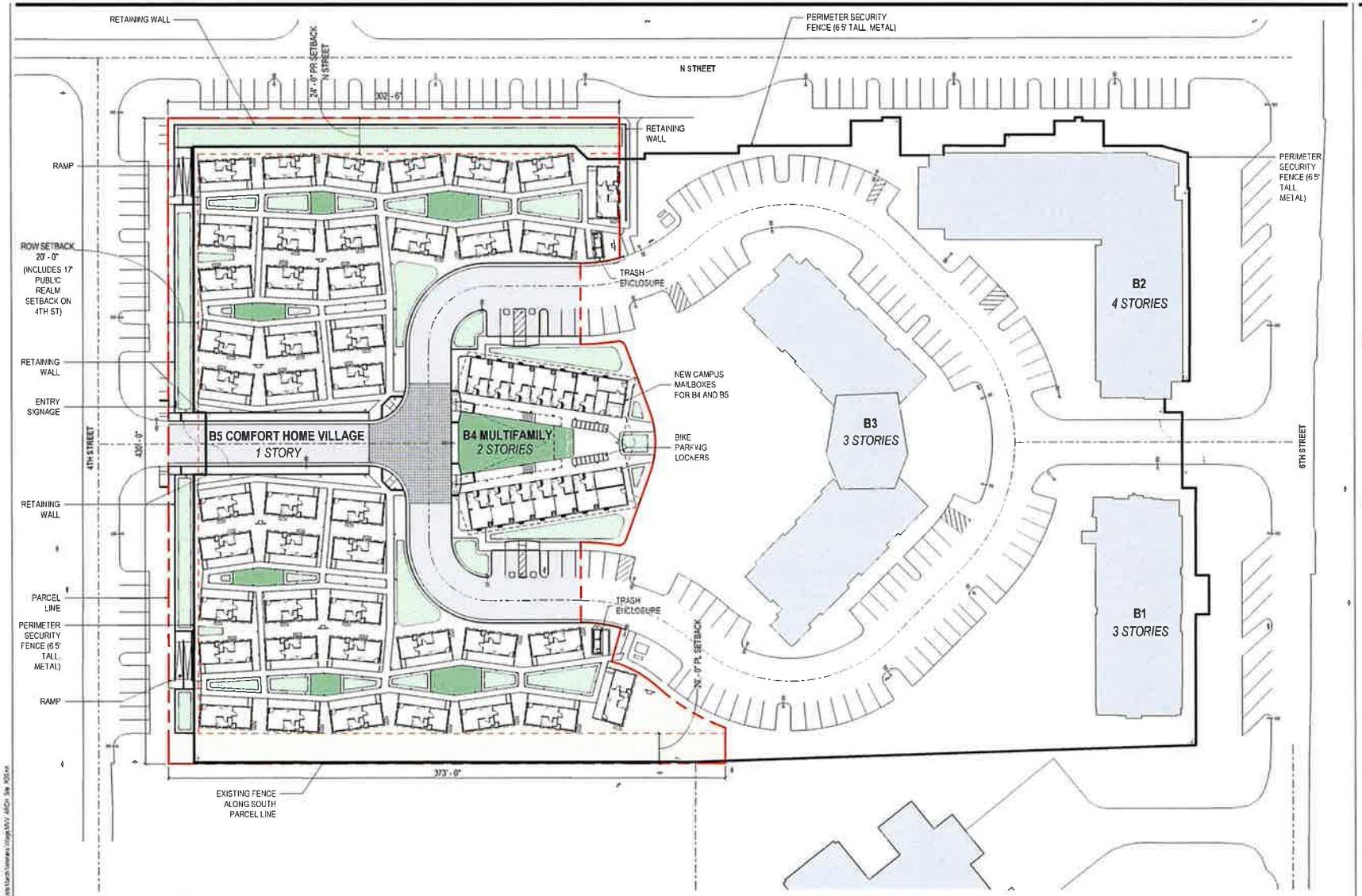
Project Number
05.4262.000

Description
EXISTING SITE PHOTOS, COLORS, AND MATERIALS

Scale
NOT TO SCALE

G-0.3

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01 PRELIMINARY SITE PLAN
SCALE 1" = 30'-0"

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15301 6th Street, Riverside, CA 92518

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500 South Figueroa Street
Los Angeles California 90071
United States
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Fax 213 327 3601

△	Date	Description
1	FEB 2025	PLOT PLAN S. PARTIAL
2	AUG 2025	PLOT PLAN RESUBMITTAL 01

Notes

Total Units:	68 Units
B4 (Multifamily)	24 Units
B5 (Comfort Homes)	44 Units

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Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

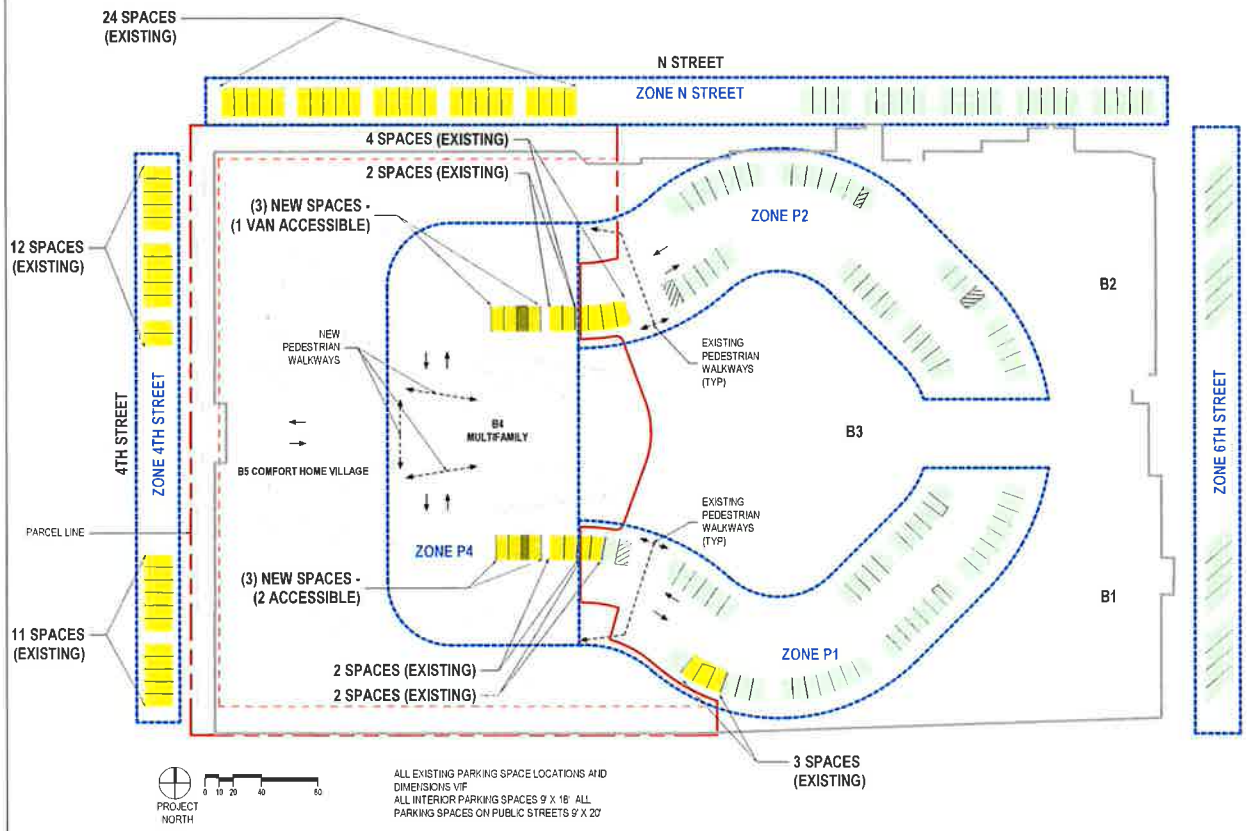
Project Number
05.4262.000

Description
PRELIMINARY SITE PLAN

Scale
1" = 30'-0"

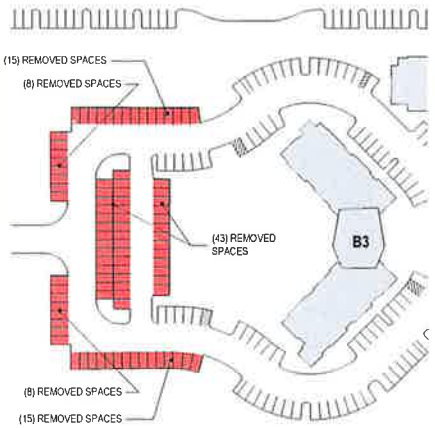
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01 SITE PLAN - PRELIMINARY PARKING DIAGRAM

SCALE 1" = 40'-0"



02 EXISTING SITE PLAN - REMOVED PARKING

SCALE 1" = 80'-0"

PROVIDED

Number of Existing Spaces on Site	272 Spaces (per Parking Study)
Number of Spaces Removed for New Design *All parking changes for new proposal occur in Zone P4*	89 Spaces (Shown in Red)
Number of Spaces Added for New Design:	6 Spaces

Zones Below Correspond to Parking Study

Zone P1	49 Spaces
Zone P2	43 Spaces
Zone P4	10 Spaces (Original 93 Spaces)
Zone N Street	46 Spaces
Zone 4th Street	23 Spaces
Zone 6th Street	18 Spaces

New Total Number of Spaces to be Provided on Site:	189 Spaces

REQUIRED

Peak Parking Demand for existing Buildings 1, 2, and 3 per 2022 Linscott Law & Greenspan Parking Study	121 Spaces
New Building Parking Requirements Counted at 2019 Parking Study Rates per 2022 Parking Study 68 Units @ .89 Spaces Per Bed (61 Spaces) +/- 1,600 SF Support @ 1/1,000 SF (2 Spaces) 3 Employees (3 Spaces)	66 Spaces
Total Number of Spaces Required in Peak Demand per Parking Study	187 Spaces (Out of 189 Spaces Provided)

DIAGRAM KEY

- Yellow Spaces show possible locations for the 66 required spaces for B4 + B5
- All remaining spaces are shown in Green
- Removed parking spaces in Zone P4

US VETS

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United States

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Date	Description
1 FEB 2023	PLOT PLAN SUBMITTAL
2 AUG 2023	PLOT PLAN R1 SUBMITTAL 01

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

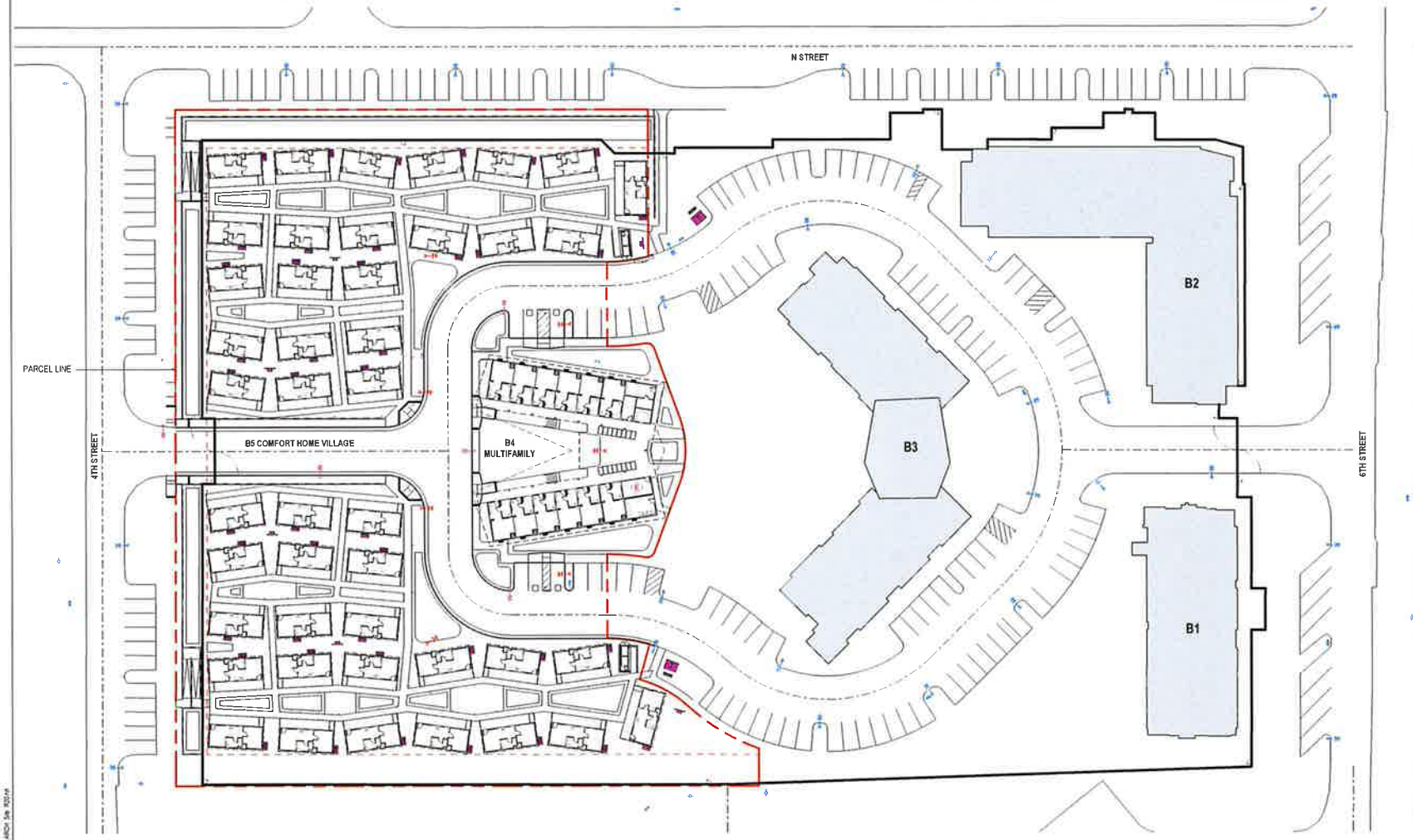
Project Number
05.4262.000

Description
PRELIMINARY SITE PARKING DIAGRAM

Scale
As indicated

A-1.1

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01 SITE PLAN - PRELIMINARY EQUIPMENT LAYOUT
SCALE: 1" = 30'-0"

US VETS

March Veterans Village
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Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213 327 3600
Fax 213 327 3601

Date	Description
1 FEB 2025	PLOT PLAN SUBMITTAL
2 AUG 2025	PLOT PLAN RESUBMITTAL 01

Seal/ Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
PRELIMINARY SITE EQUIPMENT LAYOUT

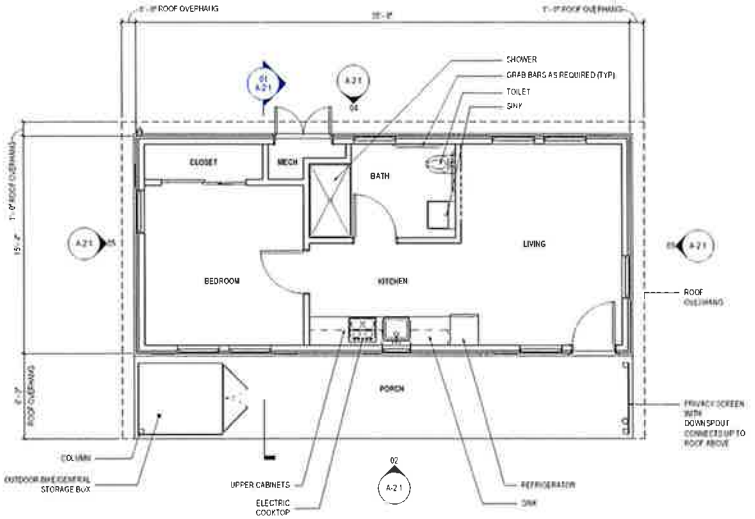
Scale
As indicated

A-1.2

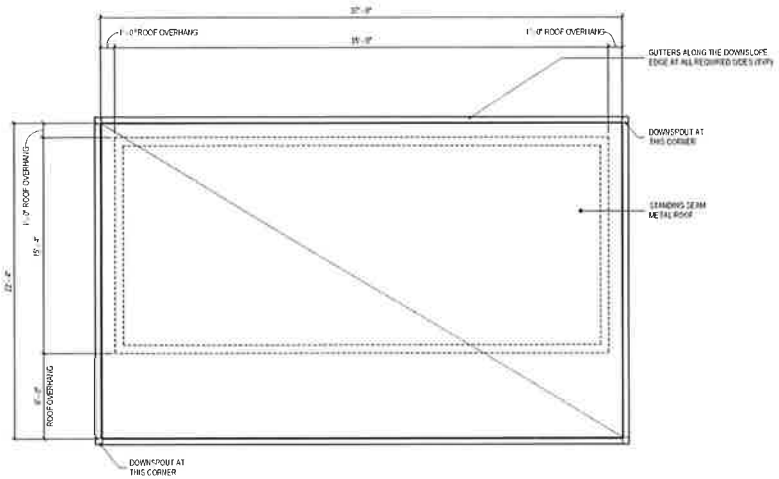
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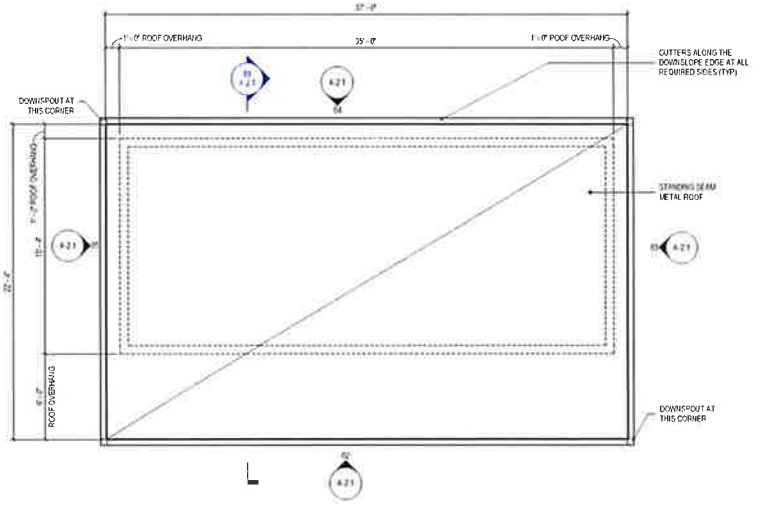
04 COMFORT HOME ROOF GEOMETRY AXON
SCALE



01 BUILDING TYPE B5 - COMFORT HOMES - TPYICAL UNIT PLAN
SCALE 1/4" = 1'-0"



03 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ROOF PLAN - TYPE B
SCALE 1/4" = 1'-0"



02 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ROOF PLAN - TYPE A
SCALE 1/4" = 1'-0"

US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213 327 3600
Fax 213 327 3601

Date	Description
1 FEB 2020	PLOT PLANS SUBMITTAL
2 AUG 2020	PLOT PLAN RESUBMITTAL #1
3 FEB 2021	BUILDING REVISIONS

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

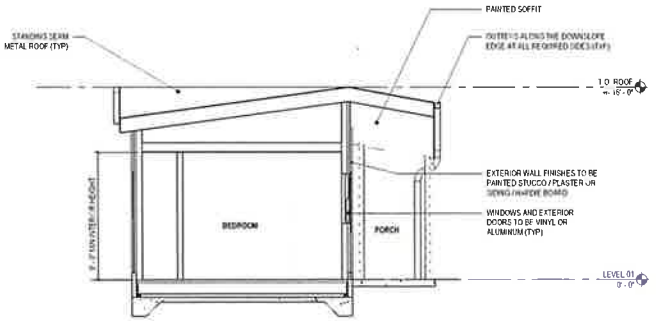
Project Number
05.4262.000

Description
BUILDING TYPE B5 - COMFORT HOME - TYPICAL PLANS

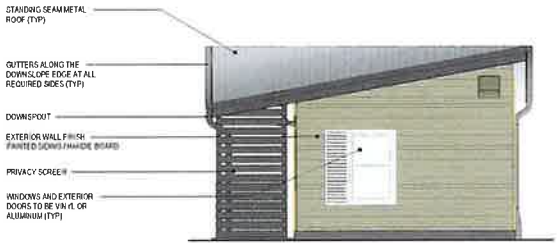
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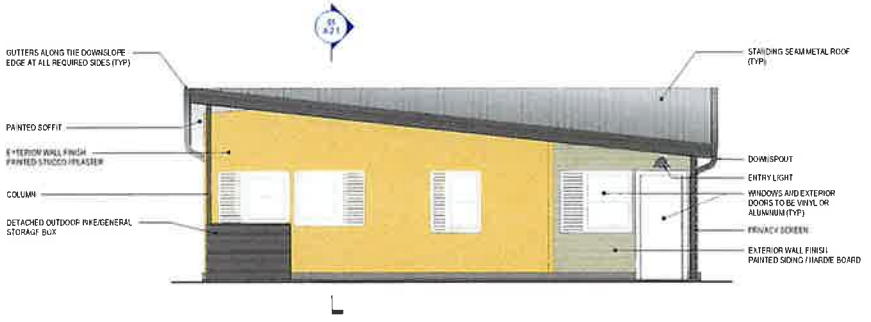
©2015 Gensler



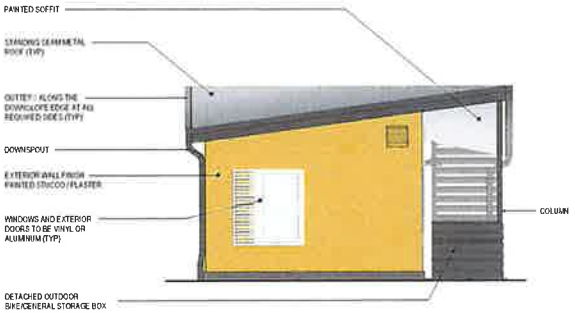
01 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL UNIT SECTION
SCALE 1/4" = 1'-0"



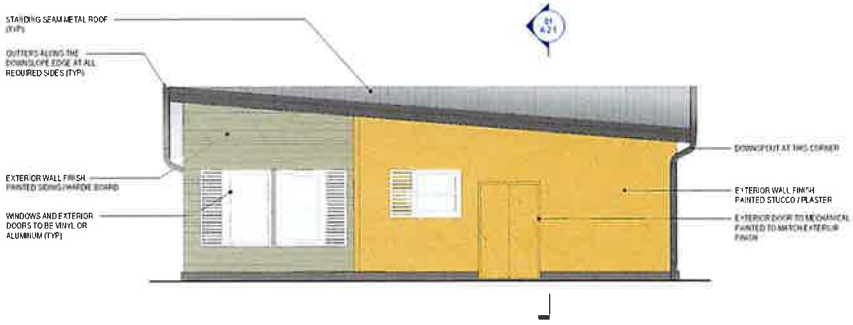
03 BUILDING TYPE B5 - COMFORT HOMES - TYP SIDE ELEVATION 01
SCALE 1/4" = 1'-0"



02 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL FRONT ELEVATION
SCALE 1/4" = 1'-0"



05 BUILDING TYPE B5 - COMFORT HOMES - TYP SIDE ELEVATION 02
SCALE 1/4" = 1'-0"



04 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL BACK ELEVATION
SCALE 1/4" = 1'-0"

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△	Date	Description
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL #1
3	FEB 2023	BUILDING REVISIONS

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ELEVATIONS AND SECTION

Scale
1/4" = 1'-0"

A-2.1

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COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.



THE COMFORT HOME UNITS WILL HAVE TWO ROOF TYPES THAT ARE MIRRORED VERSIONS OF ONE ANOTHER. ROOF TYPES TO ALTERNATE BETWEEN UNITS.



ROOF TYPE A



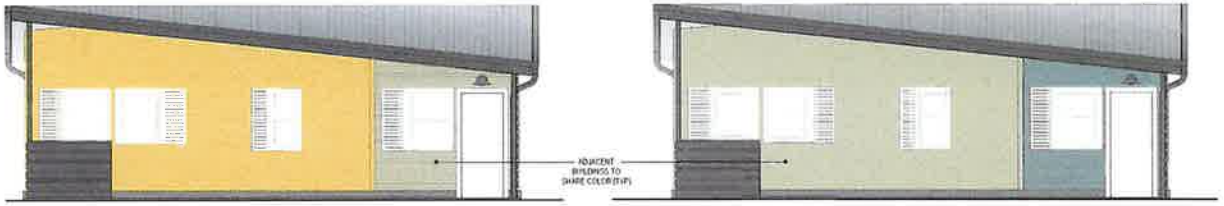
ROOF TYPE B

BUILDING TYPE B5 - COMFORT HOMES - ROOF TYPES

THE COMFORT HOMES WILL HAVE A VARIETY OF COLOR TYPES. FINAL COLORS TO BE DETERMINED. COLORS TO BE CONSISTENT WITH CAMPUS COLOR PALETTE.

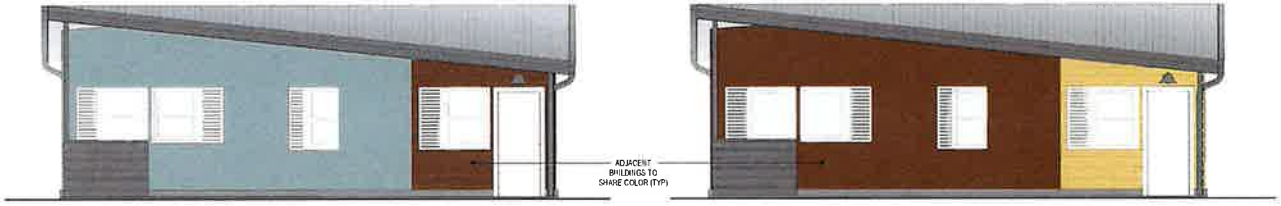
ADJACENT BUILDINGS TO SHARE COLORS, FORMING A SENSE OF COMMUNITY ACROSS THE INDIVIDUAL HOMES.

COMFORT HOME COLOR DISTRIBUTION	
COLOR TYPE	NUMBER OF UNITS
COLOR 01	25% (11 UNITS)
COLOR 02	25% (11 UNITS)
COLOR 03	25% (11 UNITS)
COLOR 04	25% (11 UNITS)



COLOR COMBINATION 01

COLOR COMBINATION 02



COLOR COMBINATION 03

COLOR COMBINATION 04

BUILDING TYPE B5 - COMFORT HOMES - PROPOSED COLOR OPTIONS

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Staff Signature

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Project Number
05.4262.000

Description
BUILDING TYPE B5 - COMFORT HOME - UNIT OPTIONS

Scale
NOT TO SCALE

A-2.2

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VIEW FROM N STREET



COURTYARD VIEW 01



VIEW FROM ENTRY DRIVE



COURTYARD VIEW 02

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3	FEB 2023	BUILDING REVISIONS

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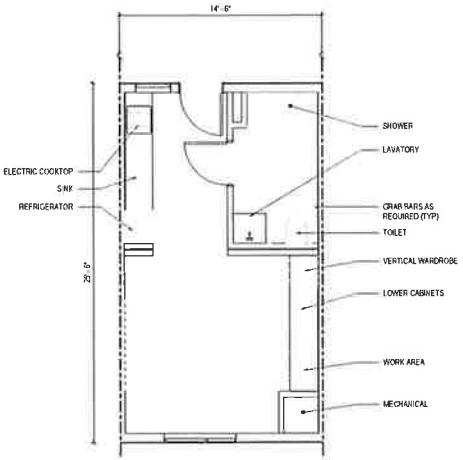
Project Number
05.4262.000

Description
BUILDING TYPE B5 - RENDERS

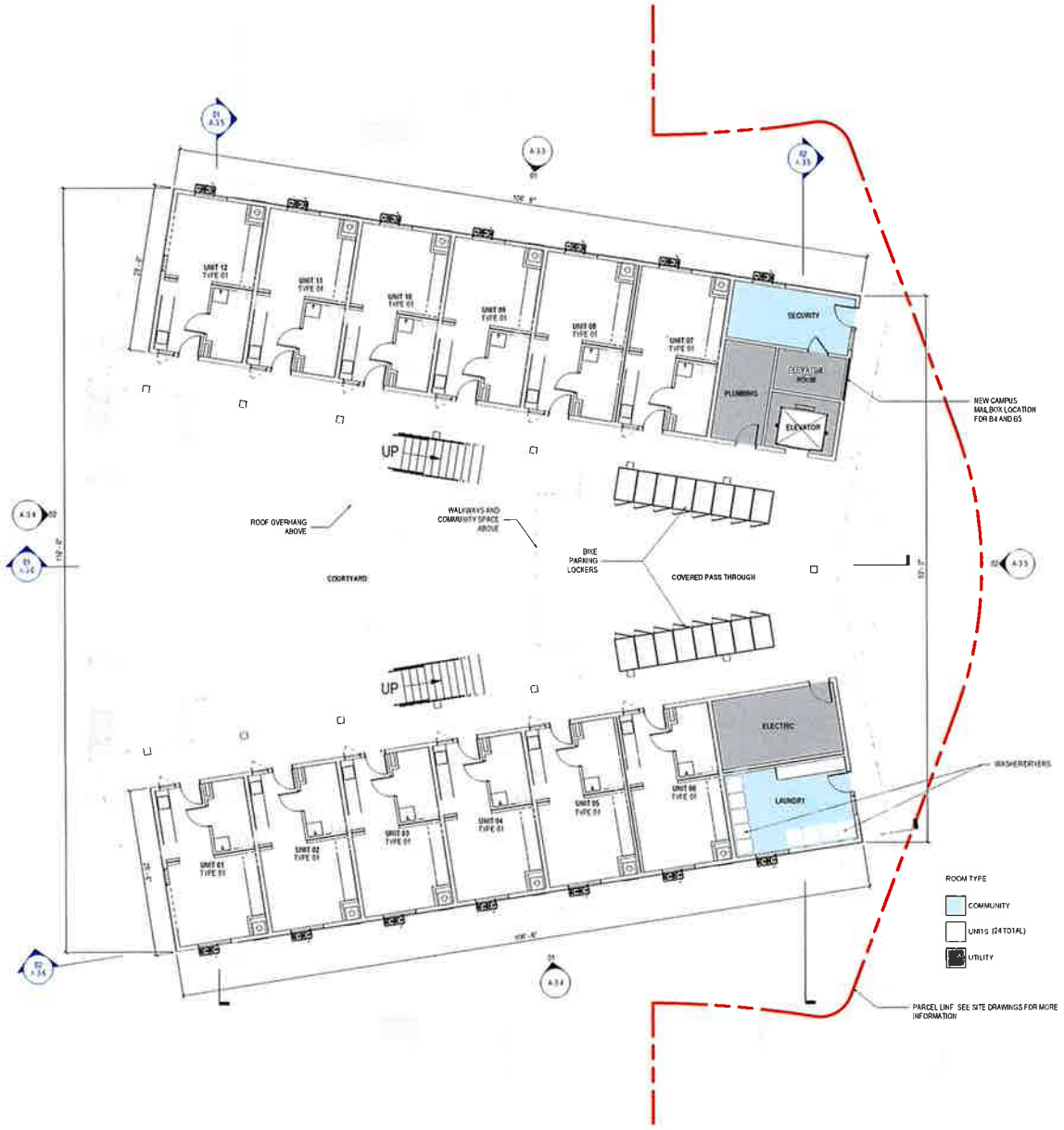
Scale

A-2.3

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03 TYPICAL UNIT PLAN - TYPE 01
SCALE 1/4" = 1'-0"



01 BUILDING B4 - MULTIFAMILY - FLOOR PLAN - LEVEL 01
SCALE 1/8" = 1'-0"

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△	Date	Description
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Seal / Signature

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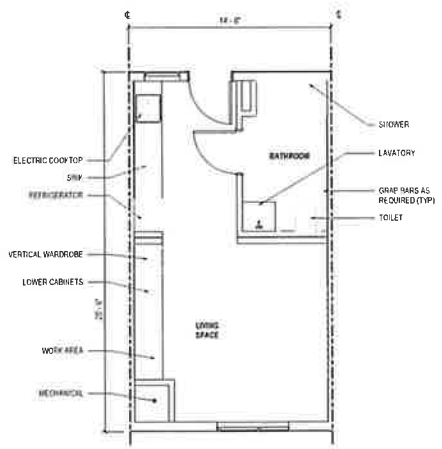
Description
BUILDING B4 - MULTIFAMILY PLANS - LEVEL 01 AND TYPICAL UNIT TYPE 01

Scale
As indicated

A-3.0

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8/7/2025 6:48:47 PM



02 TYPICAL UNIT PLAN - TYPE 02
SCALE 1/8" = 1'-0"



01 BUILDING B4 - MULTIFAMILY - FLOOR PLAN - LEVEL 02
SCALE 1/8" = 1'-0"

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△	Date	Description
1	FEB 2023	PLOT PLAN 5 RESUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL #1

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

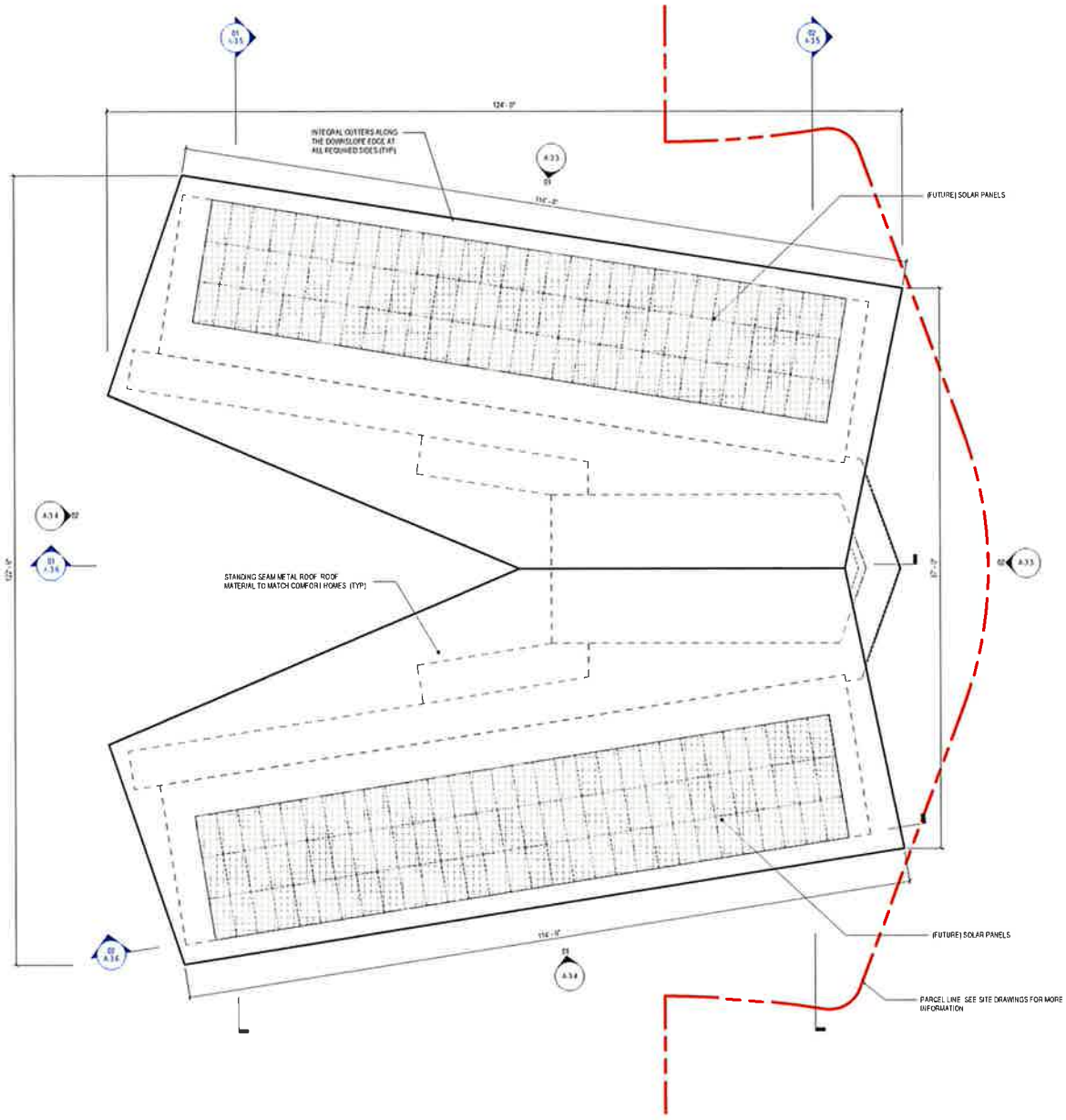
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY PLANS - LEVEL 02 AND TYPICAL UNIT TYPE 02

Scale
As indicated

A-3.1

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01 BUILDING B4 - MULTIFAMILY - FLOOR PLAN - ROOF PLAN
SCALE 1/8" = 1'-0"

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Date	Description
1 FEB 2023	PLOT PLAN SUBMITTAL
2 AUG 2023	PLOT PLAN RESUBMITTAL 01

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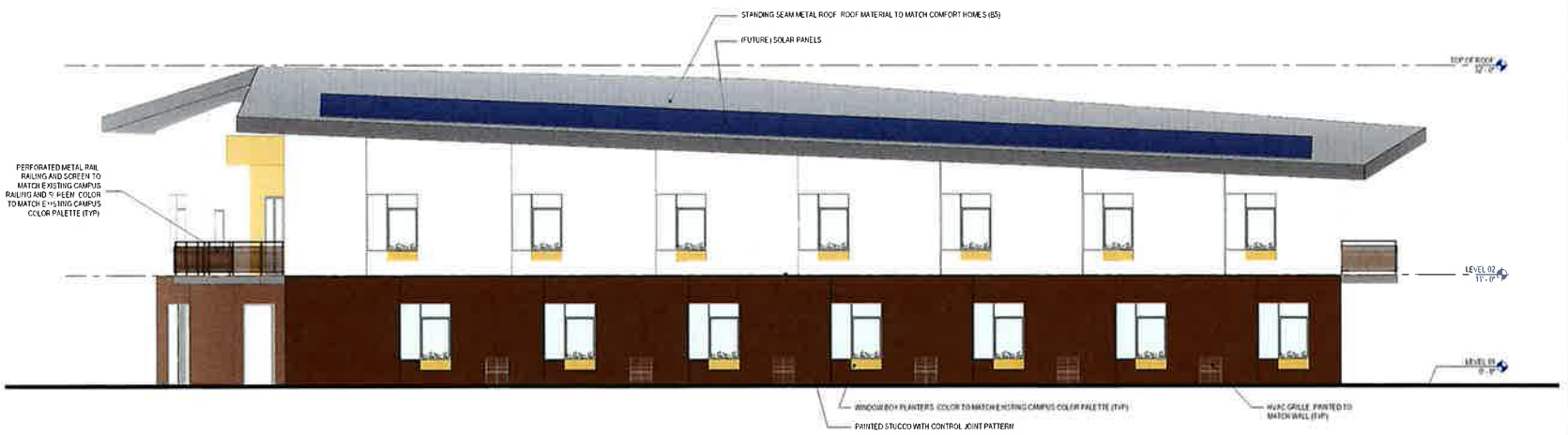
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY ROOF PLAN

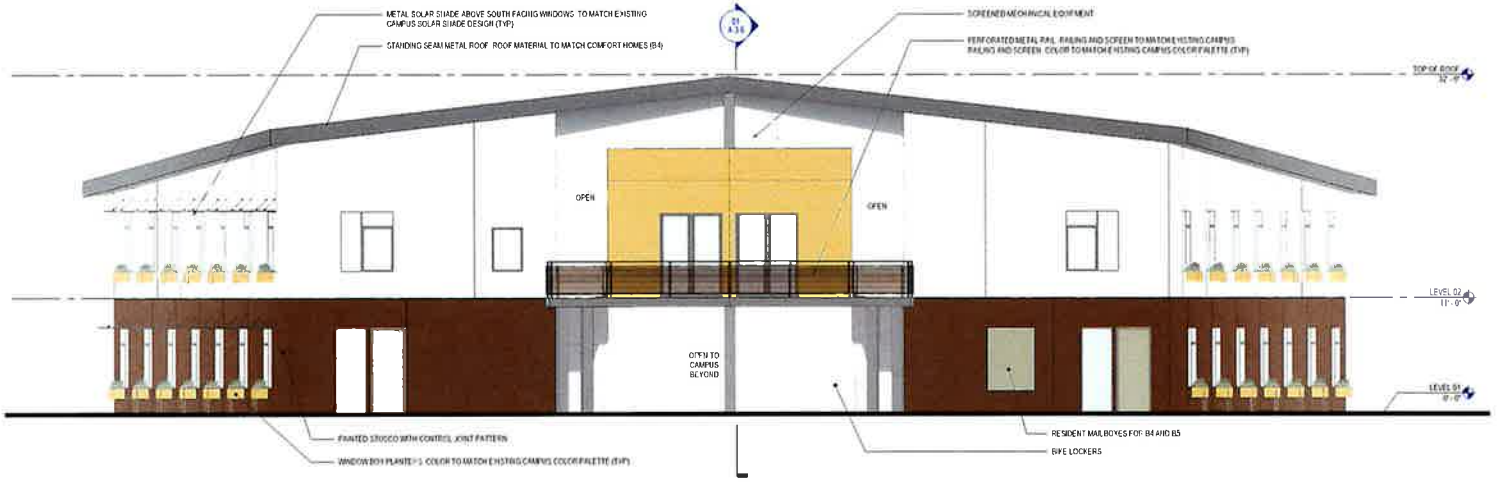
Scale
1/8" = 1'-0"

A-3.2

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01 BUILDING B4 - MULTIFAMILY - NORTH ELEVATION
SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - EAST ELEVATION
SCALE 3/16" = 1'-0"

COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.



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△	Date	Description
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2	AUG 2023	PLOT PLAN RESUBMITTAL 01
3	FEB 2024	BUILDING REVISIONS

Seal / Signature

PRELIMINARY
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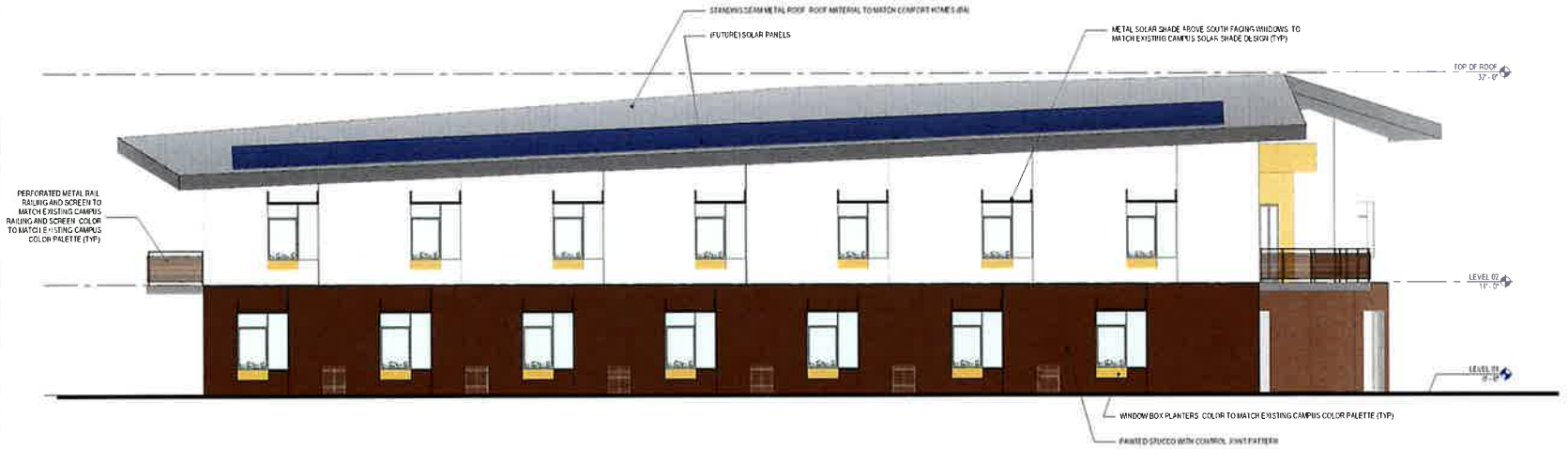
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - ELEVATIONS

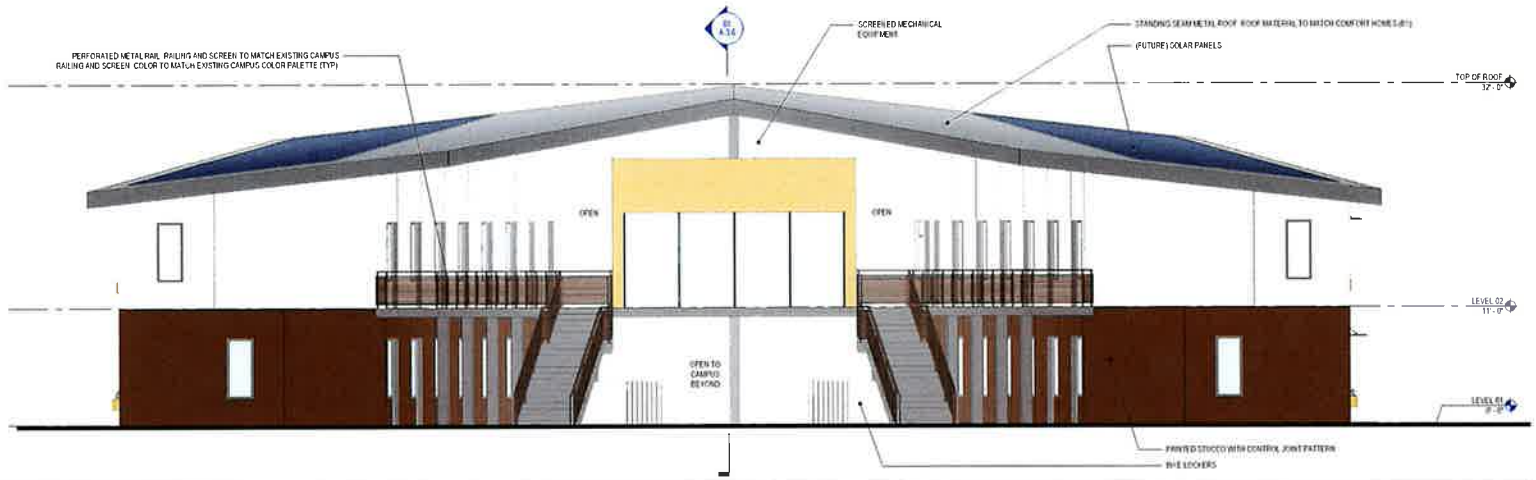
Scale
3/16" = 1'-0"

A-3.3

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01 BUILDING B4 - MULTIFAMILY - SOUTH ELEVATION
SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - WEST ELEVATION
SCALE 3/16" = 1'-0"

COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.



US VETS

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500 South Figueroa Street
Los Angeles California 90071
United States

Tel 213 327 3600
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3	FEB 2024	BUILDING REVISIONS

Seal / Signature

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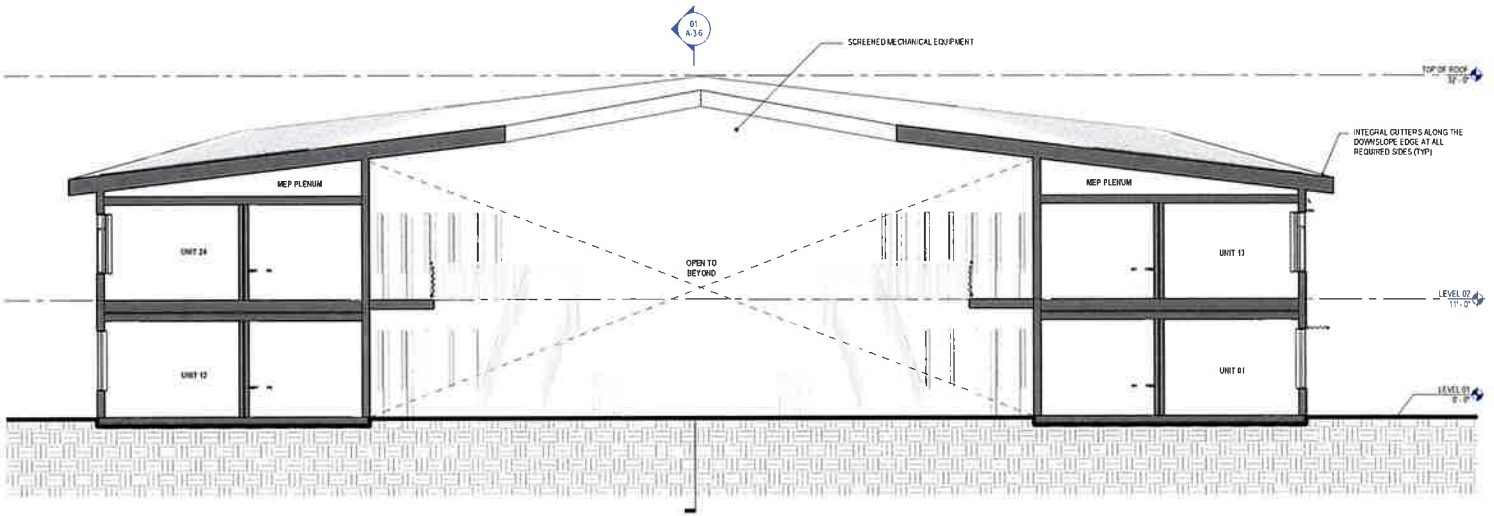
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - ELEVATIONS

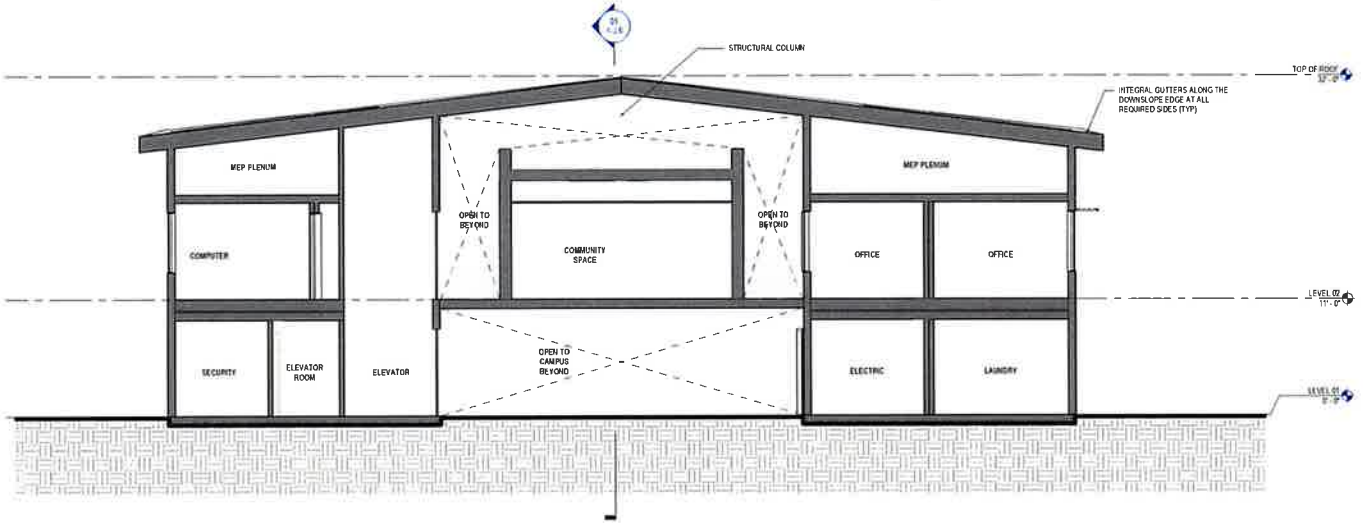
Scale
3/16" = 1'-0"

A-3.4

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01 BUILDING B4 - MULTIFAMILY - NORTH/SOUTH SECTION 01
SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - NORTH/SOUTH SECTION 02
SCALE 3/16" = 1'-0"

US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler
500 South Figueroa Street
Los Angeles, California 90071
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Date	Description
1 FEB 2023	PLOT PLAN SUBMITTAL
2 AUG 2023	PLOT PLAN RESUBMITTAL 01

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Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - SECTIONS

Scale
3/16" = 1'-0"

A-3.5

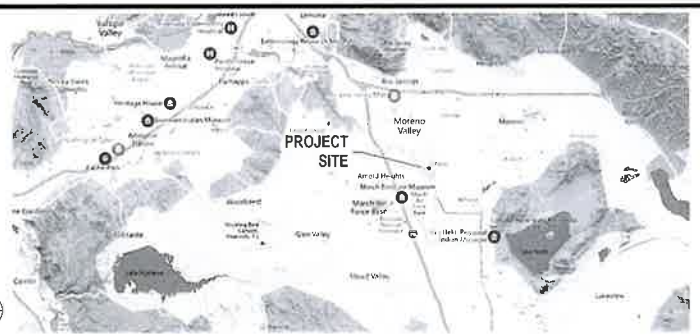
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US VETS MARCH VETERANS VILLAGE - PHASE 03

15301 6TH STREET
RIVERSIDE, CA 92518



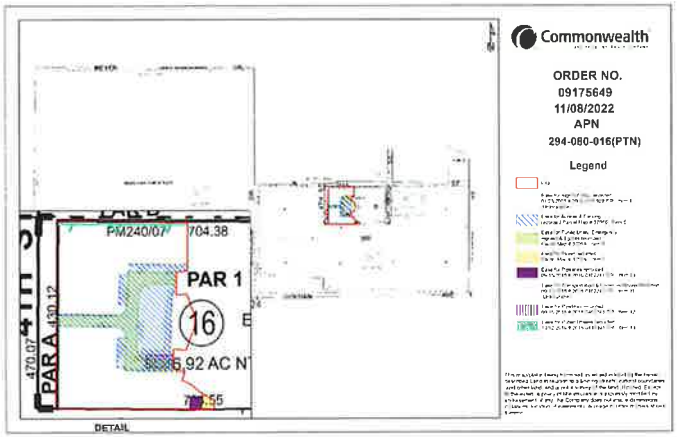
PLOT PLAN SUBMITTAL PP 10-02, A1
FEBRUARY 2024



VICINITY MAP



LOCATION MAP



PARCEL MAP

PROJECT BUILDING SUMMARY						
BUILDING	CLASSIFICATION	GROSS BUILDING AREA	UNIT TYPES	TOTAL UNIT COUNT	TOTAL BED COUNT	GROSS UNIT AREA
B4 (MULTIFAMLY)	TRANSITIONAL HOUSING	±11,850	STUDIOS (TWO SIMILAR TYPES OF THE SAME SIZE)	24	24	±375
B5 (COMFORT HOMES - 44 SEPARATE BUILDINGS)	PERMANENT SUPPORTIVE HOUSING	±22,150	ONE BEDROOMS	44	44	±503
TOTALS		±34,000		68	68	

WATER	WESTERN MUNICIPAL WATER DISTRICT
SEWER	WESTERN MUNICIPAL WATER DISTRICT
ELECTRICITY	SOUTHERN CALIFORNIA EDISON
GAS	SOCAL GAS COMPANY MARCH JOINT POWERS AUTHORITY
TELEPHONE	VERIZON
CABLE	TIME WARNER CABLE
SOLID WASTER	WASTE MANAGEMENT INLAND EMPIRE

PROPOSED BUILDING SUMMARY

ADDRESS: 15301 6TH STREET, RIVERSIDE, CA 92518

APN: 294 080 016

SITE ZONING: SP 6 INSTITUTIONAL RESIDENTIAL

LOT AREA: 3 038 ACRES (±132 354 SF)
BUILDABLE AREA: ±109,927 SF
COVERAGES AS A PERCENTAGE OF LOT AREA

LOT COVERAGE 33 1% (±43,670 SF)

LOT OPEN SPACE - PUBLIC 5 7% (±7,465 SF)
LOT OPEN SPACE - PRIVATE (COVERED) 6 9% (±9,150 SF)

LOT LANDSCAPING 45% (±60,142 SF)

DENSITY: 22 38 DU / ACRE (FROM LOT AREA)

MAX HEIGHTS: MULTIFAMILY +/- 32' - 0", COMFORT HOMES +/- 16' - 0"

PARKING: SEE SHEET A-1 1 FOR PARKING INFORMATION

PROJECT SUMMARY

CLIENT:
US VETS (UNITED STATES VETERANS INSTITUTE)
800 W SIXTH STREET, SUITE 1505
LOS ANGELES, CA 90017
TEL 213 542 2600

CLIENT PARTNER:
TUNNELS TO TOWERS FOUNDATION
2361 HYLAN BLVD
STATEN ISLAND, NY 10306
TEL 718 987 1931

OWNERS REPRESENTATIVE:
THE TRIMBLE COMPANY
2302 SAN JUAN ROAD
SAN DIEGO, CA 92103
TEL 619-851-3628

DESIGN ARCHITECT:
GENSLER
500 S FIGUEROA STREET
LOS ANGELES, CA 90071
TEL 213 327 3600
FAX 213 327 3601

STRUCTURAL ENGINEER:
TBD

MODULAR MANUFACTURER:
GUERDON
5656 FEDERAL WAY
BOISE, ID 83716
TEL 208 345 5100

MEP ENGINEER:
ALFATECH
421 E HUNTINGTON DRIVE
MONROVIA, CA 91016
TEL 213 212 9860

LANDSCAPE ARCHITECT:
URBAN ARENA
3195 RED HILL AVENUE, LOFT F
COSTA MESA, CA 92626
TEL 714 754 4500

FIRE PROTECTION + LIFE SAFETY:
TBD

ACOUSTICAL:
TBD

CIVIL ENGINEER:
URBAN RESOURCE CORPORATION
2923 SATURN STREET, SUITE H
BREA, CA 92821
TEL 949 727 9095

GEOTECHNICAL:
TERRACON CONSULTANTS
1421 EDINGER AVE , SUITE C
TUSTIN, CA 92780
TEL 714 261 0051

TRAFFIC ENGINEER:
LINSCOTT, LAW & GREENSPAN, ENGINEERS
4542 RIFFNER STREET, SUITE 100
SAN DIEGO, CA 92111
TEL 858 300 8800

DRY UTILITY:
THE DRY UTILITY EXPERT
TEL 714 791 6711

LEED CONSULTANT:
GILLERAN ENERGY MANAGEMENT, INC
750A DAVIS ST
SANTA ROSA, CA 95401
TEL 707 528 7318

PROJECT DIRECTORY

UTILITY PROVIDERS

DRAWING LIST

SHEET INDEX	
NUMBER	NAME
GENERAL	
G-0 0	COVER SHEET
G-0 1	PROJECT INFORMATION
G-0 2	GENERAL SHEET NOTES
G-0 3	EXISTING SITE PHOTOS, COLORS, AND MATERIALS
ARCHITECTURE	
A-1 0	PRELIMINARY SITE PLAN
A-1 1	PRELIMINARY SITE PARKING DIAGRAM
A-1 2	PRELIMINARY SITE EQUIPMENT LAYOUT
A-2 0	BUILDING TYPE B5 - COMFORT HOMES - TYPICAL PLANS
A-2 1	BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ELEVATIONS AND SECTION
A-2 2	BUILDING TYPE B5 - COMFORT HOMES - UNIT OPTIONS
A-2 3	BUILDING TYPE B5 - RENDERS
A-3 0	BUILDING B4 - MULTIFAMILY PLANS - LEVEL 01 AND TYPICAL UNIT TYPE 01
A-3 1	BUILDING B4 - MULTIFAMILY PLANS - LEVEL 02 AND TYPICAL UNIT TYPE 02
A-3 2	BUILDING B4 - MULTIFAMILY ROOF PLAN
A-3 3	BUILDING B4 - MULTIFAMILY - ELEVATIONS
A-3 4	BUILDING B4 - MULTIFAMILY - ELEVATIONS
A-3 5	BUILDING B4 - MULTIFAMILY - SECTIONS
A-3 6	BUILDING B4 - MULTIFAMILY - SECTIONS
LANDSCAPE	
L-1	CONCEPTUAL LANDSCAPE PLAN
CIVIL	
C-1	GENERAL NOTES AND INDEX MAP
C-2	EXISTING SITE CONSTRAINTS
C-3	PRELIMINARY MAPPING
C-4	PRELIMINARY SECTIONS AND SETBACKS
C-5	PRELIMINARY SECTIONS
C-6	PRELIMINARY GRADING AND DRAINAGE
C-7	PRELIMINARY UTILITIES
C-8	PRELIMINARY FIRE ACCESS PLAN
C-9	PRELIMINARY ADA ACCESS EXHIBIT
C-10	PERIMETER FENCING EXHIBIT
C-11	PERIMETER FENCING DETAILS

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Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
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Project Number
05.4262.000

Description
PROJECT INFORMATION

Scale

G-0.1

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BA1.900_005.4262.000 - US Vets Riverside Veterans Village MVV_ARCH_Site #2.rvt
2/5/2024 9:11:11 PM

1 ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND

2 ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW

3 ELECTRICAL PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S E S PANEL DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS

4 ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS AT A MINIMUM BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24' AROUND ALL PORTIONS OF THE BUILDING TO THE EXTENT PERMITTED BY LAW SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING

5 ALL BACKFLOW PREVENTERS 2' OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER ALL BACKFLOW PREVENTERS LESS THAN 2' SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR

6 SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 750 WATT, FULL CUT OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE AND A MAXIMUM LIGHTING LEVEL OF 5 CANDLE/FOOT AT THE PROPERTY LINE

7 ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 25' FOR FREESTANDING OR BUILDING MOUNTED FIXTURES AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULL CUT-OFF TYPE HIGH PRESSURE SODIUM FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT BY POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT CANDLES AT THE PROPERTY LINE

8 CONCRETE LIGHT POLE BASES SHALL BE LOCATED WITHIN LANDSCAPE AREAS OR PAINTED TO MATCH THE PRIMARY BUILDING COLOR/FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE

9 FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS BY LANDSCAPE SHRUB BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES

10 BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR OFFICE, COMMERCIAL AND MIXED USE DEVELOPMENTS INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS

11 ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS TRASH ENCLOSURE GATES SHALL INCORPORATE A MINIMUM OF 80% OPACITY

12 WITHIN COMMERCIAL OFFICE AND MIXED USE DEVELOPMENTS VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE BOMANITE OR SIMILAR ALTERNATIVE LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED

13 ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS

14 ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED

A ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR

B ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT

C ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA

D ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION

E BUILDINGS WITHIN THE 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 20' X 40' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES TRANSIT SCHEDULES AND CARPOOLING INFORMATION

16 PRIOR TO ISSUANCE OF THE PROJECT C OF O EACH INDUSTRIAL BUSINESS PARK AND MIXED USE PROJECT SHALL PROVIDE A 6-SQFT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS

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

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

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

20 IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN

GENERAL SHEET NOTES

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△	Date	Description
1	FEB 2025	PLOT PLAN D SUBMITTAL
2	AUG 2025	PLOT PLAN RESUBMITTAL #1

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PRELIMINARY
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Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
GENERAL SHEET NOTES

Scale

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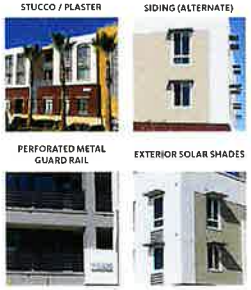
PROJECT COLORS

All Phase 03 Project Colors to Match MVV Buildings 1, 2, and 3 Colors



PROJECT MATERIALS

All Primary Phase 03 Project Materials to Match MVV Buildings 1, 2, and 3 Primary Materials



PROJECT COLORS AND MATERIALS



IMAGE 05



IMAGE 02



IMAGE 07



IMAGE 04



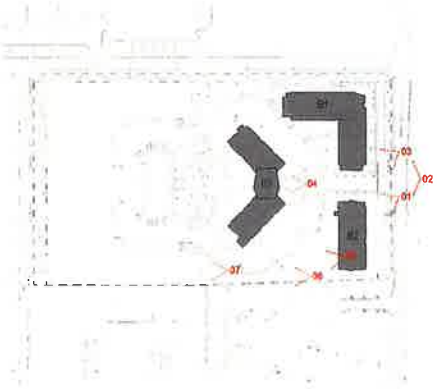
IMAGE 01



IMAGE 06



IMAGE 03



KEY PLAN

SEE SHEETS A-2.3, A-3.3, A-3.4 FOR INFORMATION ON PROPOSED ELEVATIONS

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Project Name
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Project Number
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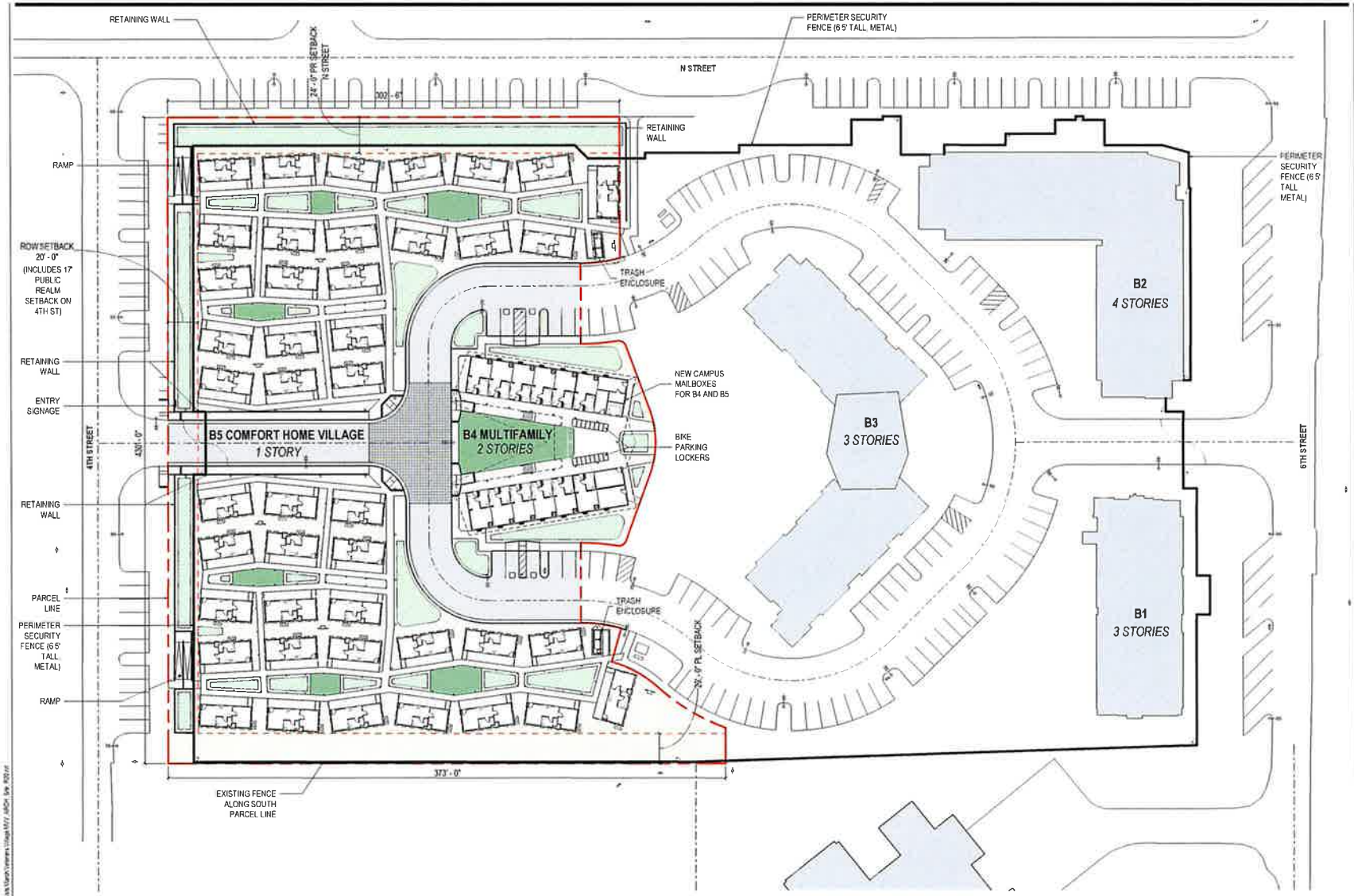
Description
EXISTING SITE PHOTOS, COLORS, AND MATERIALS

Scale
NOT TO SCALE

G-0.3

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01 PRELIMINARY SITE PLAN
SCALE 1" = 30'-0"

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Date	Description
1 FEB 2021	PLOT PLAN SUBMITTAL
2 AUG 2021	PLOT PLAN RESUBMITTAL 01

Notes

Total Units:	68 Units
B4 (Multifamily)	24 Units
B5 (Comfort Homes)	44 Units

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NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

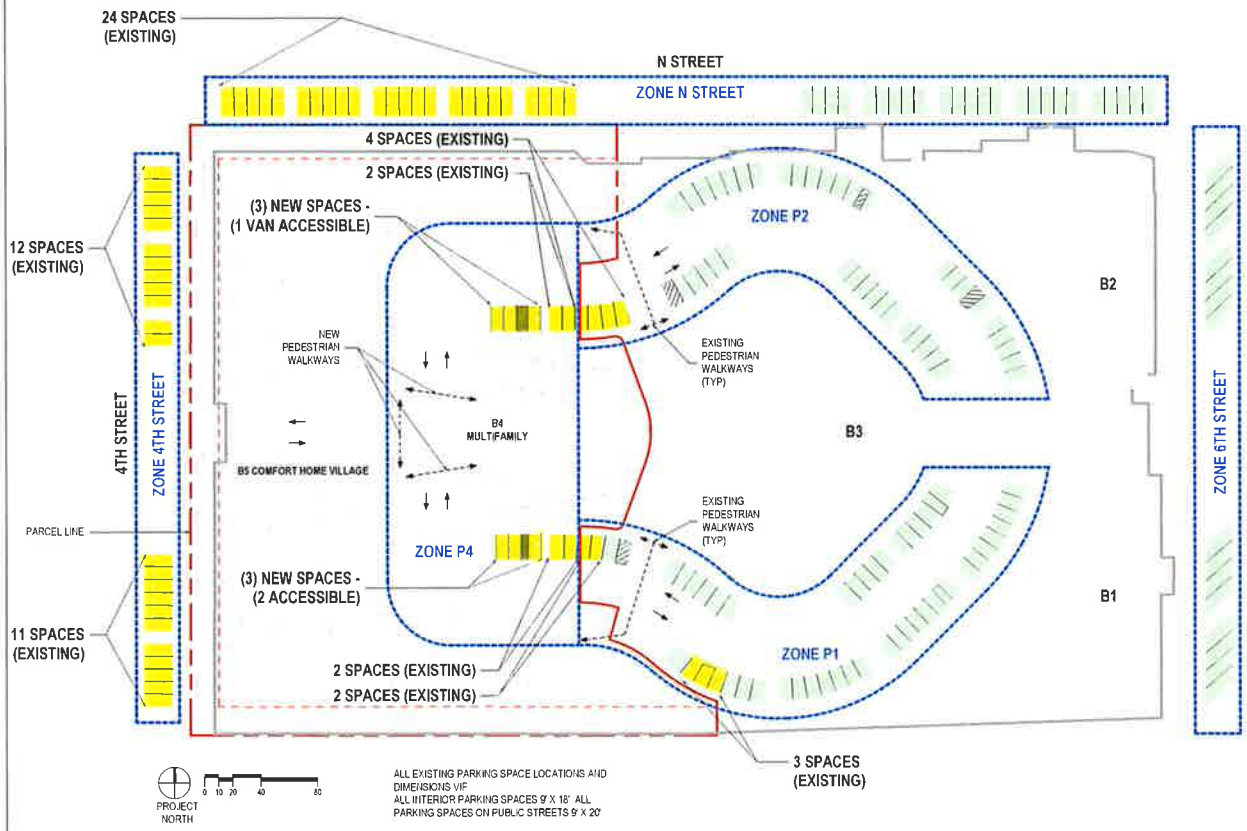
Project Number
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Description
PRELIMINARY SITE PLAN

Scale
1" = 30'-0"

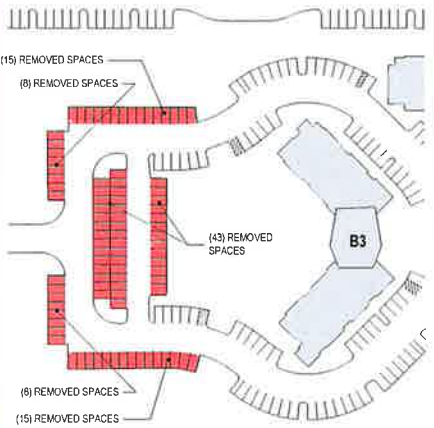
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01 SITE PLAN - PRELIMINARY PARKING DIAGRAM

SCALE 1" = 40'-0"



02 EXISTING SITE PLAN - REMOVED PARKING

SCALE 1" = 60'-0"

PROVIDED

Number of Existing Spaces on Site	272 Spaces (per Parking Study)
Number of Spaces Removed for New Design	89 Spaces (Shown in Red)
All parking changes for new proposal occur in Zone P4	
Number of Spaces Added for New Design	6 Spaces

Zones Below Correspond to Parking Study

Zone P1	48 Spaces
Zone P2	43 Spaces
Zone P4	10 Spaces (Original 93 Spaces)
Zone N Street	48 Spaces
Zone 4th Street	23 Spaces
Zone 6th Street	16 Spaces

New Total Number of Spaces to be Provided on Site:	189 Spaces

REQUIRED

Peak Parking Demand for existing Buildings 1, 2, and 3 per 2022 Linscott Law & Greenspan Parking Study	121 Spaces
New Building Parking Requirements Counted at 2019 Parking Study Rates per 2022 Parking Study 68 Units @ .89 Spaces Per Bed (61 Spaces) +/- 1,800 SF Support @ 1/1,000 SF (2 Spaces) 3 Employees (3 Spaces)	66 Spaces
Total Number of Spaces Required in Peak Demand per Parking Study	187 Spaces (Out of 189 Spaces Provided)

DIAGRAM KEY

- Yellow Spaces show possible locations for the 66 required spaces for B4 + B5
- All remaining spaces are shown in Green
- Removed parking spaces in Zone P4

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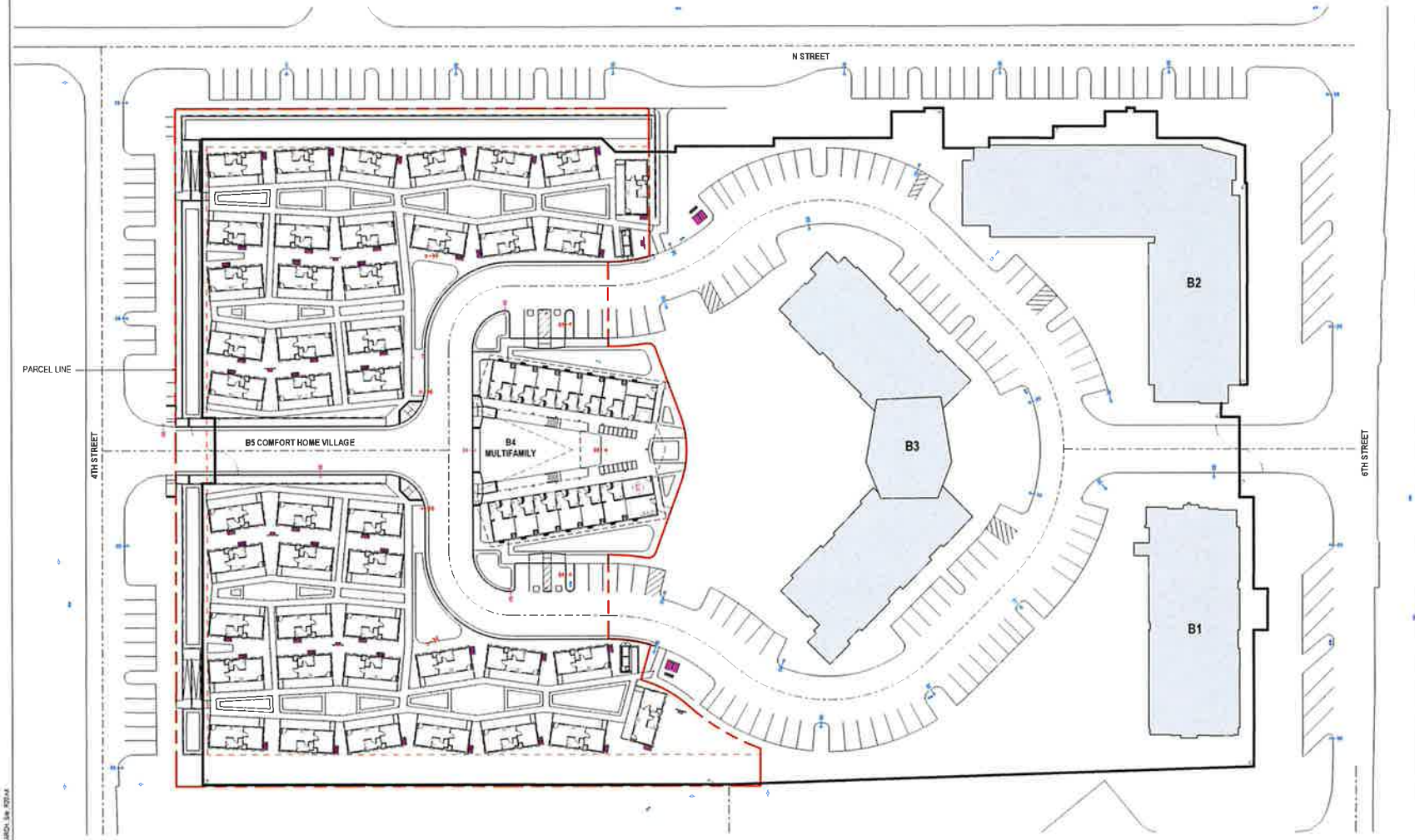
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Description
PRELIMINARY SITE PARKING DIAGRAM

Scale
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01 SITE PLAN - PRELIMINARY EQUIPMENT LAYOUT
SCALE: 1" = 30'-0"

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Description
PRELIMINARY SITE EQUIPMENT LAYOUT

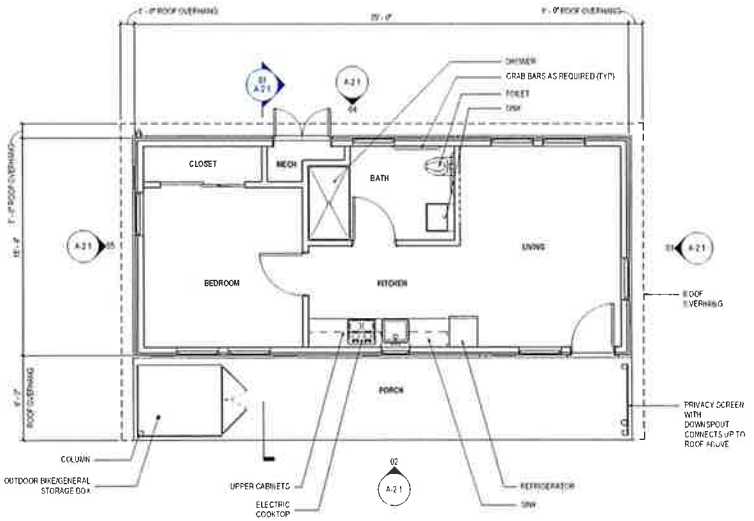
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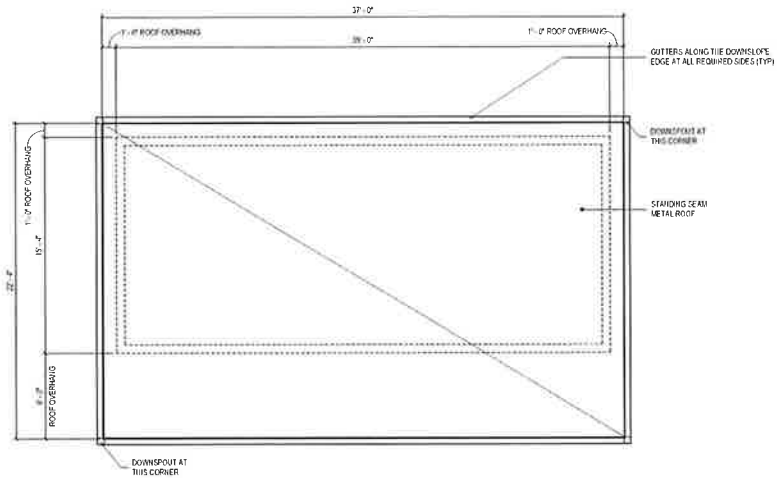
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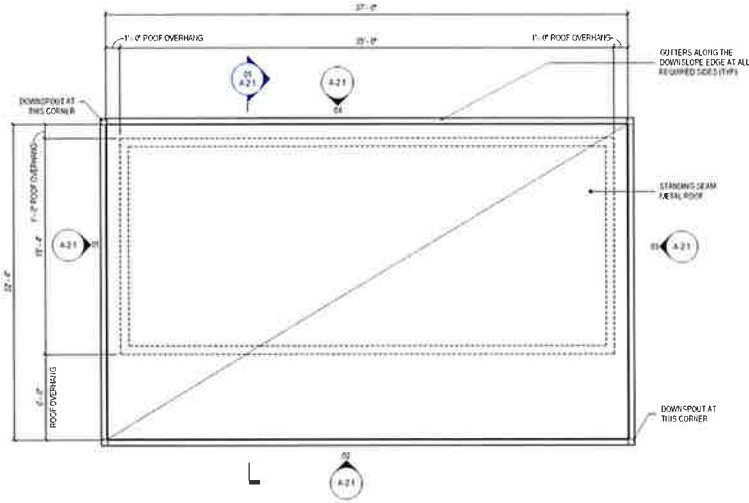
04 COMFORT HOME ROOF GEOMETRY AXON
SCALE



01 BUILDING TYPE B5 - COMFORT HOMES - TPYICAL UNIT PLAN
SCALE 1/4" = 1'-0"



03 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ROOF PLAN - TYPE B
SCALE 1/4" = 1'-0"



02 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ROOF PLAN - TYPE A
SCALE 1/4" = 1'-0"

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1	FEB 2025	BUILDING REVISIONS

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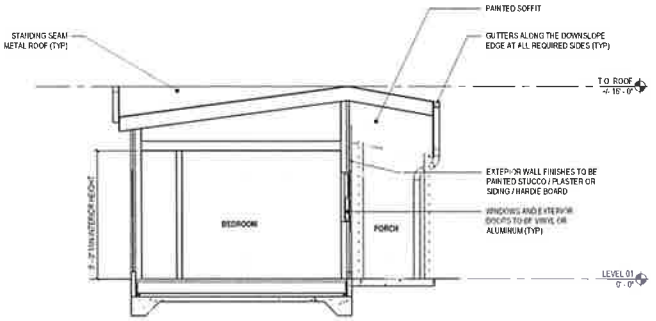
Project Number
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Description
BUILDING TYPE B5 - COMFORT HOME - TYPICAL PLANS

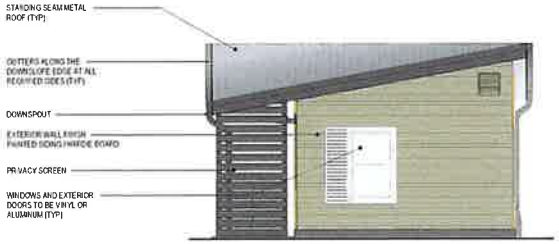
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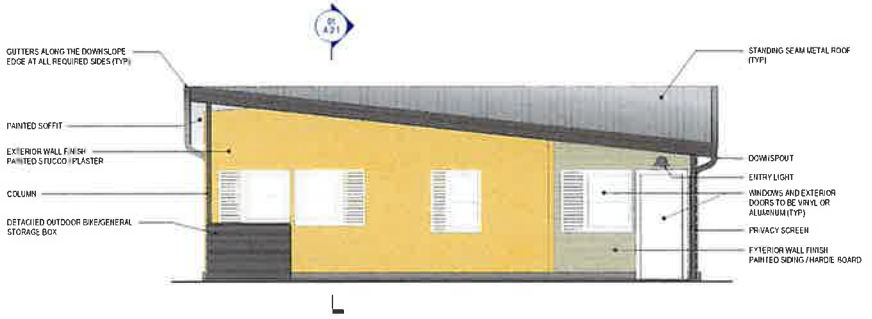
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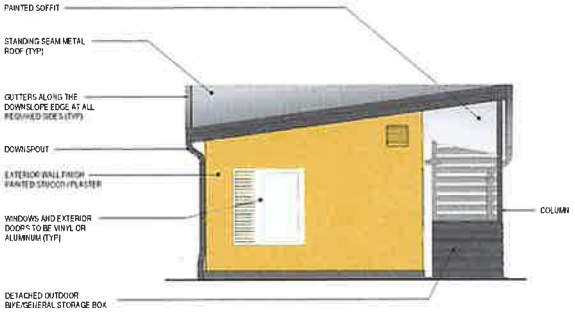
01 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL UNIT SECTION
SCALE 1/4" = 1'-0"



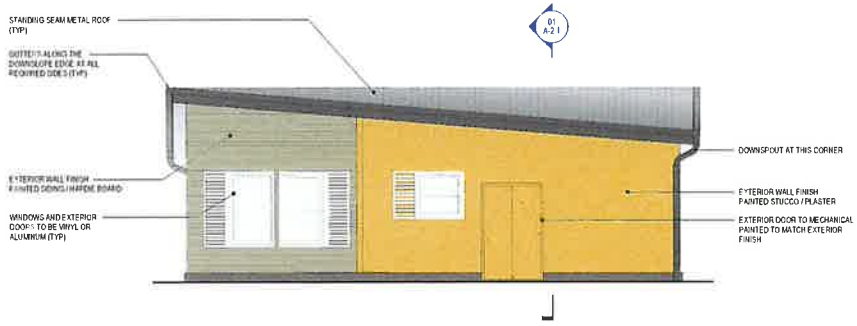
03 BUILDING TYPE B5 - COMFORT HOMES - TYP SIDE ELEVATION 01
SCALE 1/4" = 1'-0"



02 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL FRONT ELEVATION
SCALE 1/4" = 1'-0"



05 BUILDING TYPE B5 - COMFORT HOMES - TYP SIDE ELEVATION 02
SCALE 1/4" = 1'-0"



04 BUILDING TYPE B5 - COMFORT HOMES - TYPICAL BACK ELEVATION
SCALE 1/4" = 1'-0"

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US Vets Transitional Program Specific Plan, PP 10-02, A1

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Description
BUILDING TYPE B5 - COMFORT HOMES - TYPICAL ELEVATIONS AND SECTION

Scale
1/4" = 1'-0"

A-2.1

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COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.



THE COMFORT HOME UNITS WILL HAVE TWO ROOF TYPES THAT ARE MIRRORED VERSIONS OF ONE ANOTHER. ROOF TYPES TO ALTERNATE BETWEEN UNITS.



ROOF TYPE A



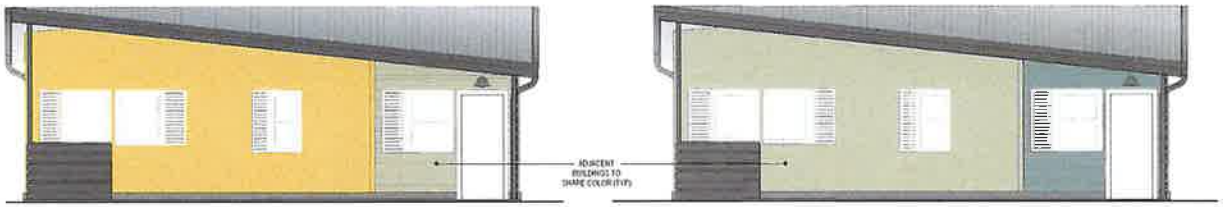
ROOF TYPE B

BUILDING TYPE B5 - COMFORT HOMES - ROOF TYPES

THE COMFORT HOMES WILL HAVE A VARIETY OF COLOR TYPES. FINAL COLORS TO BE DETERMINED. COLORS TO BE CONSISTENT WITH CAMPUS COLOR PALETTE.

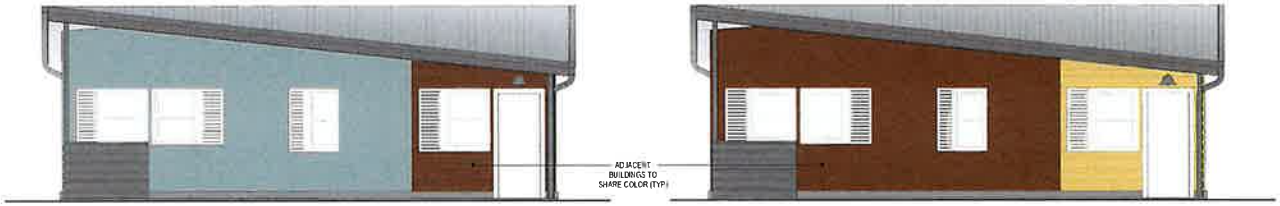
ADJACENT BUILDINGS TO SHARE COLORS, FORMING A SENSE OF COMMUNITY ACROSS THE INDIVIDUAL HOMES.

COMFORT HOME COLOR DISTRIBUTION	
COLOR TYPE	NUMBER OF UNITS
COLOR 01	25% (11 UNITS)
COLOR 02	25% (11 UNITS)
COLOR 03	25% (11 UNITS)
COLOR 04	25% (11 UNITS)



COLOR COMBINATION 01

COLOR COMBINATION 02



COLOR COMBINATION 03

COLOR COMBINATION 04

BUILDING TYPE B5 - COMFORT HOMES - PROPOSED COLOR OPTIONS

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Project Number
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Description
BUILDING TYPE B5 - COMFORT HOME - UNIT OPTIONS

Scale
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VIEW FROM N STREET



COURTYARD VIEW 01



VIEW FROM ENTRY DRIVE



COURTYARD VIEW 02

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Date	Description
1 FEB 2019	BUILDING REVISIONS

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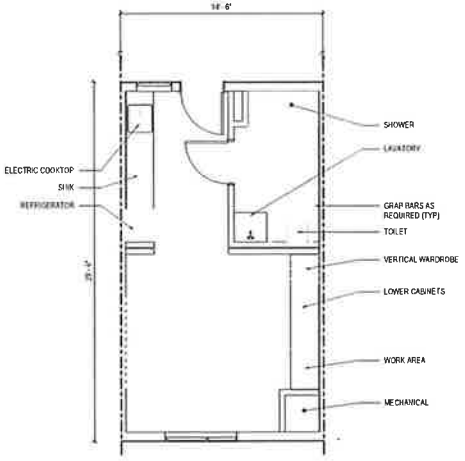
Project Number
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Description
BUILDING TYPE B5 - RENDERS

Scale

A-2.3

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03 TYPICAL UNIT PLAN - TYPE 01
SCALE 1/4" = 1'-0"



01 BUILDING B4 - MULTIFAMILY - FLOOR PLAN - LEVEL 01
SCALE 1/8" = 1'-0"

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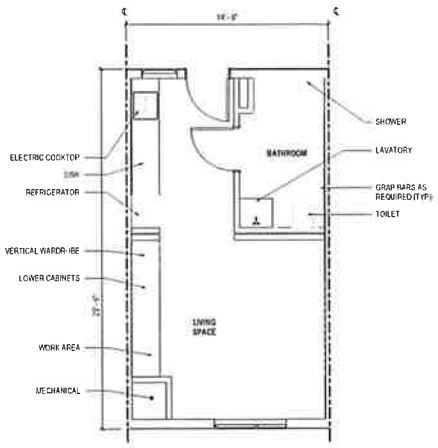
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY PLANS - LEVEL 01 AND TYPICAL UNIT TYPE 01

Scale
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A-3.0

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02 TYPICAL UNIT PLAN - TYPE 02
SCALE 1/4" = 1'-0"



01 BUILDING B4 - MULTIFAMILY - FLOOR PLAN - LEVEL 02
SCALE 1/8" = 1'-0"

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213 327 3600
Fax 213 327 3601

Date	Description
1 FEB 2021	PLOT PLAN SUBMITTAL
2 AUG 2020	PLOT PLAN RESUBMITTAL 01

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

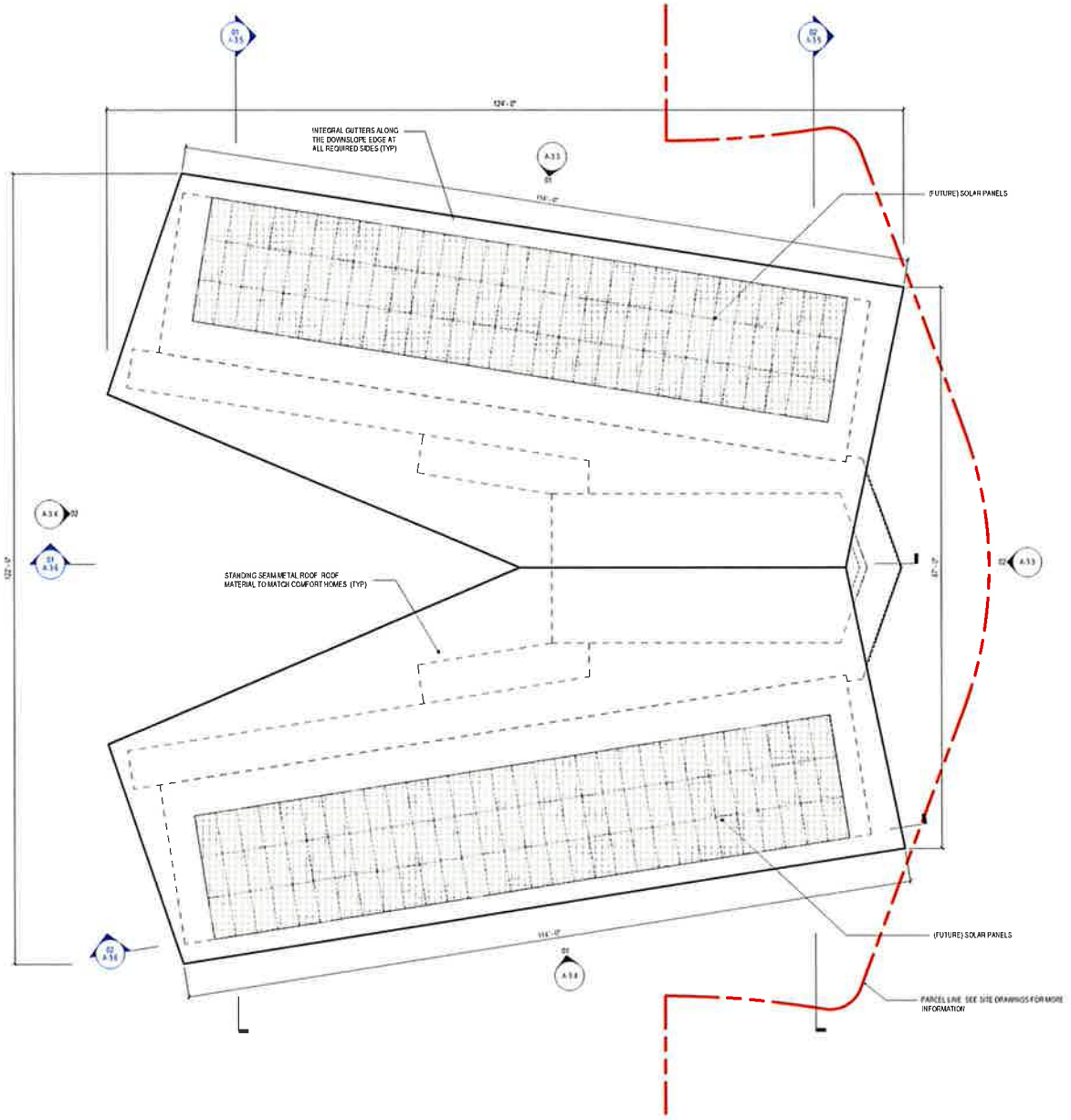
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY PLANS - LEVEL 02 AND TYPICAL UNIT TYPE 02

Scale
As indicated

A-3.1

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01 BUILDING B4 - MULTIFAMILY - FLOOR PLAN - ROOF PLAN

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

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler

500 South Figueroa Street
Los Angeles California 90071
United States

Tel 213 327 3600
Fax 213 327 3601

△	Date	Description
1	FEB 2021	PLOT PLAN SUBMITTAL
2	AUG 2021	PLOT PLAN RESUBMITTAL 01

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

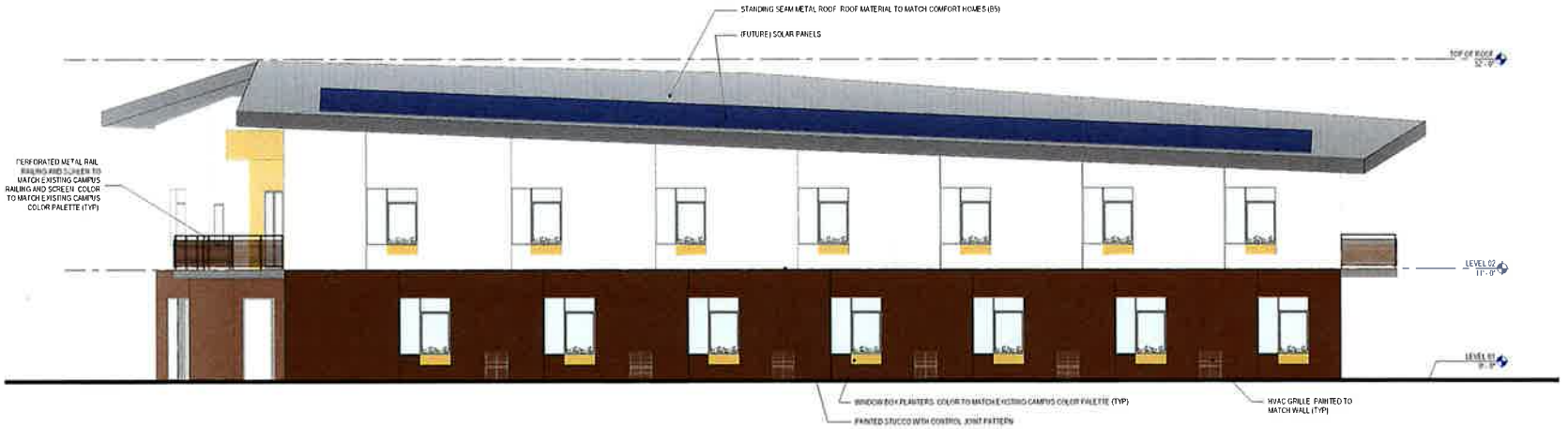
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BUILDING B4 - MULTIFAMILY ROOF PLAN

Scale
1/8" = 1'-0"

A-3.2

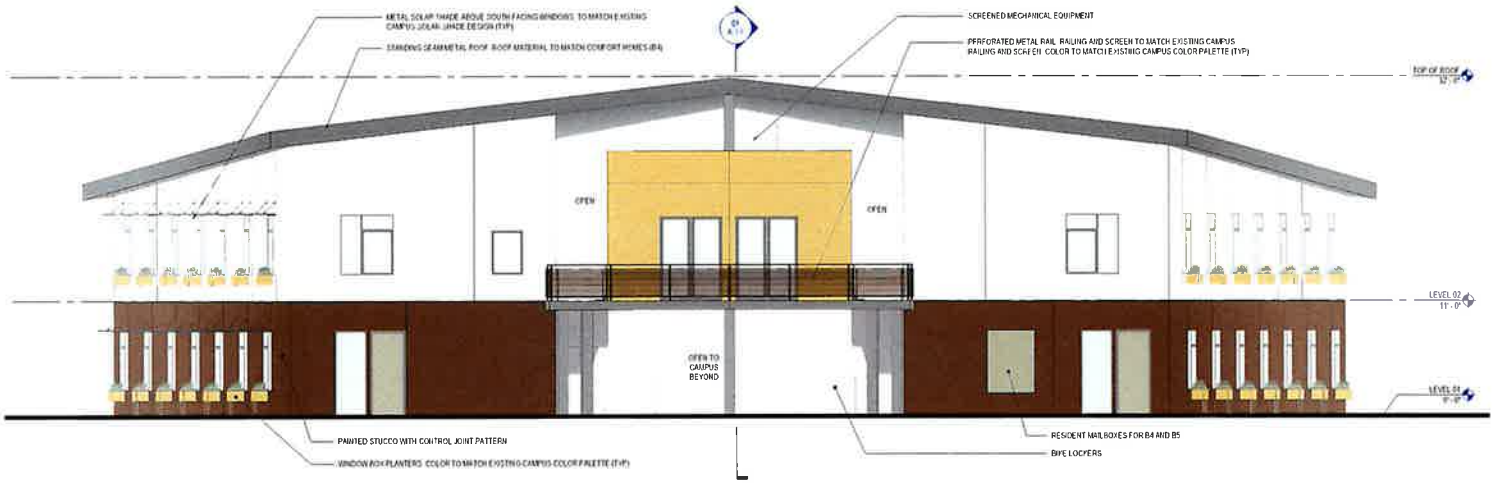
© 2015 Gensler

3/3/2021 4:49:59 PM BIM 360://05.4262.000 - US Vets March Veterans Village/MVV_ARCH_UIF_R20.rvt



01 BUILDING B4 - MULTIFAMILY - NORTH ELEVATION

SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - EAST ELEVATION

SCALE 3/16" = 1'-0"

COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.

(NEW)

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213 327 3400
Fax 213 327 3601

△	Date	Description
1	FEB 2025	PLOT PLAN SUBMITTAL
2	AUG 2025	PLOT PLAN RESUBMITTAL 01
3	FEB 2026	BUILDING REVISIONS

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

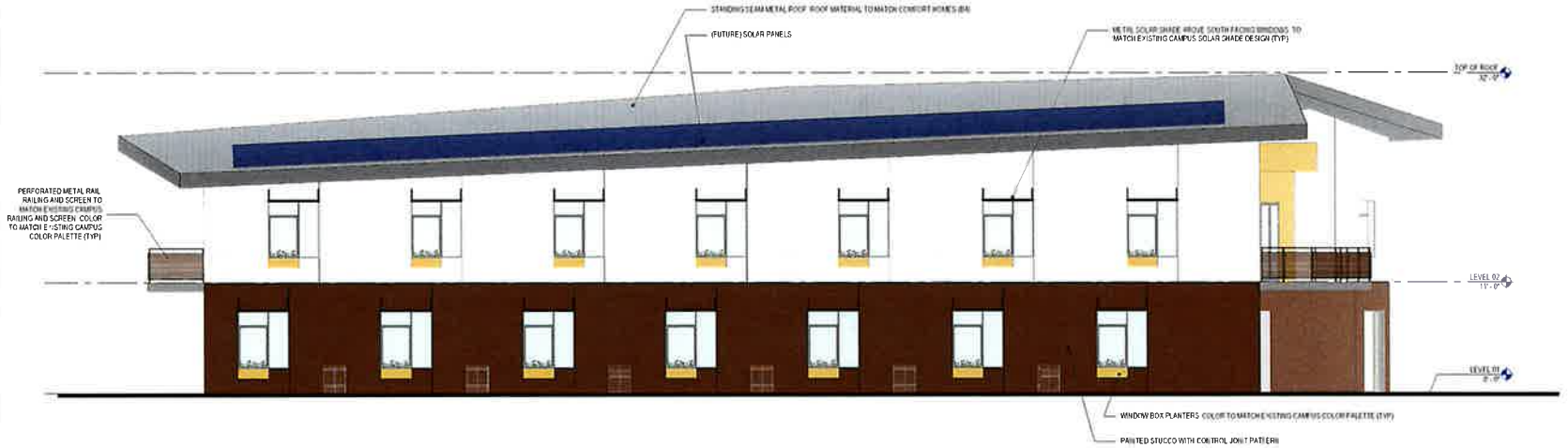
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - ELEVATIONS

Scale
3/16" = 1'-0"

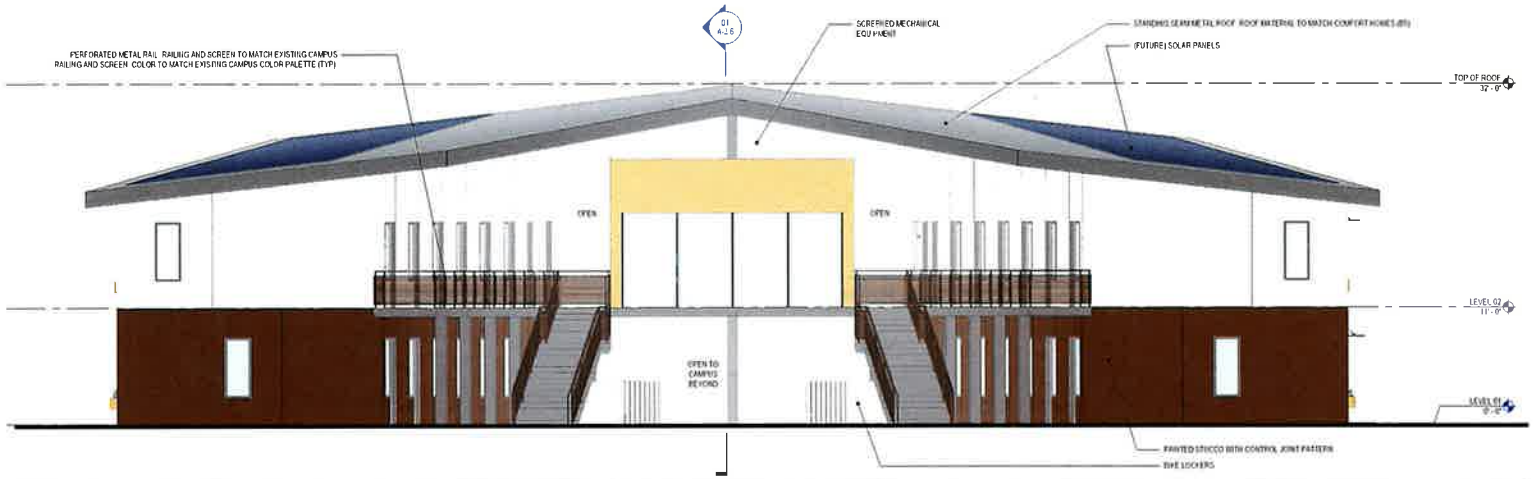
A-3.3

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01 BUILDING B4 - MULTIFAMILY - SOUTH ELEVATION

SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - WEST ELEVATION

SCALE 3/16" = 1'-0"

COLOR PALETTE PER SPECIFIC PLAN. COLORS TO MATCH EXISTING CAMPUS UNLESS NOTED OTHERWISE. TYPICAL ALL BUILDINGS.

(NEW)

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213 327 3600
Fax 213 327 3601

△	Date	Description
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL #1
3	FEB 2024	BUILDING REVISIONS

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

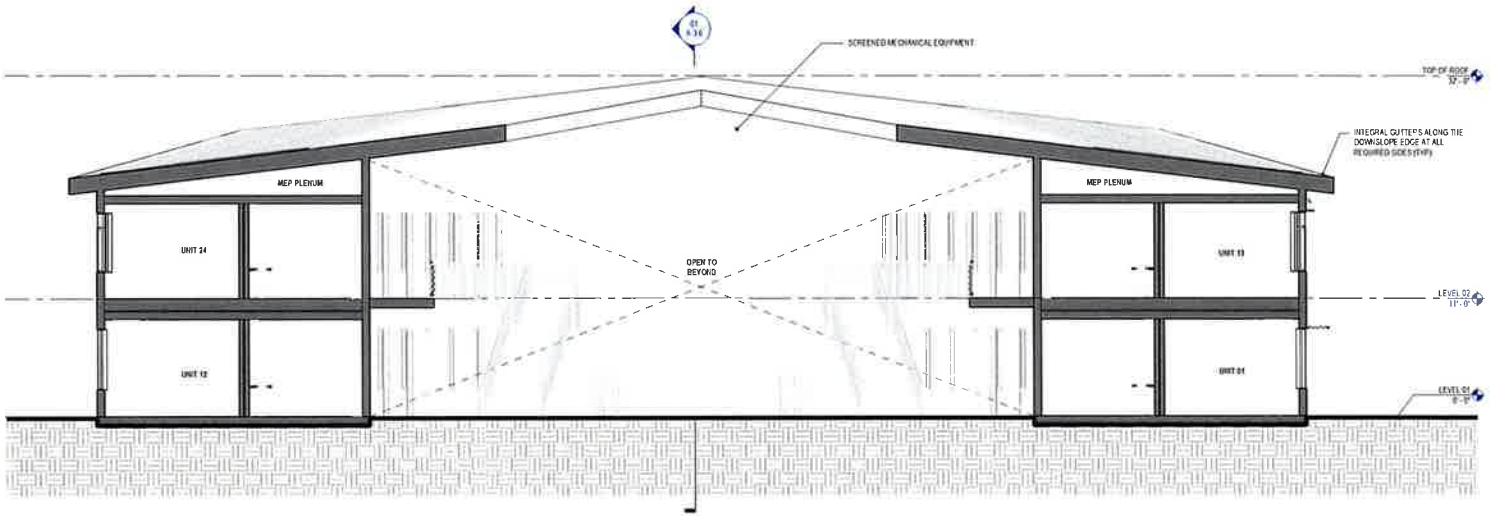
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - ELEVATIONS

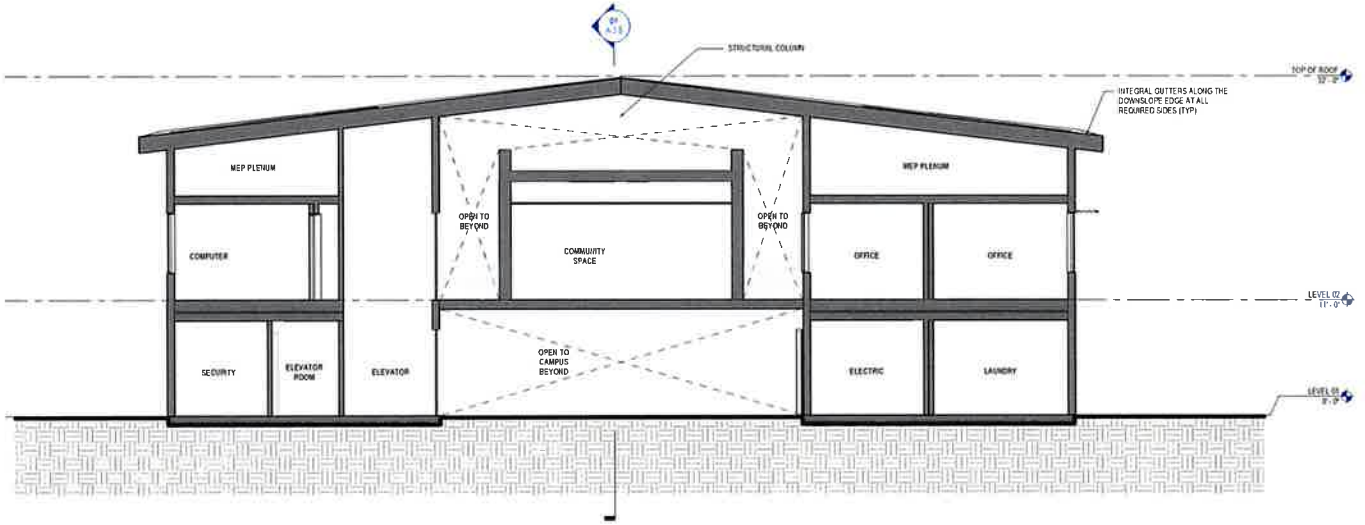
Scale
3/16" = 1'-0"

A-3.4

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01 BUILDING B4 - MULTIFAMILY - NORTH/SOUTH SECTION 01
SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - NORTH/SOUTH SECTION 02
SCALE 3/16" = 1'-0"

8/3/2023 6:19:31 PM B4\360_005.4262.000_US Vets March Veterans Village_MKV_ARCH_MF_R20.rvt

US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
Tel 213 327 3900
Fax 213 327 3901

Δ	Date	Description
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

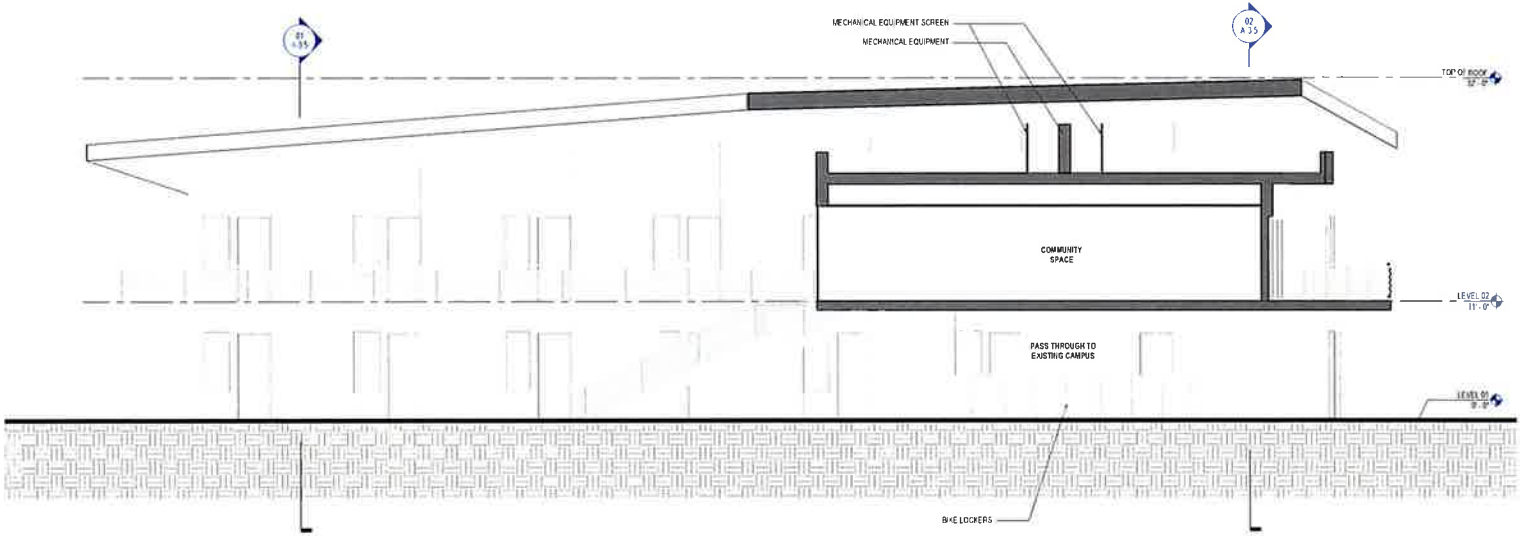
Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - SECTIONS

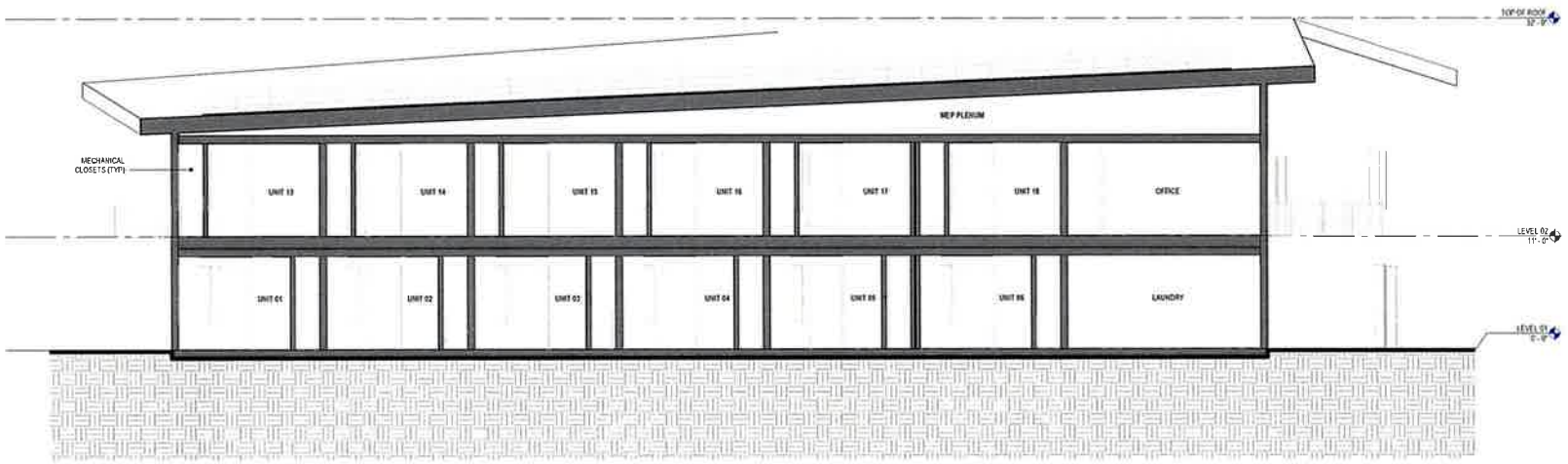
Scale
3/16" = 1'-0"

A-3.5

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01 BUILDING B4 - MULTIFAMILY - EAST/WEST SECTION 01
SCALE 3/16" = 1'-0"



02 BUILDING B4 - MULTIFAMILY - EAST/WEST SECTION 02
SCALE 3/16" = 1'-0"

US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

Gensler
500 South Figueroa Street
Los Angeles California 90071
United States
Tel 213 327 3600
Fax 213 327 3601

Δ	Date	Description
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
05.4262.000

Description
BUILDING B4 - MULTIFAMILY - SECTIONS

Scale
3/16" = 1'-0"

A-3.6

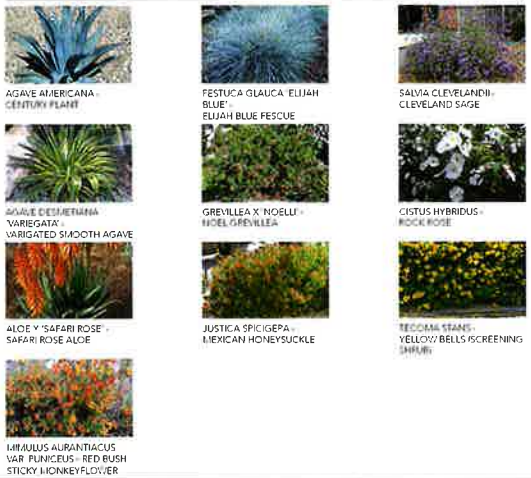
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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W/UCOLS	REMARKS
TREES					
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	VL	
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	L	
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	L	
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	M	
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	M	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	L	
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	L	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	W/UCOLS	SPACING REMARKS
SHRUBS					
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	VL	72" o.c.
	ALOE X 'SAFARI ROSE'	SAFARI ROSE ALOE	1 GAL	L	24" o.c.
	CISTUS X HYBRIDUS	WHITE ROCKROSE	1 GAL	L	48" o.c.
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	L	18" o.c.
	GREVILLEA X 'NOELLII'	NOEL GREVILLEA	5 GAL	L	48" o.c.
	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	1 GAL	L	48" o.c.
	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH STICKY MONKEY FLOWER	1 GAL	VL	36" o.c.
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	L	42" o.c.
	TECOMA STANS 'SCREENING'	YELLOW BELLS	5 GAL	L	60" o.c. SCREENING
BIORETENTION SHRUBS					
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L	18" o.c.
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	M	48" o.c.
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	L	18" o.c.
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	M	48" o.c.
GROUND COVERS					
	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	L	48" o.c.
	PASPALUM NOTATUM	BAHIAGRASS	SOD	L	

SHRUBS



CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET) 56.1 PROJECT TYPE NON RESIDENTIAL ET 0.55

HYDROZONE/ PLANTING DESCRIPTION*	PLANT FACTOR (PF)	IRRIGATION METHOD*	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)*
REGULAR LANDSCAPE AREAS							
MED. TREES	0.5	DRIP	0.81	0.62	1616	998	34982
LOW SHRUBS	0.2	DRIP	0.81	0.37	54451	20097	733691
HIGH TURF	1	OVERHEAD	0.75	1.33	1875	2500	91251
				TOTALS	60142	23179	865924
SPECIAL LANDSCAPE AREAS							
					0	0	0
					0	0	0
					0	0	0
					0	0	0
				TOTALS	0	0	0
				ENWU TOTAL			865924
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)*			865924

ESTIMATED TOTAL WATER USE CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF X AREA	24679	
TOTAL AREA	60142	
AVERAGE ETAF	0.41	
ALL LANDSCAPE AREAS		
TOTAL ETAF X AREA	24679	
TOTAL AREA	60142	
AVERAGE ETAF	0.41	

1"=30'-0" SCALE NORTH

0 30 60

LANDSCAPE CALCULATIONS

TOTAL PROJECT AREA	132,335 SQ FT (3.03 AC)
TOTAL LANDSCAPE AREA	60,142 SQ FT (1.38 AC) 45% OF PROJECT AREA

LEGEND

1. GATHERING SPACES
2. CONCRETE WALKWAY
3. RAMP
4. ENHANCED VEHICULAR PAVING
5. PLANTING AREA
6. WATER QUALITY BASINS
7. TRASH ENCLOSURE
8. RETAINING WALL
9. BIKE LOCKERS
10. LAWN
11. PERIMETER SECURITY FENCE
12. PEDESTRIAN GATE
13. VEHICULAR GATE

PLANT IMAGES

TREES



BIORETENTION SHRUBS & TREES



GROUND COVER

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

URBAN ARENA

OC SD OAK

Date	Description
1 FEB 2023	PLOT PLAN RESUBMITTAL
2 AUG 2023	PLOT PLAN RESUBMITTAL #1
3 FEB 2024	BUILDING REVISIONS

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

Project Number
22-067

Description
Conceptual Landscape Plan

Scale
1"=30'-0"

L-1

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8/14/2023 10:28:16 AM J:\Projects\2022\22-067 US Vets March Veterans Village\MAV_ARCH_Set_PDR.rvt

GENERAL NOTES

1. All new or existing utility lines less than 69 KV on 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. S.E.S. panels shall be fully recessed into the building elevation or shall be screened by a decorative wall or landscape equal to or exceeding the height of the S.E.S. panel. Design plans shall note the tentative location of electrical utility vaults. Construction plans shall identify the final location of utility vaults.
4. Roof-mounted mechanical equipment shall be fully screened by a parapet wall equal to or exceeding the height of the mechanical units. At a minimum, buildings shall incorporate a parapet wall measuring 24" around all portions of the building. To the extent permitted by law, satellite dishes shall be fully screened by a parapet wall. Ground mounted mechanical equipment shall be fully screened from public view by a combination of decorative walls and dense landscaping.
5. All backflow preventer 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 750-watt, full cut-off fixtures, with the maximum light fixture height of 25' above finished grade, and a maximum lighting level of .5 candle/foot² at the property line.
7. All freestanding light poles shall be located within landscaped areas. Concrete light pole bases shall be painted to match the primary building color or finished to match parking screening walls and shall not exceed 24" above finished grade.
8. 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.
9. 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.
10. 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.
11. Within commercial, office and mixed-use developments, vehicular access points and pedestrian access ways shall include special paving treatment such as integral colored stamped concrete, Bomanite, or similar alternative. Location and material shall be reviewed and approved by the Planning Department staff prior to the issuance of a building permit. Stamped and/or colored asphalt is not permitted.
12. All exterior metal must be finished or painted to match the approved project colors.
13. 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 65 dBA noise contour will include appropriate sound attenuation.
14. Prior to the issuance of a Certificate of Occupancy, the tenant shall receive approval of a Traffic Demand Management Plan which shall include the following elements: identification of the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information.
15. Prior to issuance of the project C of O, each project shall provide a 8-sq/ft sign identifying the approved truck route plan at all service driveway locations.
16. All design and construction plan submittals shall include a diagrammatic calculation identifying the relationship of site improvements in compliance with FAA Part 77 airspace. All development requires approval of a FAA form 7460-1 prior to the issuance of building permits.
17. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.
18. Prior to the issuance of building permits, all development impact fees shall be paid, inclusive of TUMF, School Fees, and Fire and Public Facilities fees.
19. If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

LEGAL DESCRIPTIONS

Parcel K-50-B940

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on a plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'54" West a distance of 2188.84 feet; thence South 44°59'42" West a distance of 323.96 feet to the True Point of Beginning;

Thence North 00°23'59" East a distance of 427.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.40 feet through a central angle of 89°58'12";
Thence South 89°37'49" East a distance of 320.88 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence along said curve an arc distance of 31.45 feet through a central angle 90°05'16";
Thence South 0°26'47" West a distance of 413.34 feet;
Thence South 88°31'28" West a distance of 360.54 feet to the True Point of Beginning.

Said parcel contains 3.65 Net acres more or less.

Parcel B-842A

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on a plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'54" West a distance of 2188.84 feet; thence North 81°50'53" West a distance of 557.63 feet to the True Point of Beginning;

Thence North 89°38'09" West a distance of 194.60 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.38 feet through a central angle of 89°53'39";
Thence South 0°28'12" West a distance of 346.22 feet;
Thence South 89°45'18" East a distance of 214.60 feet;
Thence North 00°27'48" East a distance of 367.73, to the True Point of Beginning.

Said parcel contains 1.81 Net acres more or less.

Parcel B-842B

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on a plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'54" West a distance of 2188.84 feet thence North 81°50'53" West a distance of 557.63 feet to the True Point of Beginning;

Thence South 89°38'09" East a distance of 124.85 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence along said curve an arc distance of 31.43 feet through a central angle of 90°00'00";
Thence South 00°23'59" West a distance of 427.61 feet;
Thence North 89°37'15" West a distance of 336.97 feet;
Thence North 00°28'12" West a distance of 78.93 feet;
Thence South 89°45'18" East a distance of 214.60 feet;
Thence North 00°27'48" East a distance of 367.73 to the True Point of Beginning.

Said parcel contains 1.88 Net acres more or less.



INDEX MAP

GRAPHIC SCALE
150 0 75 150 300
(IN FEET)
1 inch = 150 feet

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2921 SATURN STREET, SUITE A1
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

Project Number
120.281

Description
GENERAL NOTES AND
INDEX MAP

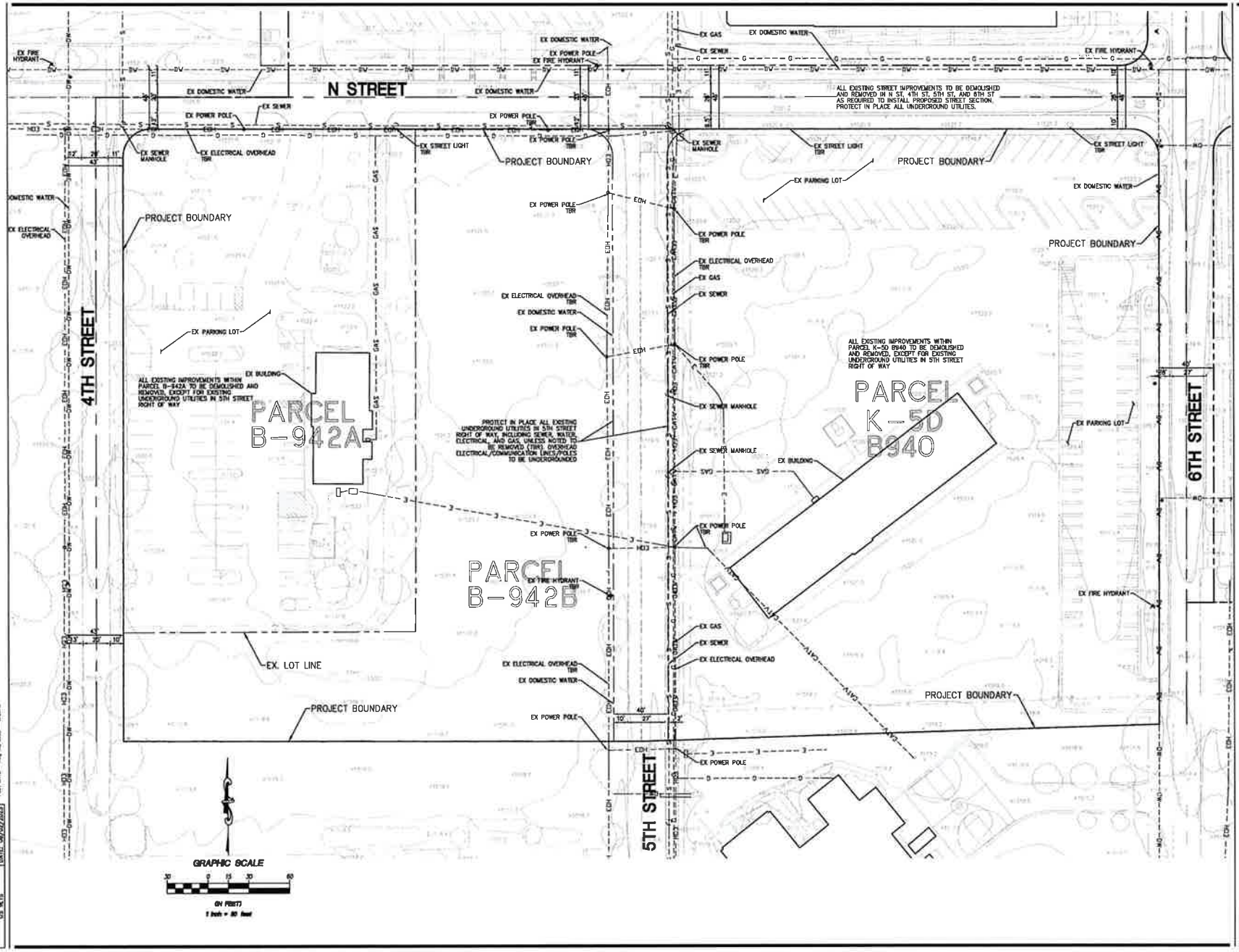
Scale

C-1

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PLAN CONTROL
US VETS
PLAN SET: 2
DATE: 08/07/2023

J:\US VETS\PLAN SHEETS\GENERAL NOTES.dwg
PLOT DATE: 7 Aug 08, 2023 - 8:53AM



PLAN CONTROL: US VETS | PLAN SET: 2 | DATE: 08/02/2023

US VETS

March Veterans Village
15301 6lh Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL #1

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2723 SAVARIN STREET, SUITE H
RIVERSIDE, CA 92507
PHONE: 949.727.9093
FAX: 949.727.9096

Seal/Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

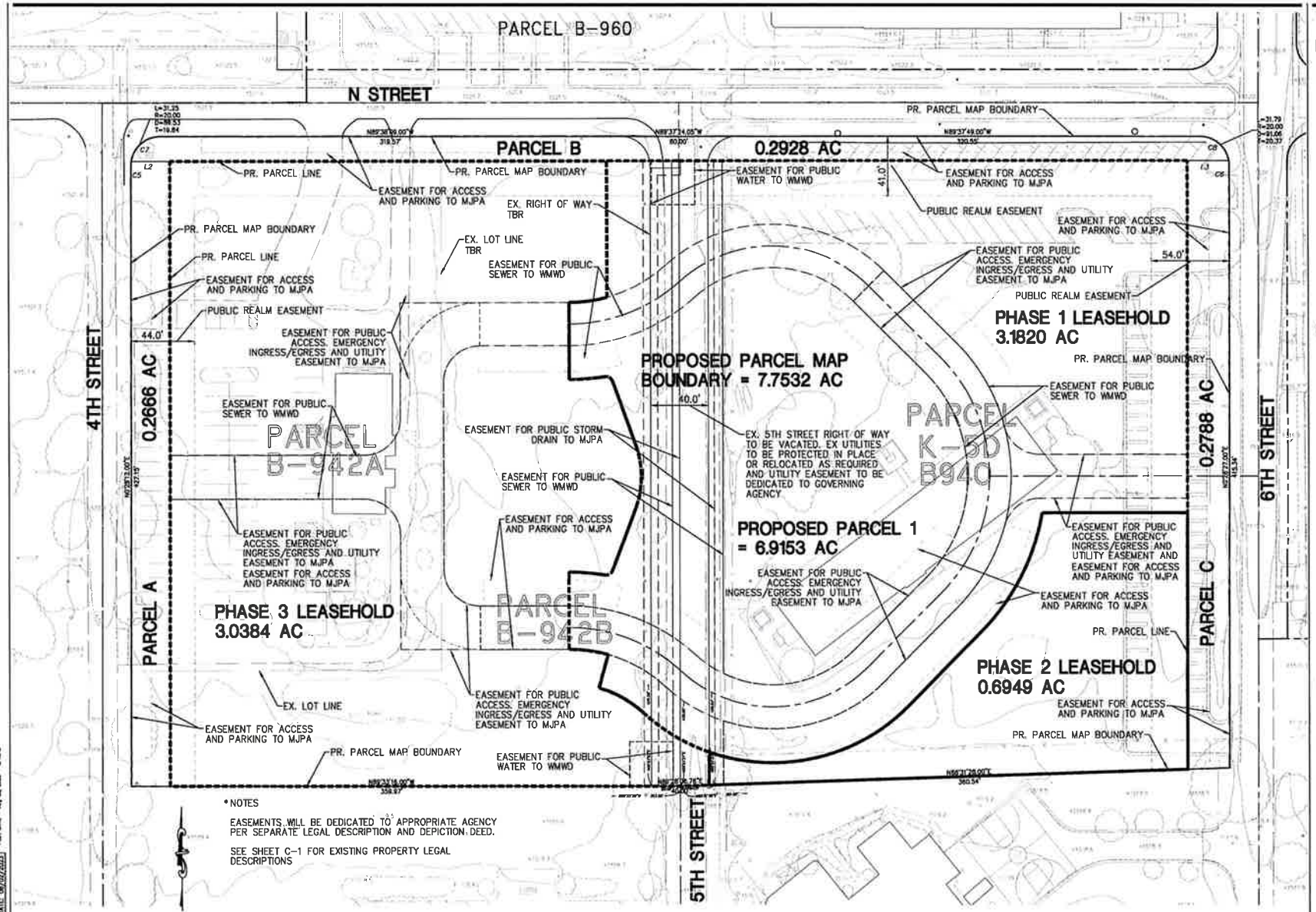
Project Number
120.261

Description
EXISTING SITE CONSTRAINTS

Scale

C-2

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US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949.727.9095
FAX: 949.727.9096

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

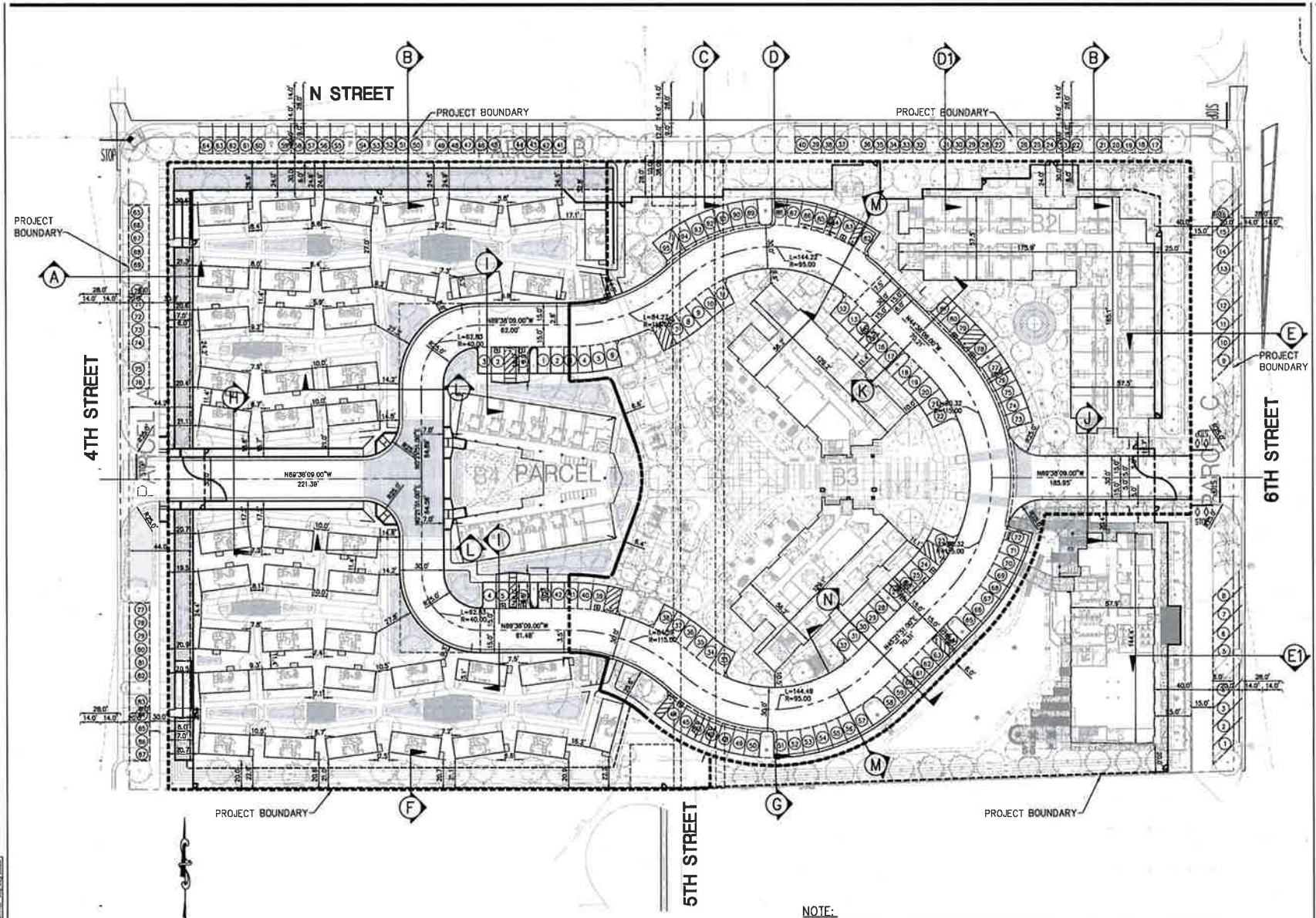
Project Number
120.281

Description
PRELIMINARY MAPPING

Scale

C-3

© 2015 Gensler



NOTE:
THE BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY FOR PLANNING PURPOSES ONLY, AND ACTUAL BUILDING SETBACKS IN THE FINAL AS-BUILT/PERMITTED CONDITION MAY VARY FROM THIS PLAN AS LONG AS THE SETBACKS MEET THE REQUIREMENTS OF THE SPECIFIC PLAN DEVELOPMENT CODE, AND THE CALIFORNIA BUILDING AND FIRE CODES FOR THE BUILDINGS.

PLAN CONTROL: US VETS | PLAN SEQ: 2 | DATE: 08/03/2023

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

Δ	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL #1

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2024 SUTTON STREET, SUITE H
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

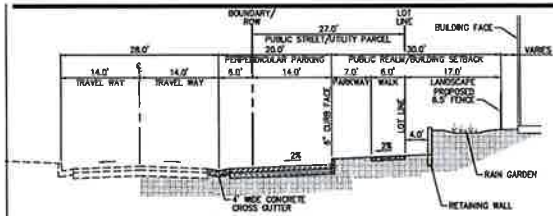
Project Number
120.281

Drawing title
PRELIMINARY SECTIONS AND SETBACKS

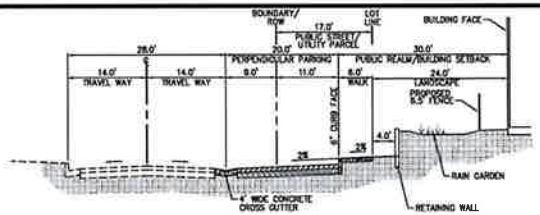
Scale

C-4

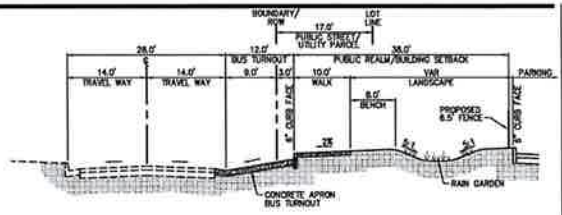
© 2023 Corvias



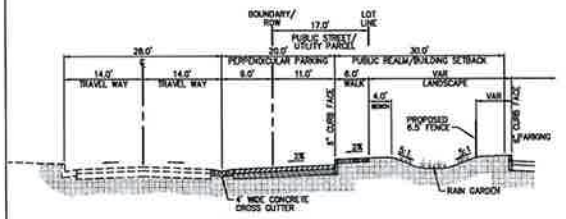
TYPICAL SECTION "A"
4TH STREET
NOT TO SCALE



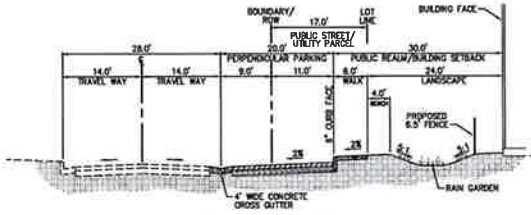
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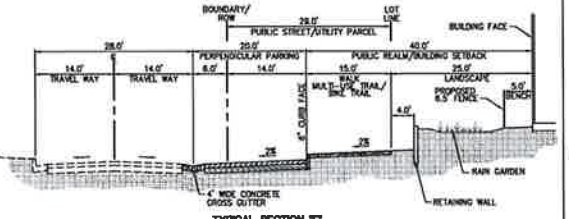
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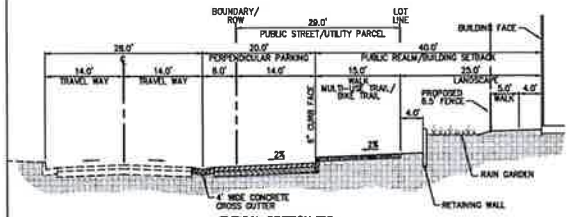
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NOT TO SCALE



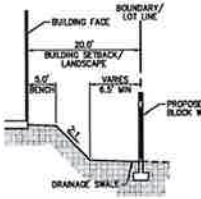
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NOT TO SCALE



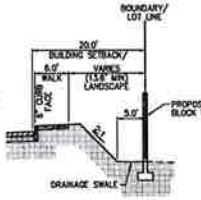
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NOT TO SCALE



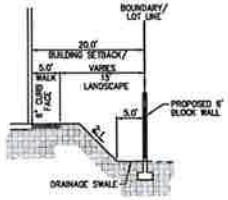
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NOT TO SCALE



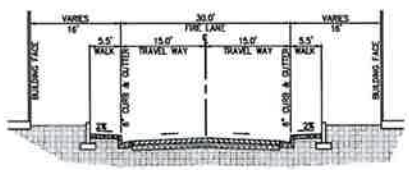
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SOUTHERN BOUNDARY
NOT TO SCALE



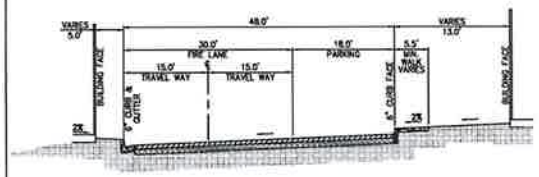
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SOUTHERN BOUNDARY
NOT TO SCALE



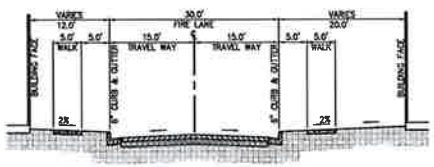
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SOUTHERN BOUNDARY
NOT TO SCALE



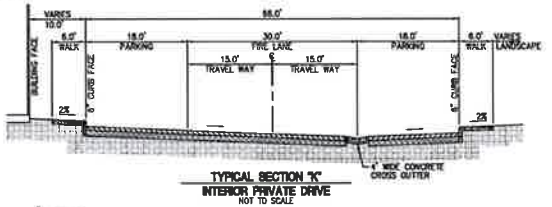
TYPICAL SECTION "H"
INTERIOR PRIVATE DRIVE
NOT TO SCALE



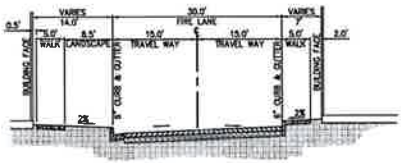
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INTERIOR PRIVATE DRIVE
NOT TO SCALE



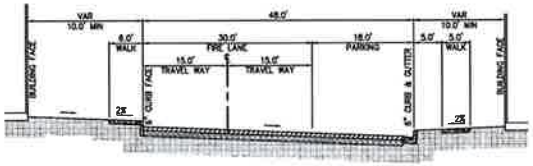
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INTERIOR PRIVATE DRIVE
NOT TO SCALE



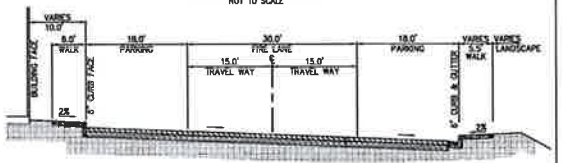
TYPICAL SECTION "K"
INTERIOR PRIVATE DRIVE
NOT TO SCALE



TYPICAL SECTION "L"
INTERIOR PRIVATE DRIVE
NOT TO SCALE



TYPICAL SECTION "M"
INTERIOR PRIVATE DRIVE
NOT TO SCALE



TYPICAL SECTION "N"
INTERIOR PRIVATE DRIVE
NOT TO SCALE

NOTE:
THE BUILDING SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY FOR PLANNING PURPOSES ONLY, AND ACTUAL BUILDING SETBACKS IN THE FINAL AS-BUILT/PERMITTED CONDITION MAY VARY FROM THIS PLAN AS LONG AS THE SETBACKS MEET THE REQUIREMENTS OF THE SPECIFIC PLAN DEVELOPMENT CODE, AND THE CALIFORNIA BUILDING AND FIRE CODES FOR THE BUILDINGS.

PLAN CONTROL: US VETS | PLAN SET: 2 | DATE: 09/07/2023

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
[redacted]
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

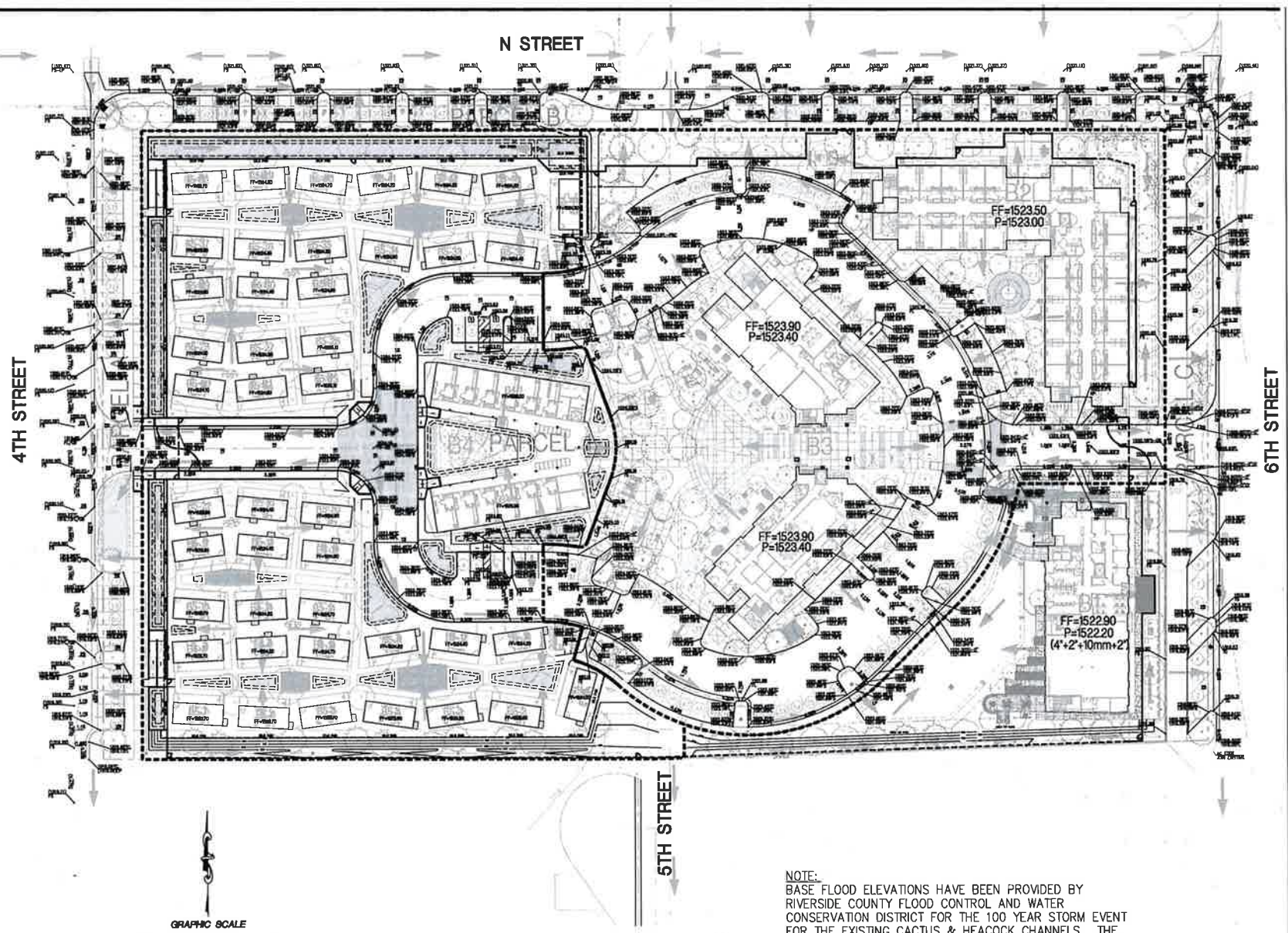
Project Number
120.281

Description
PRELIMINARY SECTIONS

Scale

C-5

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NOTE:
BASE FLOOD ELEVATIONS HAVE BEEN PROVIDED BY RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR THE 100 YEAR STORM EVENT FOR THE EXISTING CACTUS & HEACOCK CHANNELS. THE PROPOSED FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS HAVE BEEN SET A MINIMUM OF ONE FOOT ABOVE THE ESTABLISHED BASE FLOOD ELEVATIONS.

PLAN CONTROL
US VETS
PLAN SET: 2
DATE: 08/02/2023

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2920 SATHER STREET, SUITE H
BELL, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

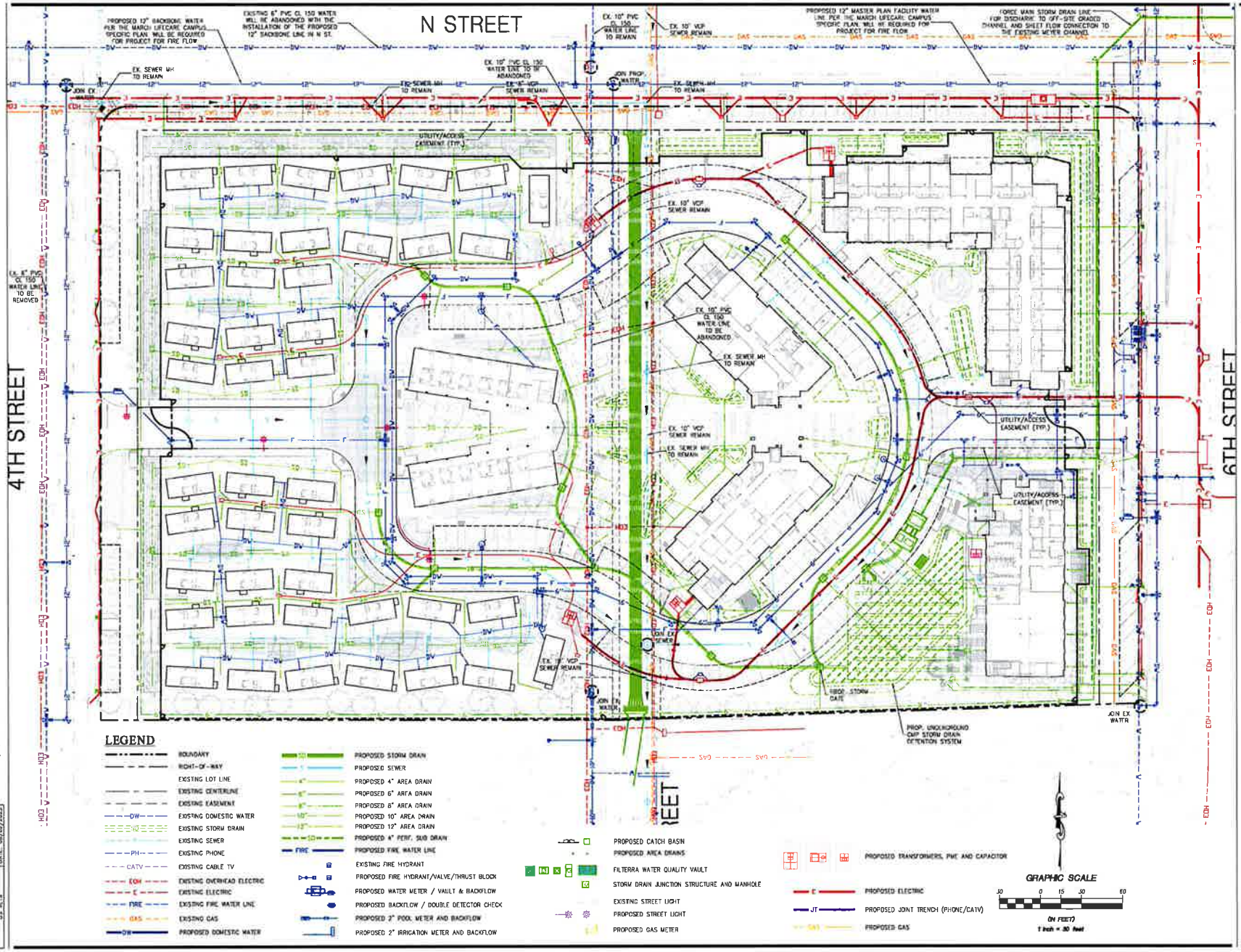
Project Number
120.281

Description
PRELIMINARY GRADING
AND DRAINAGE

Scale

C-6

© 2015 Corridor



PLAN CONTROL
US VETS
PLAN SET 3
DATE: 08/03/2023

P:\PROJECTS\120.281 US VETS\CAD\PRELIMINARY MASTER PLAN\PRELIMINARY UTILITY.dwg
PLOT DATE = Aug 02, 2023 - 8:09PM

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2920 AUBURN STREET, SUITE H
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

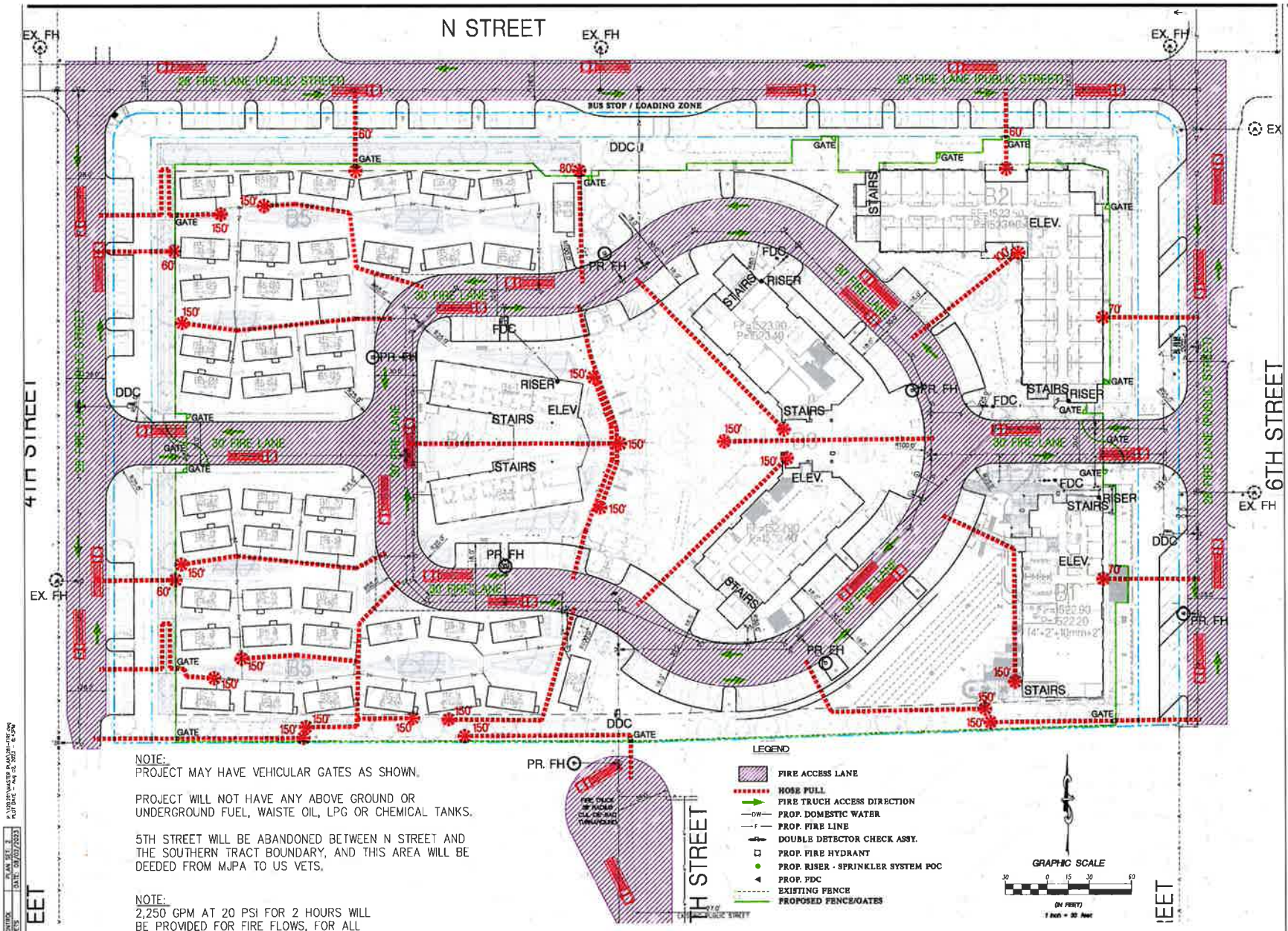
Project Number
120.281

Description
PRELIMINARY UTILITIES

Scale

C-7

© 2015 Gensler



US VETS
March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE D
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program Specific Plan, PP 10-02, A1

Project Number
120.281

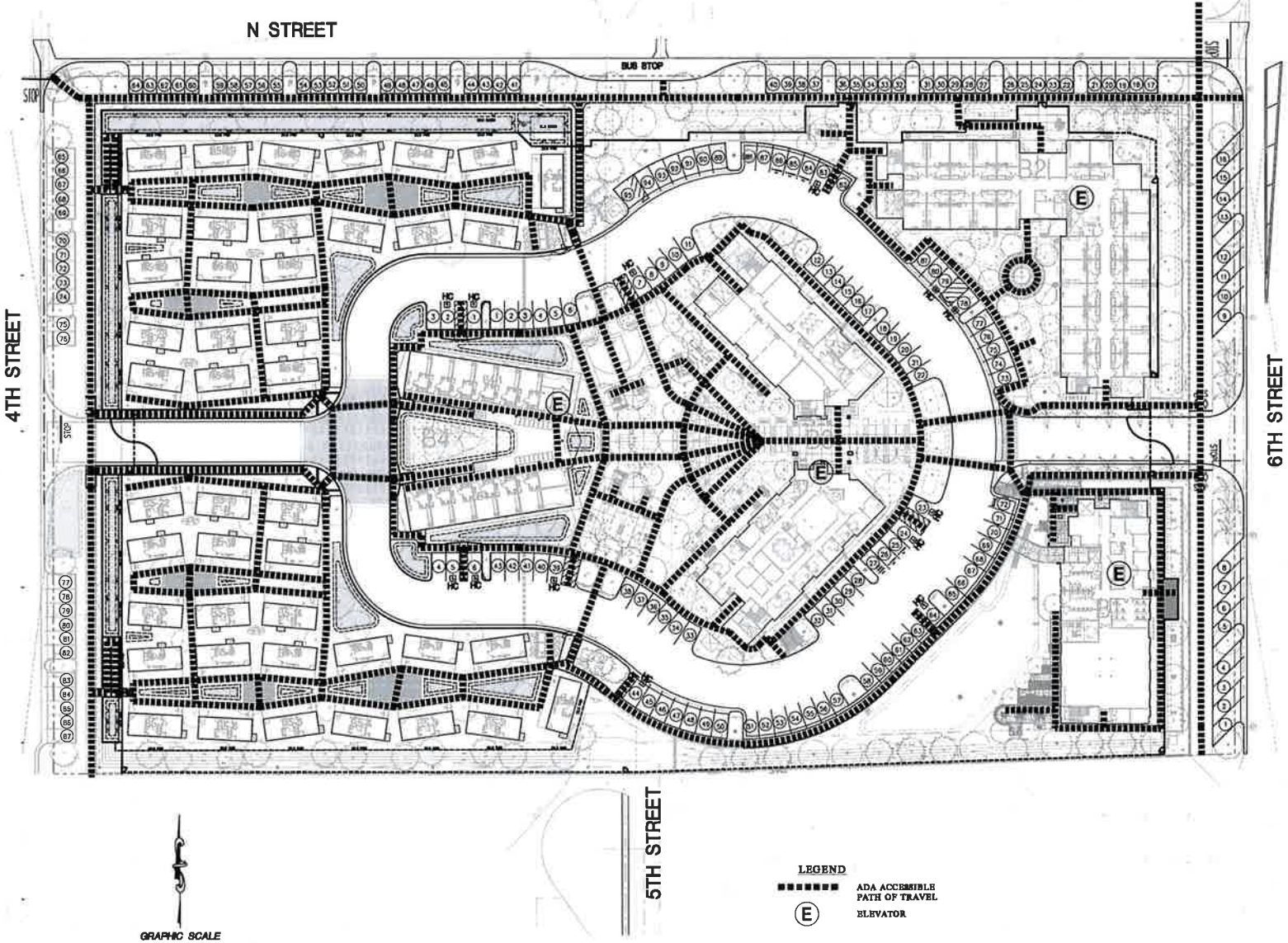
Description
PRELIMINARY FIRE ACCESS PLAN

Scale

C-8

PLAN CONTROL: US VETS | PLAN SET: 2 | DATE: 08/02/2023

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 feet

LEGEND

ADA ACCESSIBLE PATH OF TRAVEL

E ELEVATOR

** NOTE: THE ACCESSIBLE PATH OF TRAVEL DOES NOT EXCEED 5 PERCENT IN THE DIRECTION OF TRAVEL, NOR DOES IT EXCEED 2 PERCENT CROSS SLOPE. 8.33 PERCENT MAXIMUM RAMPS MAY BE PROVIDED FOR A PATH OF TRAVEL BETWEEN 5 AND 8.33 PERCENT SLOPE. ALL ACCESSIBLE PATHS SHALL BE 4' MINIMUM WIDTH.

P:\VERSITY\MASTER PLAN\SPP-ADA.dwg
PLOT DATE - AUG 02, 2023 - 8:27PM

PLAN CONTROL	PLAN SET: 3
US VETS	DATE: 08/02/2023

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9096

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name

US Vets Transitional Program
Specific Plan, PP 10-02, A1

Project Number

120.281

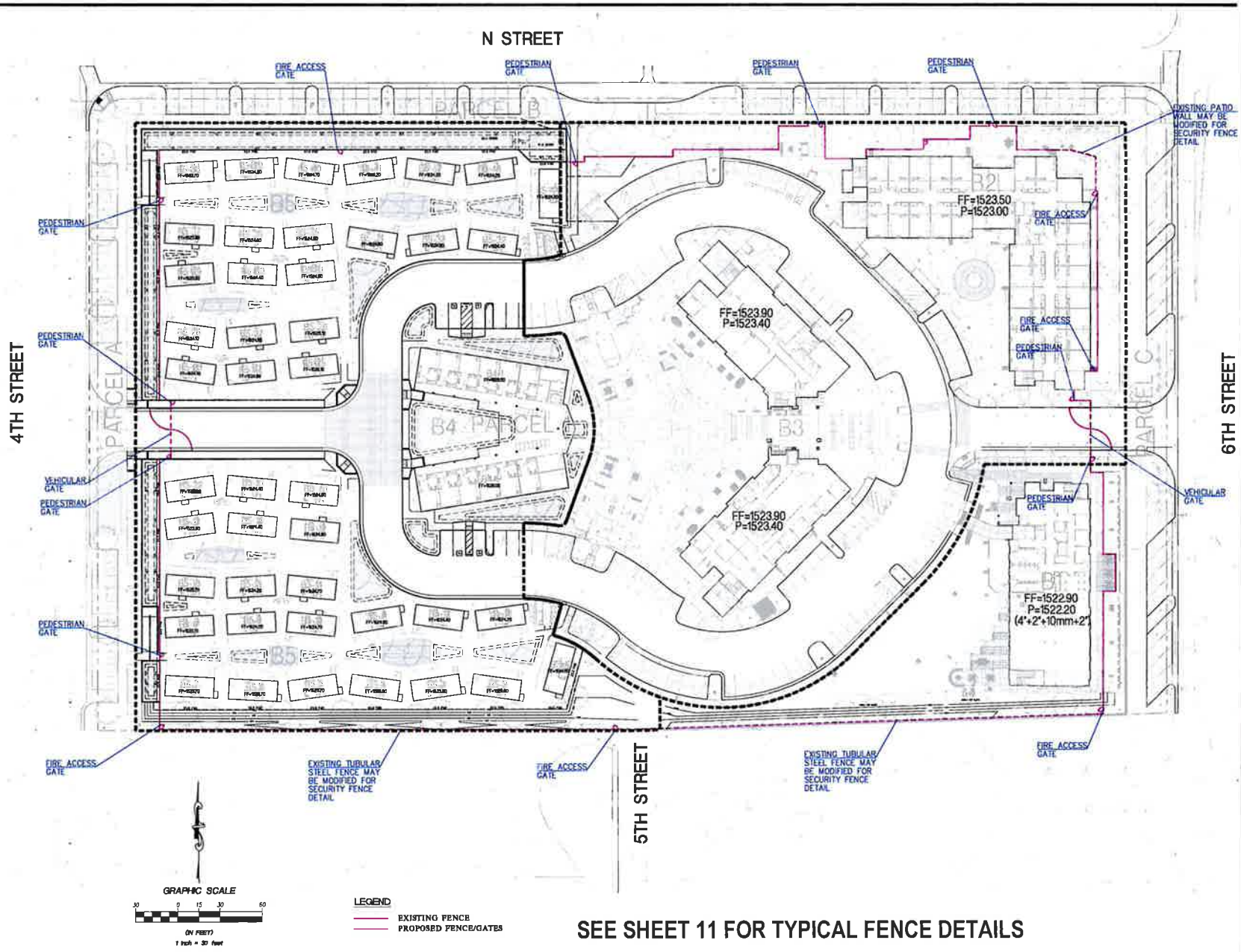
Description

PRELIMINARY ADA
ACCESS EXHIBIT

Scale

C-9

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SEE SHEET 11 FOR TYPICAL FENCE DETAILS

PLAN CONTROL: US VETS | PLAN SET: 2 | DATE: 08/22/2023

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949.727.9093
FAX: 949.727.9098

Seal / Signature

PRELIMINARY

NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

Project Number
120.281

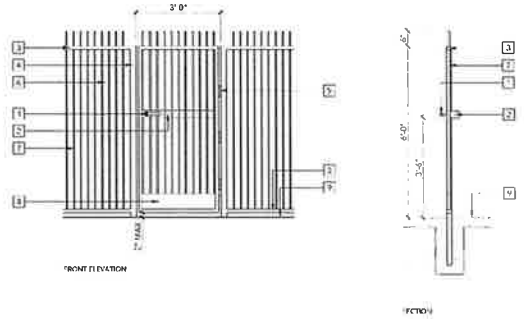
Description
PERIMETER FENCING EXHIBIT

Style

C-10

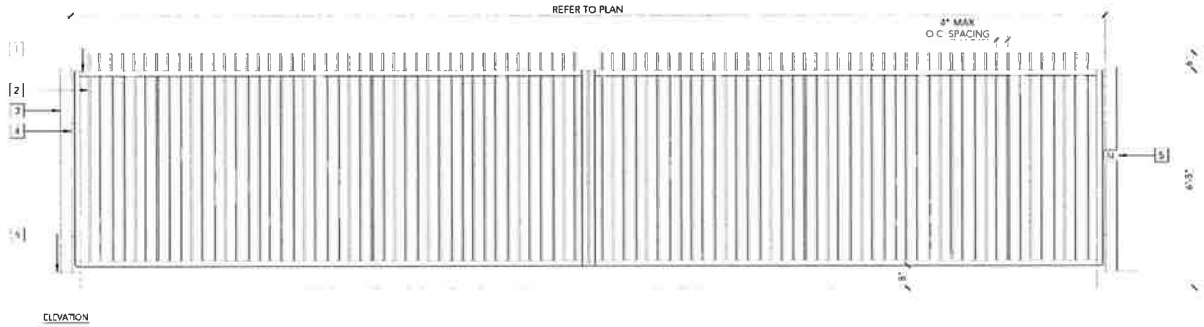
© 2013 Gensler

1. SELF LATCHING GATE LATCH S. HANDLE LOCATED ON EXTERIOR SIDE OF GATE. GATE MUST BE CAPABLE OF BEING LOCKED AND SECURELY CLOSED
2. PANIC HARDWARE
3. TUBULAR STEEL TOP AND BOTTOM RAILS
4. SQUARE TUBULAR STEEL POST AT 8'-0" O.C. MAX
5. GATE HINGES - SELF CLOSING
6. PERFORATED STAINLESS STEEL PANEL WELDED TO PUSH SIDE OF GATE & ADJACENT FENCING (2'-0" BOTH SIDES), PAINT TO MATCH RAILS AND PICKETS
7. STEEL PICKETS @ 4 1/2" O.C.
8. 10" HIGH METAL KICK PLATE (BOTH SIDES)
9. FINISH SURFACE



00 METAL PERIMETER FENCE

1. TUBE STEEL GATE FRAME
2. PICKETS SPACED 4" O.C
3. GATE POST
4. HEAVY DUTY GATE HINGES
5. KNOX BOX PER FIRE DEPARTMENT REQUIREMENTS
6. FINISHED SURFACE



00 VEHICULAR GATE

US VETS

March Veterans Village
15301 6th Street, Riverside, CA 92518

△	DATE	DESCRIPTION
1	FEB 2023	PLOT PLAN SUBMITTAL
2	AUG 2023	PLOT PLAN RESUBMITTAL 01

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET SUITE H
BREA CA 92821
PHONE 949 727-9095
FAX 949 727-9098

Seal / Signature

PRELIMINARY
NOT FOR CONSTRUCTION

Project Name
US Vets Transitional Program
Specific Plan, PP 10-02, A1

Project Number
120.281

Description
PERIMETER FENCING
DETAILS

Scale

C-11

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PLAN CONTROL
US VETS
PLAN SET: 2
DATE: 08/02/2023

EXHIBIT "C"

U.S. Vets Transitional Housing Program Specific Plan
Specific Plan Amendment #1 (SP-6, A1)
Plot Plan Amendment #1 (PP 10-01, A1)

Conditions of Approval

EXHIBIT C

U.S Vets Transitional Program Specific Plan (SP-6)
Specific Plan Amendment #1 (SP-6, A1)
Plot Plan Amendment #1 (PP 10-02, A1)

Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT
General Planning Conditions:

1. Acceptance of Conditions of Approval: This project is not deemed approved until these Conditions of Approval are accepted by the Applicant. The Applicant must sign the attached, Acceptance of Conditions of Approval Form (Attachment "B") and return it to the March JPA Planning Department Office for filing. Furthermore, the effectiveness of these approvals is conditioned upon the subsequent approval of Specific Plan Amendment #1 (SP-6, A1) through Ordinance #JPA 24-01.

2. If the Applicant does not accept the Conditions of Approval, the Applicant has up to ninety (90) days from the date of the approval of these Conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

3. The site shall be developed in accordance with the approved Plot Plan 10-02, A1, on file in the Planning Department, the Amended US Vets Transitional Program Specific Plan (SP-6, A1), the~~,~~ March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with Plot Plan 10-02, A1. (MJPA 9.14.020)

4. Within thirty (30) days of Project adoption, four (4) copies and one (1) electronic copy of the final Specific Plan Amendment #1 (SP-6, A1) document shall be submitted to the Planning Department for distribution.

5. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approvals, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered

by this Agreement. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

6. Plot Plan 10-02, A1 approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

7. This development is located within SP-6, A1. The requirements of the U.S. Vets Transitional Program Specific Plan, including the permitted uses, development standards, parking, setback and other development provisions, along with the Conditions of Approval shall govern the property.

8. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

9. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5' loading area, by 18' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes.

10. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. (MJPA 9.12.020)

11. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

12. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

13. The development shall comply with all mitigation measures as outlined in the Addendum to the March LifeCare Campus Specific Plan Final EIR and Mitigation Monitoring and Reporting Program (SCH# 2008071020). (Resolution #JPA 24-01, Exhibit "A")

14. Prior to the submittal of any plans/permits for plan check review, the Applicant/Developer shall meet with March JPA staff at a Pre Plan Submittal/Construction Meeting to be determined.

15. Prior to the issuance of any Permit, the Developer shall designate one point of contact for all plan/permitting submittals, from grading to the final tenant improvements, to act as the

liaison between the March JPA and the various subcontractors. Individual subcontractors shall not be allowed to submit plans/permit submittals for the project separately but shall use the single-point-of-contact to handle all plan/permit submittals.

16. The Applicant/Developer shall also comply with March JPA Building and Engineering Departments and outside Agency conditions to be performed prior to issuance of Grading and Building Permits and Certificate of Occupancy

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

17. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

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

19. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 38 feet in height.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

20. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

21. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited, to the Criminal Justice Public Facilities, Fire Protection and Parks Development impact fees.

22. Prior to issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

23. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium or LED below 2,700 Kelvin only), location, and height. The lighting shall not exceed a 750-watt maximum and shall not be mounted more than 25' above finished grade. The lighting shall be designed

in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

24. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department (RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts

25. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

26. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance.

27. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

28. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

29. A completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards met by the project as required under the Program EIR. The checklist also includes "optional" criteria that are above and beyond standards established under the PEIR and Specific Plan. Those "optional" criteria are considered voluntary as identified within the Specific Plan. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be deferred.

Planning Department Landscape Provisions (Timing Varies):

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

31. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).

32. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

33. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

34. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.

35. Prior to certificate of occupancy, the Applicant/Developer shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:

    (a) Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.

    (b) All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

    (c) Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

36. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

37. If any existing landscape (including existing or new plantings, hardscape, landscape features, etc.) is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of

construction by the tenant, unless prior agreement is obtained with the District. (MJPA Design Guidelines, 9.2.1)

Interwest: Additional Landscape Conditions of Approval
Interwest provided the following additional Landscape Conditions of Approval for Plot Plan 10-02, A1:

38. Specify the warm season lawn/turf genius and species that is proposed. All warm season turf species are acceptable, except for St Augustine.

39. Remove and replace Salvia greggi 'Furman's Red'- Furman's Autumn Sage, from the plant palette as the old growth is woody, brittle, unattractive and high maintenance.

40. All trees shall be irrigated with a dedicated deep root stream bubbler system.

41. On-site trees must be 24" box size and larger. No 15-gallon trees will be allowed.

NPDES Provisions (Timing Varies):

42. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto

43. The Applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies):

44. The operator shall cooperate with March JPA in the pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.

45. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

46. The Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

47. All construction activities shall be limited to between 7:00 am and 7:00 pm.

MJPA ARCHEOLOGY/PALEONTOLOGY:

48. Human Remains: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.

49. Inadvertent Archeological Finds: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Native American Tribe(s).

    (a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

    (b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

    (c) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

    (d) Treatment and Disposition of the inadvertently discovered resources shall be carried out in one or more of the following methods:

    (e) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources.

(f) Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in COA #50.

(g) Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council."

50. Archeologist Retained: Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities to identify any unknown archaeological resources.

The Project Archaeologist and the representative(s) from the Native American Tribe (s) shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors. The Project Archaeologist and the Tribal representative(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal representative(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Any newly discovered cultural resources shall be subject to an evaluation, in consultation with the Native American Tribe(s) and which will require the development of a treatment plan and monitoring agreement for the newly discovered resources.

51. Paleontologist Required: This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the March Joint Powers

Authority Planning Director to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Planning Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

a) The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

b) Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

c) If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

d) If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to inspect the remains.

e) If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

f) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be reburied on-site in a pre-determined location, typically within the landscape areas and away from any drainage basins to the best possible extent.

g) A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if

any). This report shall be submitted to the Planning Department for review and approval prior to building final inspection as described elsewhere in these conditions.

h) All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Planning Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

MJPA BUILDING AND SAFETY:

Regarding the U.S. Vets Transitional Housing Program Specific Plan, PP 10-02, A1, please contact March JPA Building and Safety at 951-656-7000 for direction on how to submit your building application as well as how to submit plans for electronic plan review. Please visit www.marchjpa.com to download the appropriate form(s) for building permit application. Please provide the following sets of plans and documents:

Building and Safety electronic submittals required at first plan review.

(1) Architectural Plans
(1) Structural Plans
(1) Structural Calculations
(1) Plot/Site Plans
(1) Electrical Plans
(1) Electrical Load Calculations
(1) Plumbing Plans/Isometrics, Water, Sewer and Gas
(1) Mechanical Plans
(1) Roof and Floor Truss Plans
(1) Title 24 Energy Calculations
(1) Typical Modular Plans and HCD Approvals

Building & Safety General Information

52. All structures shall be designed in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Electrical Code, and the California Green Buildings Standards adopted by the State of California. Modular buildings shall be approved by California Department of Housing and Community Development, (HCD).

53. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.

54. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection.

55. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.

56. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI requirements.

57. Construction projects which require temporary electrical power shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department:

    a) Installation of a construction trailer, or,
    b) Security fenced area where the electrical power will be located.

58. Installation of construction trailers must be located on private property. No trailers can be located in the public right of way.

59. Site development and grading shall be designed to provide disabled access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sections, 11A and 11B.

60. March JPA enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

61. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.

62. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings.

63. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

64. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green

building code items. Building & Safety will also inspect the electrical conduit and wiring in the common areas for light standards as well as disabled accessibility requirements from the public right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

65. Engineering will review rough and precise grading plans on site as well as all improvements in the public right of way. Engineering will inspect on site utilities starting 5 foot outside of the building as well as all the curb, gutter and sidewalk construction.

66. Storm Water Retention, (CG Resource Management) will inspect the NPDES and storm water requirements on and off site.

67. Western Municipal Water District inspects all water service installations on site and off site as well as any sewer connections to grease interceptors on site

Building & Safety Conditions

68. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

69. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or March JPA.

70. Prior to issuance of building permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants, shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

71. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and setbacks of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

72. Prior to issuance of building permits, provide Building & Safety with a will serve letter from Western Municipal Water District.

73. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

74. Special inspectors and structural observation inspectors that are required by the building code shall register with Building & Safety. The special inspectors shall provide a copy of

their certifications as well as a copy of their driver's license before they start work as an inspector on the project. Special inspectors are required to provide a hard copy of the reports in the construction office daily for the inspectors' use. The special inspectors shall make all necessary and required inspections before March JPA inspectors provide periodic inspections.

75. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete, and all agencies have signed for permanent occupancy.

MARCH JPA ENGINEERING – HM CONSULTING

With respect to the Conditions of Approval for the above referenced project, the March Joint Powers Authority (March JPA) requires that the applicant provide the following improvements and/or dedications in accordance with the March JPA requirements and standards and pursuant to exhibits identified and shown on site plan. It is understood that the site plan exhibits correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require revisions to the plan to be resubmitted for further consideration.

The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the specific plan and the design and traffic reports and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer.

An Encroachment permit shall be obtained from all affected agencies prior to start of any work. MJPA will require construction of new and/or rehabilitation of existing infrastructure including roads, drainage, water and sewer to provide adequate service and minimum of 2 paved access to the site within any phase. All on and offsite improvements shall be designed and constructed to Riverside County Transportation, Riverside County Flood Control, Western Municipal Water District Standards and as approved by March JPA. The following improvements shall be installed as appropriate prior to issuance of Building Permit:

76. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the minimum requirements of this project:

    a. Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No

ponding or concentration of water to upstream and downstream properties shall be permitted.

d. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer.

f. All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation with finished floor minimum of 8" above the pad. In case of medical facilities such as hospital, urgent care and other similar uses, the building pads shall be elevated 1' above 500-year flood plain.

g. Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees established by the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with implementation of drainage facilities such as Cactus Channel.

77. Streetlights, if required shall be installed along all perimeter streets adjacent to the site. The streetlight standards shall be pursuant to requirements of the March Healthcare Development specific plan. All lights shall be annexed to the Maintenance District.

78. The proposed development is in the service area of Western Water District for water and sewer services and comply with Western and Fire Department requirements. On and offsite sewer and water plans shall be submitted to WMWD and JPA for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of building permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded.

79. This project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. The owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights, and landscaped "rain guards" shall be maintained by the owner.

80. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA for review and approval.

81. On and offsite drive and parking layout, lighting, landscaping and offsite landscaping and lighting shall be reviewed and approved by the Planning Department.

82. The intersection of "N" and Riverside Drive shall be improved to provide for dedicated right and left turn lanes (all legs and directions). In lieu fee may be an acceptable alternative to

actual construction.

MARCH JPA RESOURCE ENGINEERING - CGRME

In a letter dated January 15, 2024, the March JPA Resource Management Engineer, CGRME, provided the following Conditions of Approval for Plot Plan 10-02, A1:

83. The development shall be subject to all provisions of March Joint Powers Authority General Plan Section 1.8, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

84. The structural BMPs selected for this project have been approved in concept only. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the five bioretention basins, self-treating/retaining landscaping, and roof drains to BMP. The Engineering Department shall review and approve the final WQMP text, plans and details.

85. A Final WQMP will be required before grading plan approval.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

On July 13, 2023, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. SP_6, A1 (Specific Plan Amendment #1) and Plot Plan 10-02, A1 (Plot Plan Amendment #1), a proposal to construct a two-story 24-unit transitional housing building with office space totaling 11,850 square feet and 44 permanent supportive housing units totaling 22,150 square feet, located southerly of N street, easterly of 4th street, and westerly of 6th street. The applicant also proposes to amend the U.S. Vets Transitional Program Specific Plan to reduce the number of housing units from 323 to 222 and eliminate buildings 4 through 8, CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

86. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

87. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.).

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Hazards to flight.

88. The attached notice below shall be given to all prospective purchasers of the property and/or tenants of the building and shall be recorded as a deed notice.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

89. Any other proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the stormwater basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the stormwater basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at

RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.



90. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

91. The project has been evaluated to construct a proposal to construct a two-story 24-unit transitional housing building with office space totaling 11,850 square feet and 44 permanent supportive housing units totaling 22,150 square feet. Any increase in building area, change in use to any higher intensity use, change in building location, or modification of the tentative parcel map lot lines and areas will require an amended review to evaluate consistency with the ALUCP compatibility criteria, at the discretion of the ALUC Director.

92. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

93. Any questions pertaining to the project, please contact Paul Rull, ALUC Director, at (951) 955-6893.

RIVERSIDE COUNTY FIRE DEPARTMENT

In a letter dated March 22, 2023, the Riverside County Fire Department has reviewed the Site Development plans and find them acceptable with the conditions below. These conditions are preliminary, and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

94. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans.

95. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 903).

96. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with CFC Section 907. Plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 907).

97. Minimum fire flow for the construction of all residential dwellings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the required fire flow.

98. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5).

99. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4).

100. Fire apparatus access roads shall have an unobstructed width of not less than twenty–four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches.

101. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

102. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire

department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)

103. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1).

104. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

105. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

106. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3).

107. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. (CFC 505.1).

108. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

109. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.

110. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Reference CFC 506.1

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

In a letter dated December 28, 2023, the Riverside County Flood Control and Water Conservation District provided the following for SP-6, A1, Plot Plan 10-02, A1, APN 294-080-016,

112. This project is located within the limits of the District's Perris Valley Area Drainage Plan for which drainage fees have been adopted. If the project is proposing to create additional impervious surface area, applicable fees should be paid (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) to the Flood Control District or City prior to issuance of grading or building permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.

General Information:

113. This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

114. If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation, or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

115. The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document (i.e., Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) and/or Mitigation Monitoring and Reporting Program, if a CEQA document was prepared for the project. The project proponent shall also bear the responsibility for complying with all other federal, state, and local environmental rules and regulations that may apply.

116. If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

UNITED STATES POSTAL SERVICE

117. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

WESTERN MUNICIPAL WATER DISTRICT

Western Municipal Water District's (Western Water) Conditions of Approval for the above reference project are as follows:

118. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

119. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to the installation of any water meter.

120. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer and reviewed and approved by Western Water. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

121. Western Water, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

122. The property is located within the 1695 Pressure Zone. Currently, Western Water has an existing 12" water pipeline located 6th Street for service connection to the proposed project. The available Fire Flow must be determined by a flow test or fire flow modeling.

123. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western Water of the fire flow requirements. Submit request to Western Water for fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required. 7. Western Water has an existing 10" sewer pipeline in 5th Street for service connection to the proposed project.

124. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western Water before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

125. Preliminary water, sewer and/or recycled water plans shall show the following items:
    a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
    b. Delineate all easements within project boundaries.
    c. Delineate all proposed and existing lots, streets, and storm drains.
    d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

126. Developer to submit a detailed engineer's construction cost estimate to Western Water for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

127. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western Water's Standard Specifications. Please review Western Water's Developer Handbook for submittal formats and requirements online at: http://www.wmwd.com/162/Developer-Handbook

128. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western Water's Standards and Specifications. Please review Western Water's Commercial Plan Check Package for submittal formats and requirements online at: http://www.wmwd.com/DocumentCenter/Home/View/237

129. Developer to submit grading plans for Western Water's review and approval before grading permit is issued.

130. Water, Sewer and/or Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western Water.

131. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property, then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western Water prior to plan approval.

132. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western Water's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

133. For water, sewer and/or recycled water service by Western Water, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western Water at the time of construction.

134. Contact Western Water's Development Services Department at (951) 571-7100 for further information.

ATTACHMENT A

Standard March JPA Operation Mitigation Measures

To be placed on the cover sheet of all grading and building construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufacturer's specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

ATTACHMENT B

UNITED STATES VETERANS HOUSING CORPORATION
ACCEPTANCE OF CONDITIONS OF APPROVAL
FOR THE
U.S VETS TRANSITIONAL PROGRAM SPECIFIC PLAN (SP-6, A1)
PLOT PLAN 10-02, A1

The March Joint Powers Commission considered and **APPROVED** the U.S. Vets Transitional Program Specific Plan (SP-6, A1), Plot Plan 10-02, A1 Project, with **Conditions of Approval**, on _____.

The United States Veterans Housing Corporation, acknowledges and accepts the Conditions of Approvals for the U.S. Vets Transitional Program Specific Plan (SP-6, A1), Plot Plan 10-02, A1 Project, as approved by the March Joint Powers Commission. Upon signature and return of this Acceptance to the March Joint Powers Authority, the United States Veterans Housing Corporation, will be allowed/authorized to submit construction plans for the U.S. Vets Transitional Program Specific Plan (SP-6, A1), Plot Plan 10-02, A1 Project.

UNITED STATES
VETERANS HOUSING CORPORATION

_____ _____

Owner/Applicant Signature **Date**

_____ _____

Owner/Applicant Printed Name **Owner/Applicant Title/Position**

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10 (1)

Meeting Date: February 14, 2024

Action: **CONSIDER THE FOLLOWING ACTIONS AS IT PERTAINS TO THE UNITED STATES VETERANS HOUSING CORPORATION'S REQUEST INVOLVING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN AREA LOCATED ON 7.75 GROSS ACRES AT THE LOCATED AT THE SOUTHWEST CORNER OF N STREET AND 6TH STREET, JUST SOUTH OF THE MARCH LIFECARE SPECIFIC PLAN AREA: 1) ADOPT RESOLUTION JPA 24-01, ADOPTING A CEQA ADDENDUM TO THE CERTIFIED MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM EIR (SCH #2008071021) IN SUPPORT OF THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN, APPROVING PLOT PLAN 10-02, AMENDMENT #1, SUBJECT TO CONDITONS OF APPROVAL FOR THE DEVELOPMENT OF THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN PROJECT; AND; 2)APPROVE A GROUND LEASE AGREEMENT BETWEEN THE MARCH JOINT POWERS AUTHORITY AND UNITED STATES VETERANS HOUSING COPRPORATION AND DIRECT THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE RELATED DOCUMENT, AND 3) INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE JPA 24-01 APPROVING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN, AMENDMENT NO. 1 (SP-6, A1), AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution #JPA 24-01, Adopting a CEQA Addendum to the Certified March LifeCare Campus Specific Plan Final Program EIR (SCH# 2008071021) in support of the U.S. Vets Transitional Housing Program Specific Plan, Approving Plot Plan PP 10-02, Amendment #1, subject to Conditions of Approval for the development of the U.S. Vets Transitional Housing Program Specific Plan Project; and

2) Approve a Ground Lease agreement between March Joint Powers Authority and United States Veterans Housing Corporation for a 75-year ground lease on the remaining 3.05-acres located at the southeast corner of N Street and 4th Street, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries, and direct the Chief Executive Officer to execute the related document.

3) Introduce and waive the first reading of Ordinance #JPA 24-01 approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1) and direct Staff to place this item on a future Commission Agenda for the Second Reading and formal adoption; and

4) Direct staff to file a Notice of Determination pursuant to the March JPA local CEQA guidelines.

Applicant: United States Veterans Housing Corporation

Background:

On November 2, 2011, the March Joint Powers Commission considered and adopted:

- Resolution JPA 11-36 Certifying the CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021) in support of U.S. Vets Transitional Housing Program Specific Plan and direct staff to file a Notice of Determination in accordance with the Agency's Local CEQA Guidelines.

- Resolution JPA 11-37, approving General Plan Amendment GP 11-01.

- Resolution JPA 11-38 approving Plot Plan PP 10-02 and approving the Conditions of Approval.

- Waived the First Reading of Ordinance JPA 11-05, approving Specific Plan-6 (SP-6) and amending the JPA Zoning Map to reflect "SP-6" for the U.S. Vets Transitional Housing Campus site and directing staff to place this item on a future Commission agenda for the second reading and formal adoption; and

On November 16, 2011, the March Joint Powers Commission considered and:

- Waived the second reading and adopted Ordinance JPA 11-05, approving the U.S. Vets Transitional Housing Specific Plan on a 7.75-acre property located at 15305 6th Street within the March JPA Planning Area and amending the March JPA Zoning Map to reflect "SP-6" on the Site

The approved Specific Plan (SP 6) and Plot Plan (PP 10-02) allowed for the development of a 323 unit, 401 bed transitional housing campus, within eight buildings, for homeless U.S. Veterans. The approval included the development of approximately 269,000 square feet of transitional

housing facilities that includes administrative support facilities, recreation facilities, a campus cafeteria and multipurpose facility, along with landscaping and 246 parking spaces. The project was approved to be developed in three phases. Currently, Phases 1 and a portion of Phase 2 have been completed, as summarized below:

- Phase 1:
  - Building 2: Completed in December 2017, three story, 116 studio apartment units.
  - Building 3: Completed in February 2018, three story, 6-one-bedroom units, 16-two-bedroom units, administrative offices

- Phase 2:
  - Building 1: Completed in February 2022, three story, 15-two-bedroom units, 1-one bedroom managers unit, administrative offices, multi-purpose space

The remainder of Phase 2 and Phase 3, would include the following:

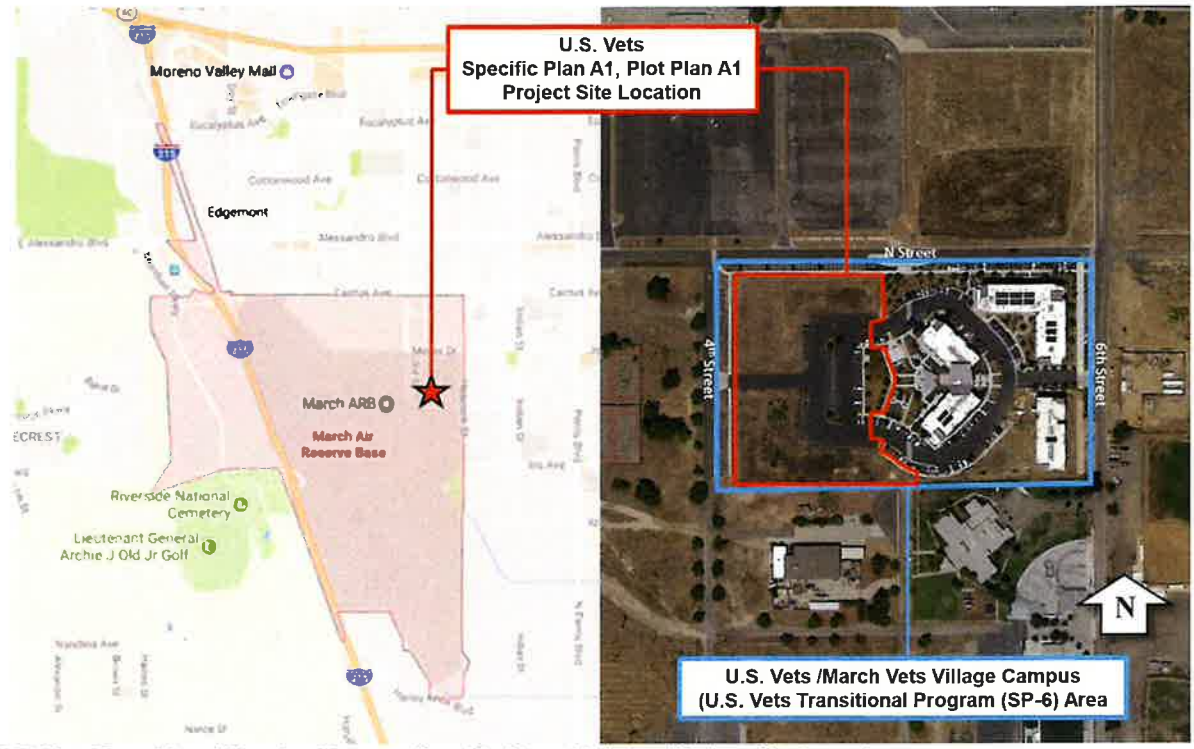
- Phase 2:
  - Building 4: Cafeteria/Multipurpose Building, to include supportive services office space, multipurpose community room/dining area, case management offices, and kitchen.
  - Building 6: Efficiency Housing Building, 69-one-bedroom units

- Phase 3:
  - Building 5: Family Housing Building, 21-one-bedroom units, 3-two-bedroom units
  - Building 7: Efficiency Housing Building, 68-one-bedroom units
  - Building 8: Proposed Family Housing Building, 21-one-bedroom units, 3-two-bedroom units

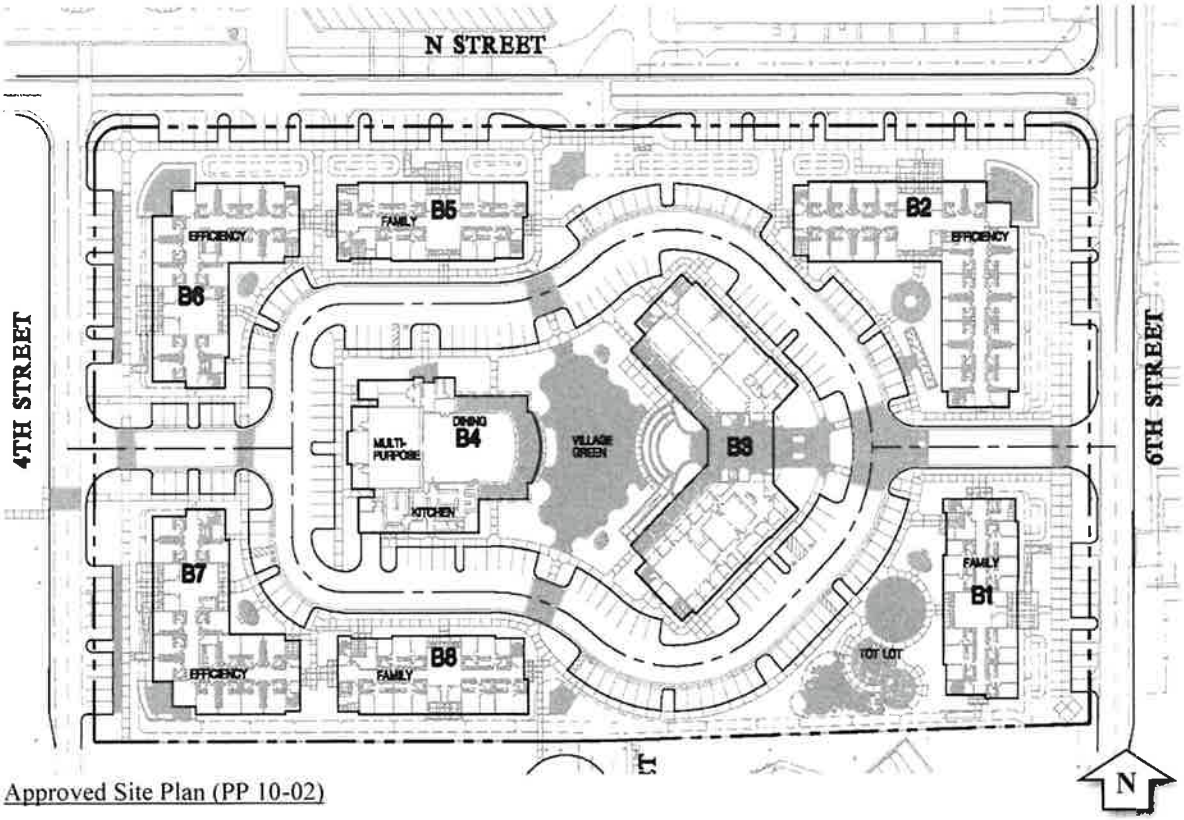
As part of the SP-6 plan in 2011, the March Veterans Village site currently includes three existing buildings (Buildings 1, 2, and 3), courtyard, basketball court, playground, multi-use areas, landscaping, and 272 surface parking spaces that were constructed between December 2017 and February 2022. Two of the buildings along 6th Street are multi-story housing structures that provide permanent supportive and transitional housing units for veterans. One Building 1 is three stories and Building 2 is three stories. Building 3 is in the center of the March Veterans Village site and is a double-wing structure with three stories. Building 3 serves as an administrative office for the US Vets – Inland Empire and a veteran's activity and meeting center, along with transitional veteran housing. The three buildings total 126,028 square feet and have a total of 154 units with 215 beds.

On April 13, 2022, US Vets provided the MJPA Commission an update on US Vets March Vets Village Campus and concept to add a multi-tenant transitional housing building, along with permanent supportive housing units on Campus.

This item was previously scheduled for a Public Hearing on January 10, 2024. However, due to last minute revisions to the architectural building elevations, this item was continued to a date certain, February 14, 2023. It should be noted that all public hearing notification requirements, for this item, including advertising in the Press Enterprise (published on December 30, 2023) and mail/email notification to property owners and public agencies was completed for the January 10, 2024, March JPC Commission hearing. Because the hearing was continued to February 14, 2024, no further public notification was required.



US Vets Transitional Housing Program Specific Plant: Vicinity / Project Site Location:



Approved Site Plan (PP 10-02)

On July 14, 2022, the United States Veterans Housing Corporation (USVHC, the "Applicant"), informed March JPA staff that they were considering changes to SP-6 and Plot Plan 10-02.

Proposed Project:
On February 14, 2023, USVHC submitted an application to develop a two-story, 24-unit transitional housing building and 44-permanent supportive housing units, for a total of 68-units, to be developed on the remaining 3.05 acres of the March Veterans Village Campus, where the remainder of Phase 2 and Phase 3 development was planned. Previously planned multi-story Buildings 4 through 8, would be eliminated and replaced with 24 units within the two-story building and the addition of 44 single-story comfort homes. The proposed project would reduce the total number of housing units from 323 to 222. Specifically, the 7.75-acre Campus is located at the southwest corner of N Street and 6th Street, just south of the March Life Care Specific Plan Area, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries.

The proposed 3.05-acre Project site is located at the southeast corner of N Street and 4th Street. The proposed Project consists of a Specific Plan Amendment and Plot Plan Amendment, as summarized below:

Specific Plan, Amendment 1 (SP-6, A1): Amend/update SP-6 to include the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, parking, site circulation.

Plot Plan, Amendment 1 (PP 10-02, A1): The proposed Plot Plan Amendment would allow for the development of the following:

- Transitional Housing Building (B4)
  This building will consist of 24-studio apartment units. Each unit will be approximately 375 square feet. The building will also have administrative offices, a computer room, laundry facility and community space. This two-story building is proposed to have a maximum height of 32 feet. This building will be similar to Building 1, in terms of architecture and operations. The Transitional Housing Building square footage is approximately 12,000 square feet. Access to this building will be mainly off of 4th Street but can be accessed from 6th Street.

- Comfort Homes (B5)
  Forty-four (44)-permanent supportive housing units are proposed to be developed where Buildings 5-8 were to be built on the Campus. These individual "Comfort Homes" will be approximately 500 square feet, and include a bedroom, bathroom, kitchen and living area. The maximum height of the typical Comfort Home is approximately 16 feet. At this time, construction methods, either modular or stick built, depending upon cost and timing, is being considered. In addition, the architectural style and building color/materials will be compatible with the other Campus buildings. Access to the Comfort Homes will be mainly off 4th Street but can be accessed from 6th Street.

Proposed Site Plan (PP 10-02, A1)



Comparison between the
Previously Approved Project / Proposed Plot Plan Amendment Project

Previous Approved Plot Plan 10-02

Site Information	
Site Area	7.75 acres
Parking	246 spaces
Family and Efficiency Housing	219,964 square feet
Administration Building	37,869 square feet
Multipurpose Building	11,240 square feet

Building and Unit Counts Building Types	Bldg. Qty.	Beds	Units	Area (SF)	Bed/Unit
Efficiency Buildings – B2, B6, B7	3	240	240	149,752	1.0
Family Buildings | B1, B5, B8	3	81	63	70,212	1.3
Administration Building – B3	1	80	20	37,869	4.0
Multi-Purpose Building – B4	1	0	0	11,240	0
TOTALS	**8**	**401**	**323**	**269,073**	**1.25**

Comparison continued,

Proposed Amended Project – Plot Plan 10-02, A1

Site Information	
Site Area	3.05 acres
Surface Parking	66 spaces
Permanent Supportive Housing (Comfort Homes)	22,150 square feet
Transitional Housing	11,850 square feet
Public Open Space	7,485 square feet
Private Open Space (Covered)	9,150 square feet
Lot Landscaping	60,142 square feet

Building and Unit Counts Type	Bldg. Qty.	Beds	Units	Area (SF)	Bed/Unit
Transitional Housing Building – B1	1	61	16	23,349	3.8
Permanent Supportive Housing Building – B2	1	116	116	60,969	1.0
Permanent Supportive Housing Building – B3	1	38	20	41,710	1.7
Transitional Housing Building – B4	1	24	24	11,240	1.0
Permanent Supportive Housing Building – B5 (Comfort Homes)	44	44	44	22,150	1.0
TOTALS	**48**	**283**	**222**	**160,028**	**1.1**

Compliance with Specific Plan Development Standards:

Development Standard	Minimum/Maximum Required	Proposed Development Plot Plan 10-02, A1
Minimum Site Area	7.75 acres (337,590 sq.ft.)	3.05 acres (132,858 sq. ft.)
Minimum Site Width	200'	430'
Minimum Site Depth	200'	373'
Building Area:	160,028 sq.ft.	Perm Support Housing: 22,150 sq.ft. Transitional Housing: 11,850 sq.ft.
Minimum Setbacks:	Front: 20' Interior Side: 5' Street Side: 20' Rear: 20'	Front: 20' Interior Side: 5' Street Side: 20' Rear: 20'
Maximum Building Height:	50'	Perm Support Housing: 16' Transitional Housing: 32'
Landscaping Required:	N/A	45% (60,142 s.f.)
Parking:	187 spaces	66 spaces (189 parking spaces provided)

SP-6, Amendment 1 Overview:

Approved in November 2011, the US Vets Transitional Housing Program Specific Plan (SP-6) established standards/guidelines for the planning and development of a comprehensive training and transitional housing campus for homeless veterans and their families. The range of activities conducted in support of the transitional housing facility is specifically defined in Chapter 2 of the Specific Plan. The Development Plan (Chapter 4 of the SP) and Development Regulations and Guidelines (Chapter 5 of the SP) for each building area are intended to regulate the scale, character and configuration of buildings based on their locations.

As such, this Specific Plan Amendment focuses on the development of the western portion of the March Vets Village Campus which encompasses approximately 3.05-acres and is located at the southeast corner of N Street and Fourth Street.

Amend/update SP-6 to include the proposed housing and unit types and corresponding updates to text, exhibits/figures, appendices, including, but not limited to, unit and building square footages, number of units, landscape, site circulation and parking. It should be noted that a parking analysis was prepared as part of Amended Project to project the demand that the new housing would generate to complete the full buildout of March Veterans Village.

It was determined that 66 new spaces would be required. Additionally, 83 of the current 272 spaces would be lost based on the area needed to locate and construct the 44 Comfort Homes and the Transitional Housing Building, leaving 189 spaces. The analysis also determined that the demand for parking for the March Vets Village Campus would be 187 spaces, while 189 spaces will be provided.

The Specific Plan Amendment would not add any new acreage or building square footage, number of units, landscaping or parking, to the area identified in the previously adopted Specific Plan. The Specific Plan Amendment #1, as attached to Exhibit "A", Ordinance #JPA 24-01, presents all revisions in a strike-through/underline format so the reader can quickly identify all changes from the previously adopted Specific Plan.

Analysis of Plot Plan 10-02, Amendment 1 Development Proposal

March JPA General Plan Consistency:

In 1993, the federal government mandated the realignment of March Air Force Base (MAFB) and a substantial reduction in its military use. In April 1996, MAFB was re-designated as an Air Reserve Base (ARB). Approximately 4,400-acres of land that had historically supported MAFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (MJPA) to oversee the dispensation and management of the surplus land. A General Plan and Master Environmental Impact Report were prepared and adopted/certified in 1999 for the MJPA planning area.

Plot Plan 10-02, Amendment 1 (Amended Project), will be built within the "Specific Plan (SP-6) Overlay Area" (SP-6), and is consistent with the March JPA General Plan, allowing for the orderly development of the US Vets Transitional Housing Program Specific Plan project, consistent with the March JPA General Plan objectives.

Conformance with the U.S Vets Transitional Housing Program Specific Plan, Amendment 1, Design Guidelines:

The proposed Amended Project, like the previously approved Plot Plan, is designed to be architecturally compatible with the surrounding development and the aesthetic character of the area and the March JPA Planning area. The Amended Project complies with the U.S Vets Transitional Housing Program Specific Plan, Amendment 1 development standards and guidelines to ensure visual compatibility. Development standards include site area, building height, building setbacks, and parking requirements in order to establish the relationship between building mass and scale.

The Amended Project would also convert the existing, 3.05-acre undeveloped site to institutional residential housing, consisting of permanent supportive and transitional housing buildings with parking, circulation, and landscaping. Since the eastern half of the site is currently developed with institutional residential buildings (Buildings 1, 2, and 3), the Amended Project would add to the existing developed visual character of the site and surrounding vicinity with the construction of permanent supportive and transitional housing buildings. Primary access to the Amended Project site will be mainly off 4th Street but can be accessed from 6th Street.

Conformance with the U.S Vets Transitional Housing Program Specific Plan, Amendment 1, Design Guidelines:
The proposed Amended Project, like the previously approved Plot Plan, is designed to be architecturally compatible with the surrounding development and the aesthetic character of the area and the March JPA Planning area. The Amended Project complies with the U.S Vets Transitional Housing Program Specific Plan, Amendment 1 development standards and guidelines to ensure visual compatibility. Development standards include site area, building height, building setbacks, and parking requirements in order to establish the relationship between building mass and scale.

The Amended Project would also convert the existing, 3.05-acre undeveloped site to institutional residential housing, consisting of permanent supportive and transitional housing buildings with parking, circulation, and landscaping. Since the eastern half of the site is currently developed with institutional residential buildings (Buildings 1, 2, and 3), the Amended Project would add to the existing developed visual character of the site and surrounding vicinity with the construction of permanent supportive and transitional housing buildings. Primary access to the Amended Project site will be mainly off 4th Street but can be accessed from 6th Street.

The building height, setbacks, parking and landscape requirements are compliant with the Specific Plan development requirements. The parking spaces provided on the proposed site plan (Sheet A-1.0) meet the parking standards established in the Specific Plan. The Project would require 66 parking spaces, including 44 off-site parking spaces and 19 on-site parking spaces, of which 3 spaces are handicapped accessible.

Architecture/Color Palette:
The proposed Amended Project will not change the Architecture/Color Palette of the previously approved Project. The residential buildings architectural design would be either stick-built and/or modular construction, with architectural design elements to create visual interest.

The Transitional Housing Building primary color will be White with accents of Sahara (light tan accent color), and Tinderbox (warm gray accent color). The exterior wall finishes are to be painted stucco with control joint pattern. Interior courtyard facing walls to be painted an accent color. The Building will also include vinyl or aluminum windows and doors, painted soffit, metal sunshades, exterior grade decking, perforated metal/screen railing, window box planters, bike lockers and standing seam metal roof. While Buildings 1, 2 and 3 were designed with parapets that conceal the roof/roofing material, the Transitional Housing Building will include a swept angled standing seam metal roof, which compliments the existing accessory on-site gazebo, which incorporates a standing seam metal roof. Solar panels may be added to the roof in the future.

The Comfort Homes would be in the primary colors of Tree Bark (soft beige color), Sahara (light tan color),, Tinder Box (warm gray color),, and Wallabie (reddish/brown color). The exterior wall finishes are also to be painted stucco and siding. Each Home will include vinyl or aluminum

windows with shutters, doors and sliding glass doors, painted soffit, and exterior grade decking. Each Home will also come with an entry light, privacy screen, detached outdoor bike/general storage locker, and standing seam metal roof. Like the Transitional Housing Building, each Home will include an angled standing seam metal roof, which compliments the existing accessory on-site gazebo, which incorporates a standing seam metal roof. Solar panels may be added to the roof in the future.

Site Landscaping:
The proposed Amended Project will not change the site landscaping of the previously approved Project. Landscaping shall incorporate native and drought tolerant vegetation with low irrigation requirements, and irrigation systems shall employ control systems and be designed to conserve water. A mix of Blue Palo Verde, Willow, Chinese Flame, Coast Live Oak, and London Plane trees, along with shrubs, bio-retention shrubs and groundcover will be used be on the project site perimeter and along the edges of the building to soften the look of the buildings. Landscaping shall conform to the standards and requirements of the Specific Plan and the March JPA Development Code. In addition, landscaping shall also comply with the Airport Land Use Commission requirements/guidance for landscaping near airports. Tubular steel/security fencing will be used along the project site perimeter.

Exterior Lighting:
The proposed Amended Project will not change the exterior lighting of the previously approved Project. All exterior lighting complies with the exterior lighting requirements of the Specific Plan and March JPA Development Code.

Signage:
All development signage in the Amended Project is required to be consistent with the March JPA Development Code.

March Air Reserve Base / Inland Port Airport Land Use Plan:
The March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan (ALUCP) was prepared for and adopted by the Riverside County Airport Land Use Commission (RCALUC) on November 13, 2014. The ALUCP promotes compatibility between March Air Reserve Base and Inland Port Airport and the land uses that surround the joint-use airport. The ALUCP regulates future development of new residential dwellings, commercial structures, and other noise or risk-sensitive uses within the Airport Influence Area based on factors enumerated in the ALUCP, including but not limited to noise, overflight, safety, and airspace protection.

The Project site is approximately 6,400 feet northeasterly of the northerly end of Runway 14-32 at March Air Reserve Base. The Project site is also located in Compatibility Zone D (Figure 4.7-1, Mead & Hunt 2010, 2014), which does not restrict residential density. Prohibited uses within Zone D, includes hazards to flight such as physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development and man-made features that may cause the attraction of birds to increase is also prohibited. -Additionally, certain farm crops and farming practices that tend to attract birds are strongly discouraged. The Applicant does not propose any uses prohibited or discouraged in Compatibility Zone D. The ALUCP depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, no special measures are required to mitigate aircraft-generated noise.

The project includes 7,100 square foot bioretention basins. Bioretention basins are not recommended in the vicinity of airports due to the potential that such areas could provide food, water, and shelter for hazardous wildlife. Pursuant to the study "Wildlife Hazard Management at Riverside County Airports: Background and Policy", October 2018, by Mead & Hunt, which is the basis of the brochure titled "Airports, Wildlife and Stormwater Management", such limited basins are permissible with the appropriate criteria: the basin is used in conjunction with appropriate landscaping for such uses as adjacent to structures, parking islands, medians, site entrances, planter boxes, and vegetation is selected carefully so as not to provide food, shelter, nesting, roosting, or water for wildlife. The project has been conditioned to be consistent with the basin criteria (as well as providing 48-hour draw down of the basin).

The Applicant also proposes to amend the Specific Plan to reduce the number of housing units from 323 to 222 and eliminate buildings 4 through 8. The proposed amendments would be as, or more, consistent with the Compatibility Plan as the underlying compatibility zone does not restrict residential density.

On July 13, 2023, the Riverside County Airport Land Use Commission (RCALUC), determined that the Specific Plan Amendment and Plot Plan Amendment for the U.S. Vets Transitional Housing Program Specific Plan Project is CONSISTENT with the 2014 March ARB/IP Airport Compatibility Plan. The RCALUC Commission included conditions of approval, which are incorporated into the March Joint Powers Commission's Conditions of Approval for the project and outlined in Exhibit "C", Resolution JPA 24-01.

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.

Final EIR for the March Life Care Campus Specific Plan Project

A Final Environmental Impact Report (EIR) was prepared by the March Joint Powers Authority (March JPA) for the March Life Care Campus Specific Plan and labeled as SP-7 (SCH #2008071021). The Final EIR evaluated the potential environmental effects of implementing SP-7, which proposed the development of an integrated, state-of-the art healthcare campus with 3.55 million square feet of healthcare related, educational research and mixed-use development as well as 2.5 million square feet of parking structure(s). The Final EIR further analyzed the relocation of existing homeless shelters, Path of Life, and the U.S. Veterans' Transitional Housing Program within the boundaries of SP-7. While the March Lifecare Campus Specific Plan did not readily identify the relocation sites for existing homeless facilities, SP-7 did include the analysis of new infrastructure, including street improvements and water distribution, sewage collection, and storm drainage facility improvements to potential relocation sites.

The Final EIR concluded that there would be less than significant impacts after the incorporation of mitigation measures to the following environmental resource areas: land use, geology and

soils, hazards and hazardous materials, hydrology and water quality, water supply, biological resources, and utilities and public services. The EIR also concluded there would be significant and unavoidable impacts to cultural resources, traffic and circulation, air quality, and noise even with the incorporation of mitigation measures.

On November 18, 2009, the March Joint Powers Commission considered and certified the March Life Care Campus Specific Plan Final EIR (SCH #2008071020) (Resolution JPA 09-32).

U.S. Vets Transitional Housing Program Specific Plan / Addendum to the Certified EIR

In 2011, the U.S. Veterans Initiative (US Vets) proposed a development plan within the boundary of the March Life Care Campus Specific Plan area. The 7.75-acre site for what is now the March Veterans Village is located at the southern boundary of the SP-7 site between 4th Street to the west and 6th Street to the east, with N Street serving as the northern border. The US Vets site represents approximately three percent of the 236-acre March Life Care site. The Specific Plan was amended to accomplish the following:

1. General Plan Amendment to change the US Vets site designation from SP-7 to SP-6

2. Establish a new Specific Plan (SP-6) on the 7.75-acre U.S. Vets March Veterans Village Site within the March Life Care Campus Specific Plan area, and

3. Adopt Plot Plan 10-02 for the development of a Transitional Housing Program Facility, consisting of 323 units, 401-beds, along with administrative offices and support facilities, to be built within eight buildings, totaling approximately 269,000 square feet, and parking for 246 cars, for homeless U.S. Veterans within the western Riverside County region.

March JPA Staff compared SP-6 to SP-7 that was evaluated in the Final EIR for the March Life Care Campus to determine if SP-6 would result in significant environmental impacts that were not considered at that time and if additional measures would be required to avoid, reduce, or otherwise mitigate such impacts. After reviewing the Final EIR, Staff determined that no new significant impacts would result from SP-6, and the existing mitigation measures were sufficient to reduce or offset significant impacts identified in the Final EIR.

On November 2, 2011, the March Joint Powers Commission considered and adopted an Addendum to the March Life Care Specific Plan Final EIR (SCH #2008071020) (Resolution JPA 11-36).

US Vets Transitional Housing Program Specific Plan / Second Addendum to the Certified EIR

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

The 2011 SP-6 Project proposed 269,073 square feet of new construction for eight new multi-story structures, as mentioned earlier in this report. As of the preparation of this Staff Report, three buildings, totaling 126,028 square feet have been built, including a total of 154 units, 215 beds and 247 parking spaces.

The Amended SP-6 would involve the construction of 44 one-story permanent supportive housing units (Comfort Homes) at 503 square feet per unit, totaling 22,150 square feet, and an 11,850-square foot multi-story Transitional Housing Building with 24 units and 24 beds for a total of 34,000 square feet of new veteran's housing units. These housing facilities would act to replace Buildings 4 through 8 that were planned as part of SP-6 in 2011. In addition, While the amended Plot plan would require 66 parking spaces, the overall number of parking spaces would also be reduced from 247 spaces to 189 spaces.

MJPA staff received and reviewed a Supplemental Environmental Checklist for the proposed Amended Project, prepared by the project Applicant. The purpose of the Checklist is to determine whether the proposed Amended Project is within the scope of the previously approved project's development program, whether the environmental impacts of the proposed Amended Project were previously addressed and evaluated in the Final Environmental Impact Report (EIR) for the March LifeCare Campus Specific Plan (SCH #2008071021) and the November 2011 Addendum to the March LifeCare Campus Specific Plan Final EIR, in support of the U.S. Vets Transitional Housing Project Specific Plan, and to determine if any of the conditions requiring subsequent environmental documentation, consistent with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15162(a), are present.

As documented in the Checklist, the proposed Amended Project is consistent with the scope of the development program evaluated in the certified Final EIR and 2011 Addendum, and is consistent with development intensities associated with the previously approved Plot Plan 10-02 project and permitted by the Specific Plan. Thus, the proposed Amended Project is within the scope of the development program evaluated in the Final EIR and 2011 Addendum. There is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). No further environmental review or additional mitigation measures are required. An Addendum, along with the Supplemental Environmental Checklist, is attached in Exhibit "A", Resolution JPA 24-01.

Ground Lease

On April 1, 2015, the March Joint Powers Authority executed an option agreement with United States Veterans Initiative (USVI) and the Coachella Valley Housing Coalition (CVHC). The agreement granted USVI and CVHC an exclusive option to enter a ground lease agreement for the project property before March 31, 2016, subject to specified terms ("First Ground Lease"). USVI and CVHC joined with their lenders to form March Veterans Village, L.P., a California limited partnership, to serve as lessee.

On October 21, 2015, the March Joint Powers Commission adopted a resolution declaring its intention to lease the project property and directed the Authority's Executive Director to finalize negotiations with USVI and CVHC and set the time and date for considering the lease for the Commission's regular public meeting on November 4, 2015. The first Ground Lease Agreement was executed on November 4, 2015, for a 3.2-acre parcel for the development of Building 2 and Building 3 on the March Veterans Village Campus.

On June 26, 2019, the Commission approved a second Ground Lease Agreement between March Joint Powers Authority and U.S. Vets – MVV Building 1, LLC ("U.S. Vets") for a .695-acre parcel for the development of Building 1, on the March Veterans Village Campus, situated within the jurisdiction of the March Joint Powers Authority. The parcel is contiguous to a 3.2-acre parcel

leased to March Veterans Village, L.P. as part of the March Veterans Village project pursuant to the first Ground Lease. The second Ground Lease was executed on June 26, 2019..

Third Ground Lease

The Third Ground Lease (TGL) is a 75-year lease between March Joint Powers Authority and USVHC for a 3.05-acre parcel ("Property") situated within the jurisdiction of the March Joint Powers Authority. The parcel is contiguous to the 3.2-acre and .695-acre parcels leased to March Veterans Village, L.P. as part of the March Veterans Village Campus project pursuant to the first and second ground leases.

The approval of the TGL is a benefit to the MJPA. The TGL assists in implementing not only the U.S. Vets Transitional Housing Program Specific Plan but also the March LifeCare Campus Specific Plan. The U.S. Vets serves a large number of veterans and homeless veterans in and the surrounding March JPA area. Additionally, there is a continuing and substantial unmet demand for veteran services.

USVHC intends to complete the March Veterans Village Campus by building the transitional housing building and permanent supportive housing units, along with the construction of all improvements to the 3.05-acre Property. USVHC will be responsible for the construction of all improvements to the Property. When the TGL expires, the buildings and infrastructure will transfer to the ownership of March Joint Powers Authority or its successors. The proposed development of the transitional and supportive housing units will serve as housing for homeless U.S. veterans and will support the March Veterans Village Campus project aimed at providing homeless U.S. veterans with housing, job training, and rehabilitation. The parcel will be leased for $1 per year, for a total of $75.00. See Attachment No. 3 for the Ground Lease Agreement between the March Joint Powers Authority and United States Veterans Housing Corporation.

Staff Recommendation:

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

1) Adopt Resolution #JPA 24-01, Adopting a CEQA Addendum to the Certified March LifeCare Campus Specific Plan Final Program EIR (SCH# 2008071021) in support of the U.S. Vets Transitional Housing Program Specific Plan, Approving Plot Plan PP 10-02, Amendment #1, subject to Conditions of Approval for the development of the U.S. Vets Transitional Housing Program Specific Plan Project; and

2) Introduce and waive the first reading of Ordinance #JPA 24-01 approving the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1) and direct Staff to place this item on a future Commission Agenda for the Second Reading and formal adoption; and

3) Approve a Ground Lease agreement between March Joint Powers Authority and United States Veterans Housing Corporation for a 75-year ground lease on the remaining 3.05-acres located at the southeast corner of N Street and 4th Street, within the northeastern portion of the March Joint Powers Authority jurisdictional boundaries, and direct the Chief Executive Officer to execute the related document; and

4) Direct staff to file a Notice of Determination pursuant to the March JPA local CEQA guidelines.

Attachments:

1. Resolution JPA 24-01, Adopting a CEQA Addendum to the Certified March LifeCare Campus Specific Plan Final Program EIR (SCH #2008071021) in support of the U.S. Vets Transitional Housing Program Specific Plan, Approving Plot Plan PP 10-02, Amendment #1, subject to Conditions of Approval for the development of the U.S. Vets Transitional Housing Program Specific Plan Project.
    - *Exhibit A:* *CEQA Addendum*
    - *Exhibit B:* *Plot Plan 10-02, Amendment #1*
      Site Plan, Building Elevations, Grading Plan,
      Landscape Plan, Civil
    - *Exhibit C:* *Conditions of Approval.*

2) Ordinance JPA 24-01, Adopting the U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1)
    - *Exhibit A:* *U.S. Vets Transitional Housing Program Specific Plan Amendment No. 1 (SP-6, A1)*
    - *Exhibit B:* *Conditions of Approval*

3) Ground Lease Agreement between the March Joint Powers Authority and United States Veterans Housing Corporation

4) Notice of Determination

5) March LifeCare Final EIR - Available Online/Link below:
https://marchjpa.com/wp-content/uploads/2024/02/MarchJPA-MarchLifeCareFinal-EIR.pdf

RESOLUTION #JPA 20-26

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Victoria Baca.

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

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

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

Dated: December 16, 2020

Cindy Camargo

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT A

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

Resolution #JPA 09-02

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

RESOLUTION #JPA 09-02

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

State of California)
County of Riverside)

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

Raul Mark Yarbrough
Chairman, March Joint Powers Commission

ATTEST:

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

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

Carey L. Allen
Secretary of the March Joint Powers Authority

EXHIBIT "A"
Project Exhibits

[attached on following pages]

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

[Attached on following pages]

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ENVIRONMENTAL CHECKLIST FORM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature

12/22/2008
Date

Grace I. Williams
Printed Name

Dan Fairbanks
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

9(9)05

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

1. <u>Land Use</u>

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Mitigation Measures:

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

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

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

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

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

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

Mitigation Measures:

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

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

XIII. PUBLIC SERVICES.

Would the project:

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

Mitigation Measures:

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

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

9/6/93

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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REFERENCES AND EARLIER ANALYSIS

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

Earlier Analyses Used, if any:

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

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

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MARCH JOINT POWERS AUTHORITY

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

A. PROJECT INFORMATION

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

4. Description of Project:

The proposed light industrial development consists of the following proposal:

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

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

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

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

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

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

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

C. ANALYSIS

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

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

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

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

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

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

Table 1
Estimated Construction Emissions with Mitigation – Lot 2

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

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

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

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

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

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

D. CONCLUSION

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

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JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

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

Meeting Date: January 21, 2009

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

Planning Commission Proposed Motions:

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

Joint Powers Commission Proposed Motions:

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

Applicant: Horizon VDA Investments, LLC

Previous Action: None.

Description of Project:

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

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

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

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

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

Surrounding Area/Land Use:

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

Compliance with Development Standards:

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

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

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CEQA Analysis:

Master EIR

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

Focused EIR for March Business Center

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

Addendum to the Certified EIR

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

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

California Environmental Quality Act (CEQA) Compliance

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

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

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

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

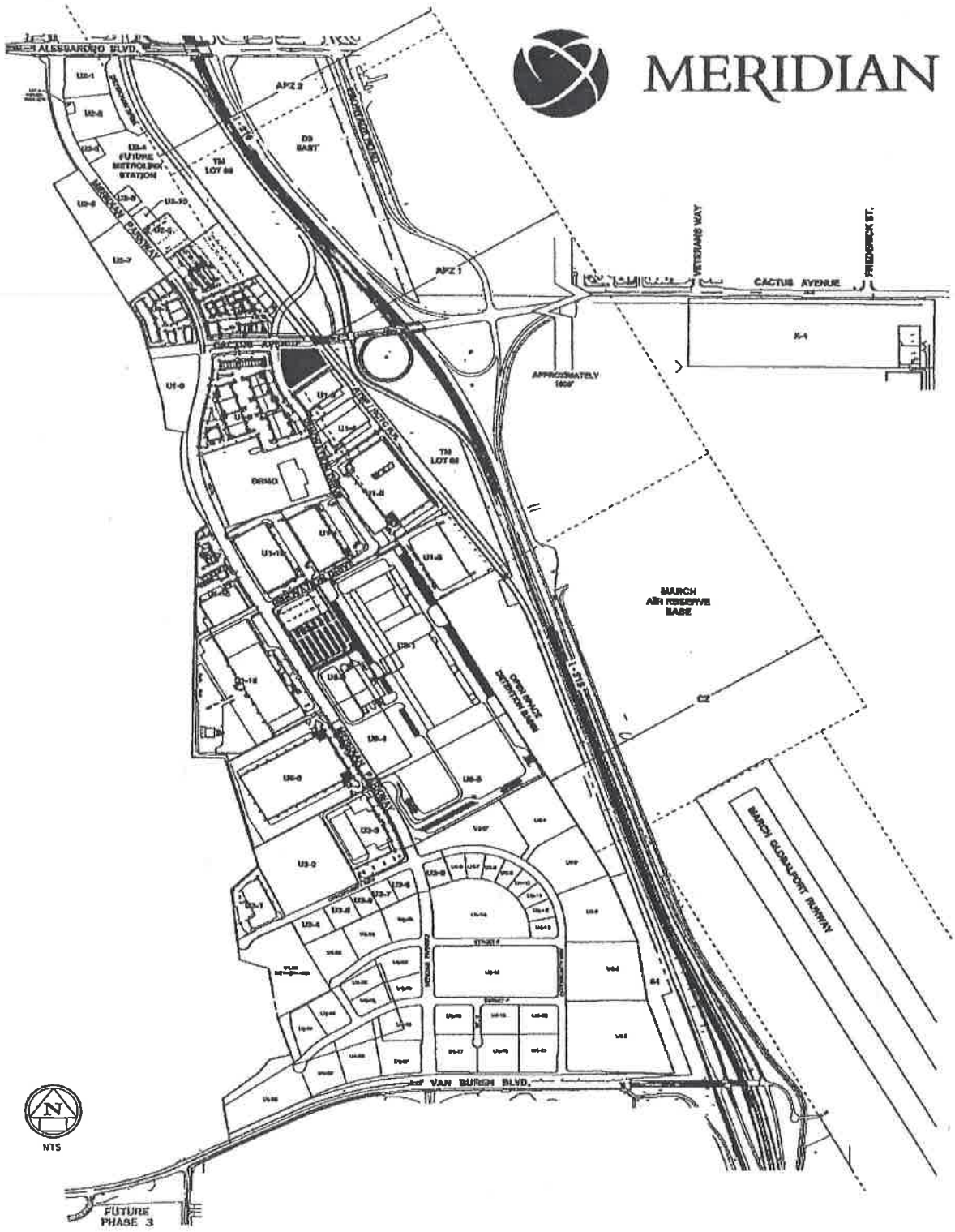
(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

Conclusions:

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

Attachments:

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


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

9(a) 29

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. The proposed project includes the following application:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LANDSCAPE PROVISIONS

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

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

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

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

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

NPDES

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

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

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

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

CONSTRUCTION REQUIREMENTS

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

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

3. All construction activities shall be limited to between 7:00 am and 8:00 pm as feasible. (MEIR)

PUBLIC WORKS DIVISION (Trilake Engineering)

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be pursuant to Riverside County Flood Control, Riverside County Transportation Department, and Western Municipal Water District standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

    a. New onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

    d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

    e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

    f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by the Planning Department and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to MJPA Public Works Engineer for review and approval.

4. This project is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with the ADA requirements and standards.

7. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

8. Reciprocal access and utility easements shall be considered during development of individual buildings.

9. Onsite striping, lighting, and landscaping shall be reviewed and approved by the Planning Department.

BUILDING & SAFETY DIVISION (Willdan)

The following referenced documents have been reviewed to help ensure conformance with California Administrative Code, Title 24, primarily part 2, and the California Building Code, 2007 Edition.

PROCEDURE FOR PLAN CHECK:

- Contact Amy Hayden at MJPA (951-656-7000) FOR A PLAN CHECK APPLICATION ONCE PLANNING REVIEW IS APPROVED. Please complete as much of the application as you can, this will expedite permit issuance.

REVIEW COMMENTS:

Willdan offers Electronic Plan Review. The electronic plan review service is user friendly, saves time on submitting plans, and reduces cost on shipping and plotting plans. If you are interested in signing up and submitting your plans electronic please call our San Bernardino Willdan's Office at 909-386-0200 or send an email to ecope@willdan.com titled "Electronic Plan Review." There is no additional cost on submitting your plans electronically. Note the finial sets will have to be plotted, stamped and wet-signed once they are approved electronically.

The following items are to be addressed within the building department review process;

Based upon my discussion with Dennis Roy, the building appears to be within allowable sq. ftg. (Approximately 45,000 sq. ft. w/ 40 ft. setback on one side, 60ft. plus all other sides).

1) Provide 2 sets plans and calculations along with a soils report no more than 12 months old to building department along with a set for Planning Dpt. Review. If you choose to submit electronically, Planning department will require a hard copy at initial submittal for bldg. Plan check.

2) The geotechnical recommendations/requirements shall be included within the foundation plan.

3) Provide special inspection program on plans per 2007 CBC 1704 and 1705. The special inspection tables within Chapter 17 shall be referenced into the drawing plan set.

4) Provide the following on plans per CBC 1706.1. All content and wording shall be exact. "Contractor Responsibility: Each Contractor or Sub-Contractor responsible for the construction of the wind and/or seismic resisting system that is listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work requiring special inspection. The contractor's statement of responsibility shall contain the following:
   1) Acknowledgment of awareness of the special requirements contained in the statement of special inspections;
   1) Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official;
   2) Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
   3) Identification and qualifications of the person(s) exercising such control and their position(s) in the organization."

FIRE DIVISION (Riverside County Fire Department)

1. Shell buildings will receive a shell final only. No certificate of occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

   Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant, a Fire Protection Analysis report may be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

2. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to classify the building(s) occupancy. Failure to provide comprehensive data and/or highly technical information will result in project delay and requirement for a complete Fire Protection Study for review.

3. During the construction of this project, the site address should be clearly marked and posted at the job site entrance. This will enable incoming emergency equipment to locate the job site from the assigned street location. Numbers shall be a minimum of 24 inches in height.

4. Building plan check fee of $212 or/up to $1,063 (Deposit based fee) shall be paid to the Riverside County Fire Department after our office has reviewed and conditioned the plans.

5. Minimum required fire flow shall be 2875 GPM for a 2-hour duration at 20- PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building (s) having a fire sprinkler system.

6. ON-site super fire hydrants, on a looped system (6" X 4" X 2-1/2" X 2-1/2") be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.

7. Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system improvement plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing; system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

THE APPLICANT/DEVELOPER SHALL COMPLY WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

8. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

9. Install a complete fire sprinkler system in all buildings requiring a fire flow of 1500 GPM or greater. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement included on the title page of the building plans. (Current deposit based fee for sprinkler plan check is $614 per riser).

   Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. That monitors fire sprinkler system water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for monitoring plan check is $192.00)

10. Prior to final for occupancy the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required Fire Lanes with appropriate lane painting and/or signs.

11. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to the center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

12. Applicant/Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank(s) shall meet the following standard: Tank must be tested

and labeled to UL2085 Protected Tank Standard or SWRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current deposit based fee for plan check is $217.00 for first tank, plus $32.00 for each additional tank)

13. The Rapid Entry System Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current deposit based fee for plan check is $212.00)

14. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius will be used.

15. Gate(s) shall be automatic or manual operated, minimum 20 feet in width. Gate access shall be equipped with the Knox Company rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot-pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the Knox System shall remain open until closed by the Knox System. (Current plan check fee is $212.00; fee is subject to change.)

16. Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

MARCH AIR RESERVE BASE (MARB)

1. This proposed development is in the 65 to 70 decibel (dB) range of Community Noise Equivalent Level contours related to mission flights. Employees and regularly received public may require protection using noise abatement (noise level reduction) provided in construction design. Additional hearing protection for employees may be required by OSHA, or other agencies as related to safety and health in a high noise level work environment.

2. Materials provided in construction must be non-reflective. All reflective materials such as outside ductwork, windows and roofs be painted or covered with a non-reflective material and all outside lighting must be downward directed.

3. The terminal use of the facility that may include highly combustible materials, highly flammable materials, chemicals, or explosives must be submitted to the MJPA for review and approval with the coordination of the MARB.

WESTERN MUNICIPAL WATER DISTRICT

1. When water or sewer service is requested for any new parcels, an individual water and sewer service will be required. Installation of water and sewer service requires payment of Western's connection fees and any other costs associated with installation of a commercial water meter assembly.

2. The plans do not provide sufficient detail for Western to provide meaningful comments related to water and sewer connections. More detailed plans related to the following need to be submitted: water connections to distribution mains (both fire and domestic; currently no laterals are shown),

connections to the sewer system and detailed drawings of the on-site private water, fire and sewer system. Please review Western's Commercial Plan Check Package for submittal formats and requirements.

3. The enclosed "Industrial Water Survey" needs to be submitted and reviewed by Western prior to any sewer connection. Depending upon the type of process being proposed at each facility, Western may want to review, approve and/or require a private pre-treatment system. Western may also require each building to have a dedicated sewer flow measuring/sampling location.

4. The customer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

Exhibit A
Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B
Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

8. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

9. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618

April 14, 2008

March Joint Power Authorities
23555 Meyer Drive
Riverside, CA 92518

Re: *Meridian Lot 2 Unit 1*
Plot Plan Application – Project Narrative
RGA Project No. 08021.00

Dear Sir or Madam:

The Project Applicant, Horizon VDA Investments LLC, for whom we are a representative, proposes to construct a 44,800 square foot one story shell building on an existing mass-graded 3.22 acre site. The site is located on the southeast corner of the intersection of Cactus Avenue and Innovation Parkway in the Meridian Business Center Specific Plan area. The site is designated as Lot 2 of the Unit 1 phase development. A building address of 14500 Innovation Drive, Riverside, CA 92518 has been assigned by the JPA.

The project has been designed to be in compliance with the March Business Center Specific Plan and the March Business Center Design Guidelines. The project is being proposed as a shell building with no specific tenant identified at this time. Anticipated uses include office, light assembly, and warehousing, all of which are consistent with current zoning guidelines. The number of proposed employees is unknown at this time.

Architectural relief has been provided on the two street frontage elevations, as well as the railroad elevation, which also faces towards the 215 corridor. A painted concrete theme wall with stone pilasters, consistent with the Meridian Theme Wall, is proposed along the railroad frontage to provide screening of truck yard operations. The primary building entrance, anticipated office locations, and majority of site landscaping are oriented towards the street intersection in order to provide maximum architectural interest at the primary project visibility point.

Please refer to the submitted drawings and application materials for additional project information.

Sincerely,
RGA

Dennis Roy, NCARB AIA
Principal

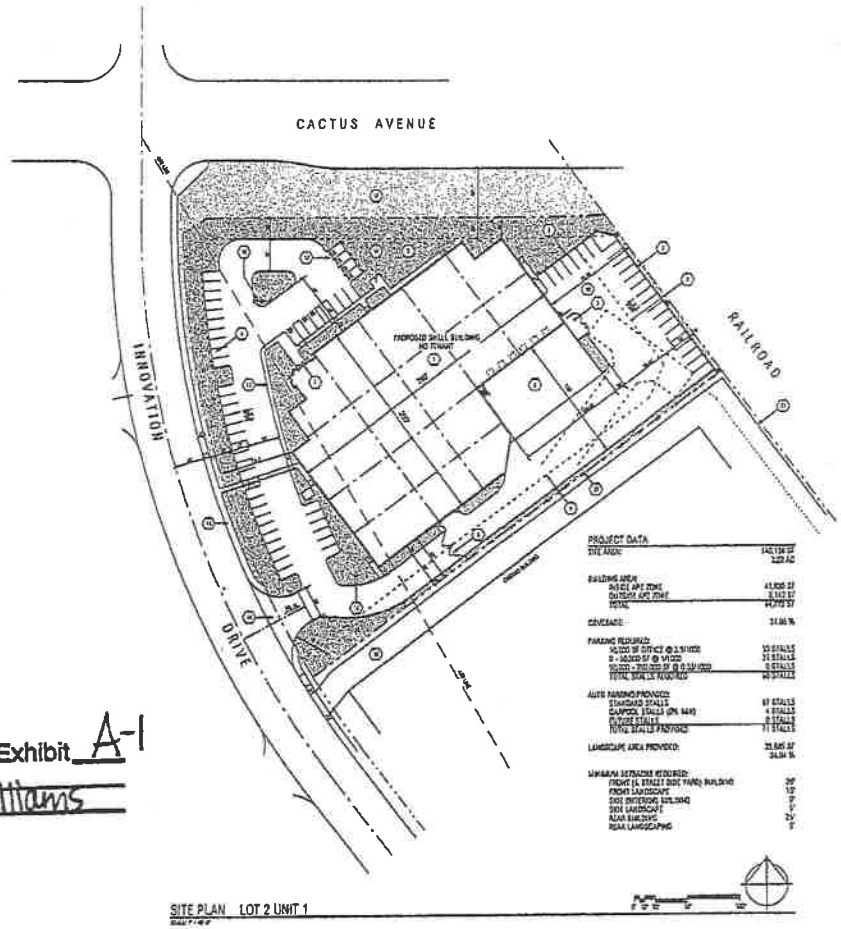
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9(g) 43

T 949-341-0920
FX 949-341-0922

STANDARD JPA NOTES

KEYNOTES

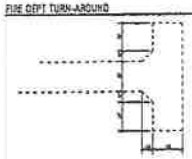


SITE PLAN LOT 2 UNIT 1

PROJECT DATA

SITE AREA:	142,174 SF 3.26 AC
BUILDING AREA: INSIDE APE ZONE OUTSIDE APE ZONE TOTAL	41,000 SF 3,340 SF 44,340 SF
COVERAGE:	31.06 %
PARKING REQUIRED: 10,000 SF OFFICE @ 2.5/1,000 0 - 40,000 SF @ 1/1,000 40,000 - 200,000 SF @ 0.5/1,000 TOTAL STALLS REQUIRED	25 STALLS 31 STALLS 0 STALLS 56 STALLS
AUTO PARKING PROVIDED: STANDARD STALLS CAMPUS STALLS (3% MAX) HANDICAP STALLS TOTAL STALLS PROVIDED	97 STALLS 4 STALLS 8 STALLS 111 STALLS
LANDSCAPE AREA PROVIDED:	35,845 SF 24.84 %
MINIMUM SETBACKS REQUIRED: FRONT (IL ZONES SIDE YARD) BUILDING FRONT LANDSCAPE SIDE (ADJACENT BUILDING) SIDE LANDSCAPE REAR BUILDING REAR LANDSCAPING	20' 15' 0' 5' 25' 5'

FIRE DEPT TURN-AROUND



GENERAL NOTES

UTILITY PROVIDERS

VICINITY MAP



Case No. PP08-02 Exhibit A-1
Date: 4/21/08
Signature: G. Williams

RGA
Office of Architectural Design

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

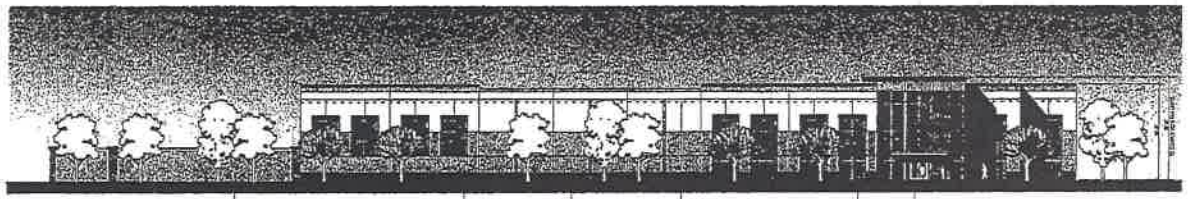
MERIDIAN

VDA
Van Der Ahe

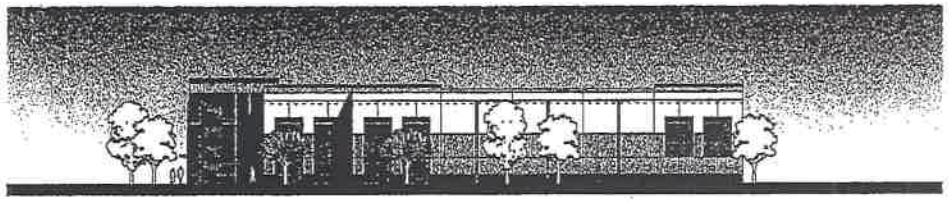
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC SITE PLAN

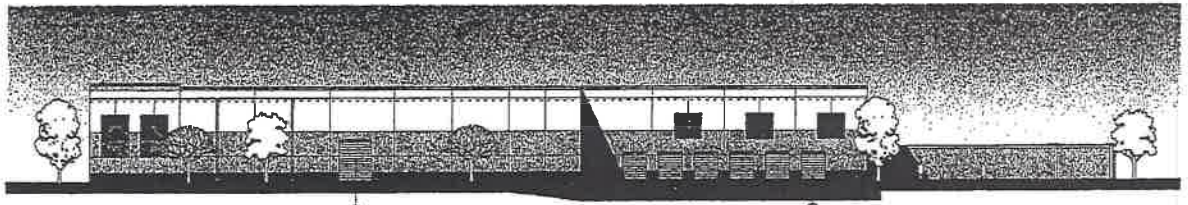
SHEET A1-1-P



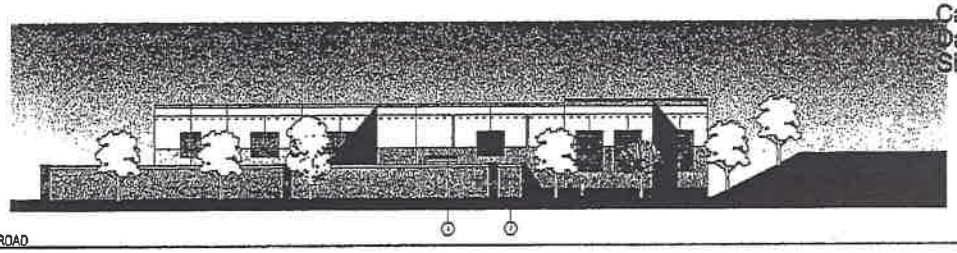
NORTH ELEVATION - CACTUS AVENUE



WEST ELEVATION - INNOVATION DRIVE



SOUTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

Case No. PP08-02 Exhibit C
Date: 12/19/2008
Signature: B. Williams

Amended No. 1

RGA

HORIZON INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

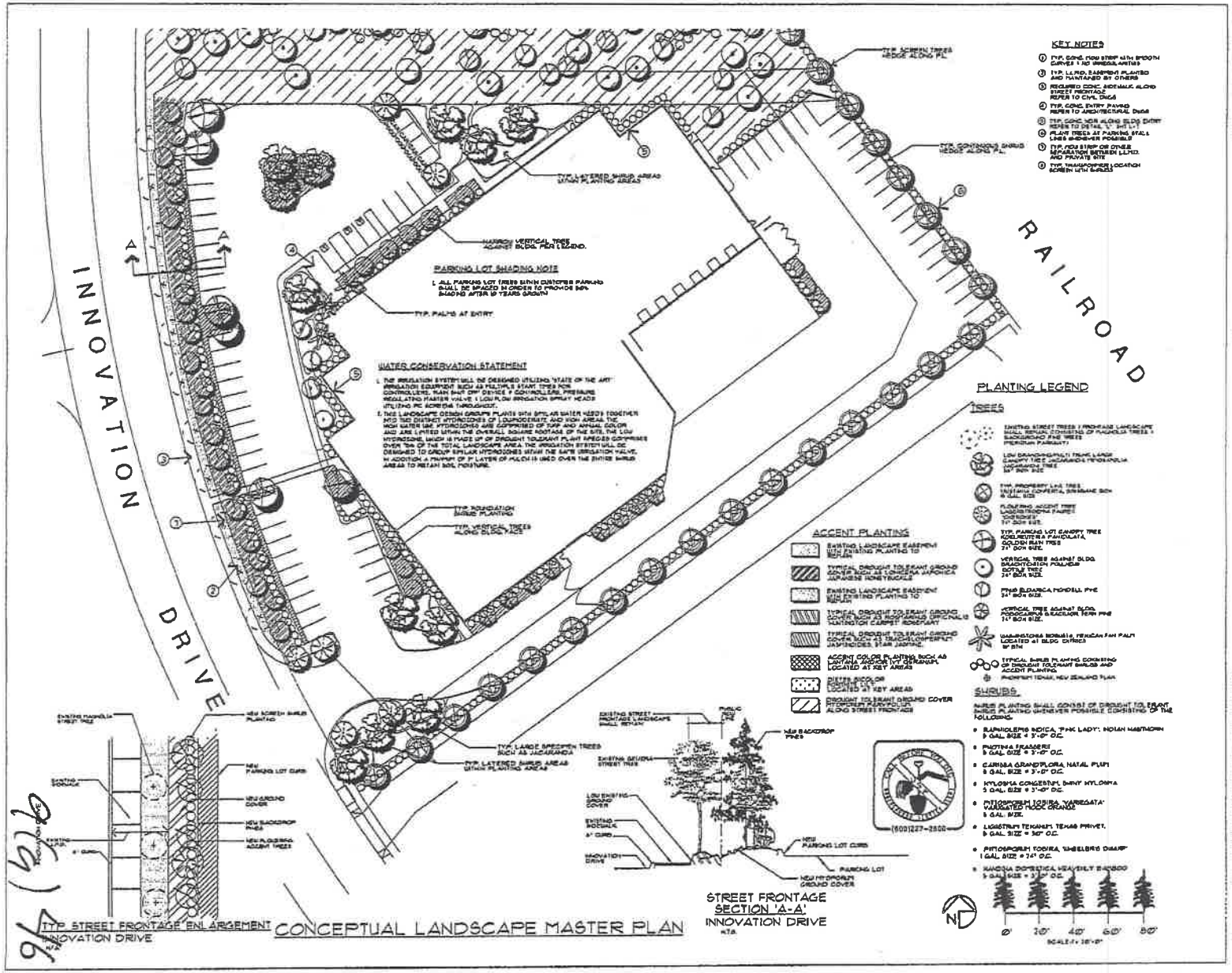
VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-
VINCENT VC IE

SCHEMATIC ELEVATIONS

A1-3-P

9/9/08



RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0820
FAX 949-341-0822

SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
LANDSCAPE ARCHITECTURE
LAND PLANNING
SITE PLANNING
LAKE ELSINORE, CA. 92532
PH. 909-471-8161

MERIDIAN LOT 2
UNIT 1
OCCOD INNOVATION DRIVE
RIVERSIDE, CA 92518

28440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-0600
VINCENT VON DER AHE

NO	REVISIONS/ ISSUANCE	DATE

RGA PROJECT NO.	9405.00
OWNER PROJECT NUMBER	
CAD FILE NAME	9405PHD-LSMP
DRAWN BY:	DP
CHK'D BY:	DB
COPYRIGHT	RGA, OFFICE OF ARCHITECTURAL DESIGN

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET L-1

PLANNING COMMISSION FINDINGS
Plot Plan No. 08-02

1) Find that the proposed project as conditioned is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission adopt the EIR Addendum.

2) The proposed project is consistent with the March Business Center Specific Plan.

3) The proposed project is consistent with the March JPA General Plan and its goals, policies, programs, and land use map.

4) The proposed project is consistent with the March JPA Development Code.

5) The proposed project complies with all applicable zoning and other regulations.

6) The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

7) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

EXHIBIT B

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

CEQA Consistency Memo

MARCH JOINT POWERS AUTHORITY

CONSISTENCY FINDING FOR AN ADDENDUM TO THE MARCH BUSINESS CENTER FOCUSED EIR FOR THE APPROVAL OF A 48,806 SQUARE FOOT LIGHT INDUSTRIAL SHELL BUILDING COMPARED TO AN APPROVED 44,772 SQUARE FOOT LIGHT INDUSTRIAL SHELL BUILDING APPROVED IN 2009

A. PROJECT INFORMATION 10-16-20

1. Project Title: Innovation Industrial
Meridian Unit 1, Lot 2

2. Lead Agency Name and Address: March Joint Powers Authority
23555 Meyer Street
Riverside, CA. 92518

3. Contact Persons and Phone Numbers: Jeffrey Smith
Senior Planner
March Joint Powers Authority
(951) 656-7000

4. Description of Project:

Site/Project History. The Project site is located within the MJPA March Business Center Specific Plan (MBCSP) and Meridian site exception area as identified in the 2014 March Airport Land Use Comprehensive Plan (ALUCP). This exception area consisted of properties that were subject to entitlements (SP-1 and SP-5) with development agreements in effect prior to the adoption of the 2014 March ALUCP. The March ALUCP included language that exempted subsequent projects in these areas from compliance with March ALUCP compatibility criteria and ALUC review. The exception was only to be valid as long as the indicated specific plans and associated development agreements remained in effect.

On January 21, 2009 the MJPA Commission approved a 44,772-square foot warehouse project on the 3.22-acre VDA site ("2009 project"). The project was not subject to ALUC review or the ALUC compatibility criteria in place at that time. The 2009 approval expired on January 21, 2012; an updated Site Plan was then submitted to MJPA In July 2019. Pursuant to the provisions stated in the attached March Joint Powers Authority letter dated November 8, 2017, the development agreement expired without extension and no longer applies to the subject property. Therefore, the updated Project became subject to ALUC review and the 2014 March ALUCP compatibility criteria.

Surrounding Land Uses. The project site is the last vacant parcel of contiguous properties to the north and south (over 1,200 acres) that are already developed with warehouses of various sizes (ranging from less than 6,000 square feet up to over 700,000 square feet) within this portion of the March Joint Powers Authority (MJPA) property long planned for private development. For example, the project site is surrounded by existing light industrial and warehousing, including the following:

- Horizon Business Park to the north (across Cactus Ave) with ten light industrial buildings ranging in size from 9,000 to 13,000 square feet with a variety of small manufacturing/assembly and commercial uses;

- Falcon Business Park to the west across Innovation Drive, with seven warehouse buildings ranging in size from 13,000 to over 100,000 square feet and housing uses such as P&P Uniforms, Emerson Ecologics, Stanley Security, and Fastenal; and

- Several warehouses to the south ranging in size from 85,000 to 700,000 square feet and housing uses such as ModusLink and Southwest Distribution Inc.

March Business Center Specific Plan (MBCSP). The MBCSP Focused EIR (SP-5) was approved by MJPA in February 2003 (SCH# 2002071089) which addressed overall development of the March Business Center (1,290 acres of industrial, business park, office, commercial, and open space uses). On August 4, 2020 a Subsequent EIR (SCH# 2009071069) was approved that modified the development plan for the northern portion of the property and changed the name of the development to the Meridian Specific Plan Amendments.

Approved Project. On January 21, 2009, the March Joint Powers Commission considered and approved Plot Plan 08-02 and an Addendum to the Certified March Business Center Focused EIR, for the development of a 44,772 square foot industrial shell building on a 3.22 acre vacant parcel within the March Business Center (aka Meridian) Specific Plan Area. Construction of the approved project never occurred due to the economic downturn at the time and building permits were never executed so the approval lapsed after 36 months (January 21, 2012).

When the project was approved it was not subject to review by the Riverside County Airport Land Use Commission (ALUC) review or the ALUC compatibility criteria in place at that time because of the aforementioned exception. This proposal was to develop a 44,772 square foot building on 3.22 acres within the MBCSP. The proposed light industrial shell building would be established with the intent that a future user will submit a tenant improvement application to show that they are in compliance with all project conditions of approval as well as the requirements of the MBCSP. A portion of the site was determined to be within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project was found to be consistent with the March Joint Powers

Commission Resolution 08-01 which determined the developable building areas for properties within Meridian located in APZ I and APZ II. The Project was a subsequent development whose impacts were evaluated in the original Focused EIR for the MBCSP in 2003. It was consistent with the regulations and guidelines published in the MBCSP and the Meridian Development Code. An Initial Study was prepared that determined there were no potential significant impacts that had not been previously analyzed for the MBCSP.

In July 2019, Innovation Industrial Partners LLC (formerly Horizon VDA Investments LLC), inquired about the prior approval and was informed by MJPA Planning Staff that a Pre-Application Meeting and new project submittal would be required. On August 21, 2019, the March Joint Powers Authority held a Pre-Application Meeting for a proposed industrial building project within the Meridian Business Center Specific Plan Area.

On August 26, 2019, Innovation Industrial Partners LLC (the "Applicant"), submitted an application to develop a 50,900 square foot speculative industrial warehouse "shell" building on an existing mass-graded 3.22 vacant parcel within the Meridian Business Center Specific Plan Area, specifically at the southeast corner of the intersection of Cactus Avenue and Innovation Parkway. The Meridian Unit 1 Lot 2 (Meridian U1L2) project site is located west of the I-215 Freeway, southwest of the I-215 Freeway / Cactus Avenue off ramp. The building address is 14500 Innovation Drive, Riverside, California, 92518.

Proposed Modified Plan. The applicant, Innovation Industrial Partners/Vincent Von Der Ahe (VDA). proposes to construct a 48,806 square foot industrial warehouse building on the 3.22-acre VDA site. This plan is approximately 4,034 square feet or 9 percent larger than the approved project (44,772 square feet). Based on ALUC recommendations, the site plan originally approved by MJPA was modified to substantially reduce the amount of office use (which has higher occupancy) compared to the lower occupancy warehouse use. To accomplish this, parking was relocated to the east side of the building and the building was moved to the west to minimize the amount of office space within the APZ I Zone which is more restrictive in terms of occupancy compared to the APZ II zone.

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is

only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.). State CEQA Guidelines further provide that "the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (State CEQA Guidelines, § 15164(a).)

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

In this case, the MJPA is considering the approval of a light industrial building with 48,806 square feet on this property based on the CEQA determination for the previously approved project on this site with 44,772 square feet. This conclusion is appropriate because the current project will not create any new or substantially different impacts compared to the approved project for which an EIR Addendum has already been prepared and approved. The following analysis will demonstrate the proposed modified plan is generally consistent with the approved plan and its environmental impacts will be similar or equivalent to those identified in the Initial Study and EIR Addendum prepared for the approved project in 2010.

C. ANALYSIS

The development of industrial uses within the March Business Center Specific Plan (MBCSP or Meridian) was analyzed in the certified March Business Center Specific Plan Focused Environmental Impact Report (EIR) (SCH#2002071089) in 2003 ("Focused EIR"). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to this objective and to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The currently proposed Project would provide a 48,806 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.35. The currently proposed Project is not seeking a variance from applicable regulations or guidelines.

On August 4, 2010 MJPA certified a Subsequent EIR (SCH# 2009071069) for the most recent amendments to the Meridian SPA which included the VDA property ("Subsequent EIR"). On January 21, 2009, MJPA as the lead agency for the VDA project determined pursuant to CEQA

Guidelines Section 15183 that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(a)). An Initial Study was completed to analyze potential impacts related to aesthetics, biological resources, traffic, air quality, hydrology, etc.

The following analysis will briefly compare the anticipated impacts of the currently proposed Project with those identified in the 2003 Focused EIR, the 2009 Subsequent EIR, and the 2010 Initial Study/EIR Addendum ("Addendum") which is included as Attachment B to this document.

1. Aesthetics

The Subsequent EIR and the Addendum both found the project site contained no scenic resources and was not proximate to a scenic highway. They also found the project would not block views of any scenic vistas. The approved project would increase light and glare but would be consistent with the design guidelines of the Meridian Specific Plan so visual impacts would not be significant and no mitigation was required.

The proposed modified site plan would incrementally increase the size of the approved warehouse building but it is in the same location and would still have the same overall appearance, height, and lighting/reflective surfaces as the approved project. Therefore, aesthetic impacts of the modified plan are equivalent to those of the approved project. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to aesthetic impacts and no additional mitigation is required.

2. Agricultural and Forest Resources

The project is still in the same location, and the Subsequent EIR and Addendum both concluded the VDA project site contained no agricultural resources such as prime soils, agricultural uses, or Williamson Act contracts. They concluded the project would have no significant impacts on agricultural resources and no mitigation was required. Subsequent to the Addendum, forest resources were added to the CEQA Checklist, however, the site contains no trees as forest resources so this issue does not apply to the VDA project.

The conditions regarding agricultural resources that existed at the time the Subsequent EIR and Addendum were approved have not changed for the VDA site. In addition, there are still no forest resources on the project site. Therefore, the modified site plan will have no impacts relative to and no mitigation is required. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to agricultural or forest impacts and no additional mitigation is required.

3. Air Quality

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

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

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD. CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either peak commuting hour. See Table 1 below for Estimated Construction Emissions with Mitigation for the 2010 Subsequent EIR project and the 2020 proposed Project.

Operational on-road mobile sources of emissions were calculated for the year 2010 Subsequent EIR Project and estimated for the proposed 2020 Project based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR. In addition, Table 1 demonstrates that the proposed modified site plan (2020 Project) does not exceed the daily SCAQMD thresholds so its impacts would be less than significant.

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

Table 1
Estimated Construction Emissions with Mitigation (pounds/day) for 2010 and 2020 Projects

Emission Source	CO	ROG	NOx	SOx	PM_{10}	$PM_{2.5}$
Site Grading						
Fugitive Dust - Grading	-	-	-	-	0.97	0.20
Grading Offroad Diesel	22.03	5.43	49.68	-	2.14	1.97
Grading Worker Trips	1.13	0.04	0.07	0.00	0.02	0.01
2010 PROJECT TOTAL	23.16	5.47	49.75	0.00	3.11	2.17
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Trenching/Utilities Installation						
Trenching Offroad Diesel	12.30	3.63	21.93	-	1.95	1.79
Trenching Worker Trips	1.41	0.05	0.08	0.00	0.01	0.01
2010 PROJECT TOTAL	13.71	3.68	22.01	0.00	1.96	1.80
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Building Construction						
Building Construction Heavy Equipment Exhaust	17.82	5.04	32.40	-	2.48	2.29
Building Construction Vendor Trips	3.32	0.40	4.81	0.01	0.23	0.20
Building Construction Worker Trips	4.22	0.14	0.25	0.00	0.03	0.02
Architectural Coatings Emissions	-	17.20	-	-	-	-
Architectural Coatings Worker Trips	2.51	0.08	0.15	0.00	0.02	0.01
Asphalt Offgassing	-	0.42	-	-	-	-
Asphalt Offroad Diesel	5.61	1.75	8.95	0.00	0.80	0.74
Asphalt Onroad Diesel	0.75	0.15	1.96	0.00	0.09	0.08
Asphalt Worker Trips	0.85	0.03	0.05	0.00	0.01	0.00
2010 PROJECT TOTAL	**35.08**	**25.21**	**48.57**	**0.01**	**3.66**	**3.34**
2020 ADJUSTED PROJECT TOTAL[1]	**38.24**	**27.48**	**52.94**	**0.01**	**4.00**	**3.64**
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***

[1] 2020 project represents a 9% increase building size over 2010 project (48,806 v. 44,772 SF) – site grading and trenching/utilities installation assumed to be equivalent to 2010 figures.

A subsequent Air Quality Technical Report for the 2010 approved project was prepared in November 2008 to evaluate the potential air quality impacts associated with the project site. The analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the 2010 Subsequent EIR project would not conflict with the FEIR.

The modified site plan would have 9 percent more square feet but a similar number of loading/unloading docks or bays compared to the approved 2010 project, so the operational air quality impacts of the modified site plan, including health risks and odors, would be equivalent

to those of the project evaluated in the Subsequent EIR and the Addendum which are less than the SCAQMD daily thresholds. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to air quality impacts (i.e., no new of significantly different impacts) and no additional mitigation is required.

4. Biological Resources

The Meridian Specific Plan is covered by a Biological Opinion (BO) from the U.S. Fish and Wildlife Service (USFWS) regarding Stephen's kangaroo rat (SKR) and least Bell's vireo which inhabits riparian (stream-side) areas in the surrounding region. The Subsequent EIR and Addendum both concluded the VDA site had already been rough graded and did not contain any biological resources either in terms of listed or sensitive species of plants or animals, no drainages under the jurisdiction of state or federal agencies, wetlands, wildlife movement corridors, etc.

The project site is within the SKR Habitat Conservation Plan (HCP) and is now covered by the Multiple Species Habitat Conservation Plan (MSHCP) of western Riverside County. Payment of the SKR HCP and MSHCP fees will help mitigate regional impacts to biological resources covered by those plans. The modified site plan contains more square footage but occupies the same site and is still in the same general condition (e.g., rough graded with no identified biological resources) compared to the approved project. The impacts of the modified site plan on biological resources would therefore be equivalent to those of the project evaluated in the Subsequent EIR and the Addendum which were determined to be less than significant with mitigation (e.g., nesting bird survey, payment of SKR HCP fee). Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. For the reasons outlined above, the modified plan is consistent with the Subsequent EIR and Addendum relative to biological resources (i.e., no new of significantly different impacts) and no additional mitigation is required.

5. Cultural and Tribal Resources

Western Riverside County has been inhabited by Native American (NA) tribes for thousands of years. The Focused EIR and the Addendum determined that, even though the project site had been previously disturbed (rough graded) and no cultural resources (historical or archaeological) were found onsite, it is possible that grading may reveal unanticipated cultural artifacts or human remains. The EIR contained mitigation for archaeological monitoring if resources were discovered during grading, and state law (State Health and Safety Code Section 7050.5) prescribes procedures if human remains are found during excavations. In addition, local NA tribes have expressed interest in consulting with lead agencies and monitoring grading of development projects to help protect tribal resources.

The proposed modified site plan covers the same site as the approved VDA project and its condition is similar to that at the time the Focused EIR and Addendum were approved (rough graded, no resources visible). Development under the modified site plan would have similar impacts to cultural resources to those identified for the approved project as outlined in the EIR and Addendum (i.e., less than significant) and would be equivalent to those of the project evaluated in the Subsequent EIR and the Addendum which are less than significant. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the EIR and Addendum relative to cultural impacts (i.e., no new of significantly different impacts) and no additional mitigation is required.

6. Geology and Soils

The Focused EIR and Addendum determined the VDA project would have no impact or less than significant impacts related to regional seismicity, fault rupture, groundshaking from seismic events, liquefaction, various soil constraints, and would not use septic systems. The EIR contained technical information about regional and local earthquake faults, expected levels of groundshaking, the potential for liquefaction, landslides, or other soil constraints (e.g., expansion, lateral spreading, corrosivity, etc.) and recommended mitigation that development be consistent with the conclusions and recommendations of the various technical studies.

The current proposed Project occupies the same site as the approved project so its geological and soil constraints would be the same as those identified in the Focused EIR and Addendum. In addition, the modified site plan would be subject to seismic design constraints of the California Building Code (CBC) and a site-specific geotechnical study which is required as part of the development review process through MJPA. Development under the modified site plan would therefore have similar impacts to geology and soils as those identified for the approved project evaluated in the Subsequent EIR and the Addendum which are less than significant. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to geology and soils (i.e., no new of significantly different impacts) and no additional mitigation is required.

7. Hazards and Hazardous Materials

The Focused EIR and Addendum found the project would have less than significant impacts related to transport or handling of hazardous materials due to regulatory compliance and the light industrial nature of the proposed warehouses. The site is not near any residential uses or schools and is not on the state Cortese list for hazardous material sites. The site is within the Airport Land Use Plan of the March Air Reserve Base and was evaluated for consistency in the original Focused EIR and the Subsequent EIR. At those times the VDA project was found to be consistent with the land use plan for the base but mitigation was included to assure the project

design would not significantly impact aircraft operations or safety surrounding the base.

The Addendum indicated a portion of the site was within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project was found to be consistent with the March Joint Powers Commission Resolution 08-01 which determined the developable building areas for properties within Meridian located in APZ I and APZ II. When the project was approved in 2009 it was not subject to review by the Riverside County Airport Land Use Commission (ALUC) and the ALUC compatibility criteria in place at that time. Both the Focused EIR and Addendum determined the project would have less than significant impacts related to hazards and hazardous materials.

In 2014 (i.e., subsequent to the 2009 approval) the VDA Project became subject to ALUC review and the current ALUC compatibility criteria. After review and changes based on ALUC review, the modified site plan places all of the higher occupancy office use in the APZ II zone with only the lower occupancy warehouse use within the APZ I zone. This modified site plan complies with all the current applicable Air Force and ALUC compatibility criteria. Therefore, the modified site plan will have impacts related to hazards and hazardous materials similar to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum (i.e., less than significant). Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to hazards and hazardous materials (i.e., no new of significantly different impacts) and no additional mitigation is required.

8. Hydrology and Water Quality

The Focused EIR, the Subsequent EIR, and the Addendum evaluated the potential impacts of the MBCSP (including the project) on regional and local hydrology, groundwater supply, flooding, as well as water quality. It was assumed essentially all the site would be covered with impervious surfaces except the landscaped areas. The EIRs and Addendum determined the project would have less than significant impacts on all water-related resources and issues with regulatory compliance and implementation of mitigation (hydrology study approval and design consistent with the study, water quality permits as applicable, etc.).

The project site for the modified site plan has not changed in terms of total acres or development of impervious surfaces compared to the approved project (i.e., 3.22 acres). Development under the modified site plan would therefore have similar impacts to hydrology and water quality as those identified for the approved project evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the EIR and

Addendum relative to hydrology and water quality (i.e., no new of significantly different impacts) and no additional mitigation is required.

9. Land Use and Planning

The VDA project proposed a warehouse on a site designated for such use under the Focused EIR, the Subsequent EIR, and the Addendum. The main variable of the projects was the size of the building (i.e., the total amount of warehouse space), where the building was located and oriented on the site, and the location of the office space within the building. The previous CEQA documents concluded the project would have no impacts regarding dividing an established neighborhood or consistency with established land use plans such as the Meridian Specific Plan.

The modified site plan is consistent with the Meridian Specific Plan in terms of use, intensity (floor area ratio), height, and design. Development under the modified site plan would therefore have equivalent land use and planning impacts compared to those identified for the approved project evaluated in the Subsequent EIR and the Addendum which are less than significant with specific plan compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to land use and planning (i.e., no new of significantly different impacts) and no additional mitigation is required.

10. Mineral Resources

The Subsequent EIR and Addendum determined the VDA project would have no impact on mineral resources as the site and surrounding area are not designated as significant sources of minerals and no mitigation was required.

The current proposed Project occupies the same site as the approved project so its impacts on mineral resources would be the same as those identified in the Focused EIR and Addendum (i.e., no impact). Therefore, the modified plan is consistent with the EIR and Addendum relative to mineral resources (i.e., no new of significantly different impacts) and no additional mitigation is required.

11. Noise

The Focused EIR, Subsequent EIR, and Addendum evaluated potential noise impacts of the proposed warehouse project and found them to be less than significant. This conclusion was based on the type of use proposed and surrounding land uses (either all light industrial or commercial) and the I-215 Freeway (as a major source of vehicle noise) is adjacent to the east of the site. The site is also within the noise contours of the March Air Reserve Base so the Subsequent EIR contained mitigation to assure workers and visitors to the project would not experience significant noise impacts.

The modified site plan proposes warehouse uses in the same location as the approved project but with a slightly larger building but still consistent with the specific plan design guidelines. Development under the modified site plan would therefore have equivalent noise impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to noise (i.e., no new or significantly different impacts) and no additional mitigation is required.

12. Population and Housing

The original Focused EIR, Subsequent EIR, and the Addendum concluded the specific plan (which included the VDA project) would only generate additional employment and not result in additional housing or population for the area since the planned use was light industrial (warehousing).

The modified site plan will still result in light industrial uses on the site which do not generate additional population or housing in the area or require replacement housing to be built. Therefore, the Project will have no impacts relative to population and housing, similar to the conclusions reached in the Subsequent EIR and the Addendum, and no mitigation is required.

13. Public Services

The Focused EIR, Subsequent EIR, and Addendum concluded the planned development would result in incremental increases in the need for police and fire services, but would not increase the need for school facilities or services, park or recreational facilities or services, or other public facilities over baseline conditions. In addition, the March Business Center (now Meridian) Specific Plan has been in place for many years so service agencies have made long-term plans to accommodate the growth it represents. Impacts were determined to be less than significant with implementation of proposed mitigation for new facilities and payment of development impact fees.

The modified site plan would incrementally increase police and fire protection services by introducing an additional 4,034 square feet of warehousing into the Project area over the approved project area of 44,772 square feet. However, the Project will pay appropriate Development Impact Fees (DIFs) and school impact fees to help accommodate new growth. Development under the modified site plan would therefore have equivalent public service impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance.

14. Recreation

The Focused EIR, Subsequent EIR, and Addendum concluded the planned development would not result in impacts to parks or recreational facilities and services. Impacts were determined to be less than significant with payment of development impact fees.

The modified site plan would likewise not increase the need for parks or recreation services in the Project area. The Project will pay appropriate Development Impact Fees (DIFs) and school impact fees to help accommodate new growth. Development under the modified site plan would therefore have equivalent recreation impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant.

15. Transportation/Traffic

The Focused EIR estimated the entire March Business Center (now Meridian) Specific Plan would generate a significant amount of traffic and cause Levels of Service (LOS) within the MBCSP and surrounding area to exceed established thresholds, although impacts could be reduced through installation of improvements within the MBCSP area, the payment of Development Impact Fees (DIFs), and fair share contributions toward intersection and road improvements identified in the MBCSP traffic study, including freeway ramp improvements.

Due to its size and location, the proposed modified site plan will not generate significant traffic impacts in and of itself. In addition, much of the MBCSP has been developed and many of the improvements originally recommended have been installed. The Project will still be required to pay the local DIF as well as the County-wide Transportation Uniform Mitigation Fee (TUMF) to help fund its portion of regional traffic impacts. Development under the modified site plan would therefore have equivalent traffic impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to traffic and transportation (i.e., no new of significantly different impacts) and no additional mitigation is required.

16. Utilities and Service Systems

The Focused EIR estimated at buildout the MBCSP (now Meridian) would substantially increase wastewater generation, consumption of water, generation of runoff and solid waste which would necessitate various infrastructure improvements such as drainage channels, water and wastewater pipelines, etc. With planned improvements, the Focused EIR determined all utility impacts could be reduced to less than significant levels. The Subsequent EIR and Addendum made similar conclusions specifically about the VDA project which requires a minimal amount of additional

infrastructure to serve it.

The modified site plan will not generate more runoff than anticipated under the Subsequent EIR and Addendum since the same amount of impervious surfaces is being created at the site. The slightly larger building will generate slightly more wastewater and consume slightly more water depending on if or how many additional employees it has compared to the approved project. The Project will pay established development impact fees (DIFs) and connection fees to local utilities including water and wastewater/sewer. Development under the modified site plan would therefore have equivalent utility impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to utilities and service systems (i.e., no new of significantly different impacts) and no additional mitigation is required.

17. Mandatory Findings of Significance

The Subsequent EIR concluded the project would not have significant impacts regarding any resources or constraints with implementation of mitigation, specific plan consistency, and regulatory compliance. The Addendum made similar conclusions specifically for the VDA project.

The modified site plan is incrementally larger than the approved project but the analyses in Sub-sections C.1 through C.16 above indicate that development under the modified site plan would have equivalent direct and indirect impacts compared to those identified for the approved project as evaluated in the Subsequent EIR and the Addendum which are less than significant with mitigation, specific plan compliance, and regulatory compliance. Pursuant to CEQA Section 15178, all applicable EIR mitigation measures pertaining to this resource or Project are hereby incorporated by reference. Therefore, the modified plan is consistent with the Subsequent EIR and Addendum relative to direct, indirect, short-term v. long-term, and cumulative impacts (i.e., no new of significantly different impacts) and no additional mitigation is required.

D. CONCLUSION

The Commission finds that its approval of the 44,806 square foot light industrial shell building would not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects as identified in the Focused EIR in 2003, the Subsequent EIR prepared in 2010, or the Addendum prepared in 2009. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which

would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the proposed modified site plan is consistent with the VDA Project approved by the Commission and supported by an EIR Addendum in 2009 which is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15164.

VDA VMT DISCUSSION

In the past the analysis of transportation and traffic impacts under CEQA focused on Level of Service (LOS) which measured congestion at local intersections and roadway segments. The emphasis of these past studies was to assure the street grid network functioned well with minimal congestion which allows for efficient movement of vehicles. The current focus is to encourage active transportation (e.g., pedestrians, bicyclists, etc.) and transit and to limit increases in Vehicle Miles Travelled (VMT).

In 2013 the state legislature passed SB 743 which requires agencies to focus on reducing VMT rather than LOS as a determination of significance under CEQA. Per the 2020 CEQA Statute and Guidelines, vehicle miles traveled (VMT) is "the most appropriate measure of transportation impacts." According to the State of California's *Technical Advisory on Evaluating Transportation Impacts in CEQA* "residential, office, and retail projects tend to have the greatest influence on VMT." The State Office of Planning and Research (OPR) recommended that specific thresholds outlined in the Technical Advisory be used for analysis and mitigation of those types of projects but also advised that lead agencies may develop thresholds for other project types if they so desire.

OPR and the 2020 State CEQA Guidelines mandate the use of quantitative VMT calculations starting July 1, 2020. However, WRCOG and SCAG have not yet adopted sub-regional thresholds against which to compare project VMT generation to determine if a project meets the recommended VMT reductions under SB 743 (i.e., 15 percent below the sub-regional threshold), therefore, Project impacts cannot be compared to sub-regional thresholds to determine significance.

The general guidance from the State to date has been that projects which decrease overall VMT will be considered to not have a significant impact under the new analysis guidelines. The proposed VDA warehouse Project site is located in the March Joint Powers Association (March JPA) jurisdiction adjacent to the eastern portion of the City of Riverside and to the western portion of the City of Moreno Valley. The general area around the Project site has been adding warehousing and light industrial uses for many years, but the overall composition of Riverside and t Moreno Valley is still largely residential.

At present, both Riverside and Moreno Valley are considered housing rich and jobs poor although both jurisdictions have been making strides in recent years to add new employment-generating uses. SCAG considers communities that have a job/housing ratio of 1.15, which is the regional average, as maintaining a healthy balance of trip generating vs. trip attracting uses, thereby helping to minimize regional VMT over the long-term. The Project will add new workers to the area's workforce which will help improve the jobs/housing balance. This new employment will also reduce out of town commute trips for residents who work at the Project so residents can travel shorter distances to work and work-related destinations.

Based on available information, the Project will incrementally help improve the local jobs/housing balance and reduce VMT in the area, so it will not conflict and is consistent with CEQA Guidelines section 15064.3, subdivision (b). Impacts are **less than significant** and no mitigation is required.

ATTACHMENT A
PROJECT PLANS

STANDARD JPA NOTES

LEGAL DESCRIPTION

KEYNOTES



SITE PLAN LOT 2 UNIT 1

PROJECT DATA

SITE AREA

APZ LAND AREAS
INSIDE APZ ZONE
OUTSIDE APZ ZONE

APZ BUILDING AREAS
INSIDE APZ ZONE (MAX 25 OCC. PER AC)
OUTSIDE APZ ZONE (MAX 100 OCC. PER AC)

BUILDING AREA
FIRST FLOOR OFFICE 4,800 SF
SECOND FLOOR OFFICE 4,800 SF
WAREHOUSE AREA

COVERAGE

PARKING REQUIRED
1/300 SF OFFICE
1/1,000 SF
50,000 SF OVER 100,000

STALLS REQUIRED

STALLS PROVIDED
STANDARD STALLS
CARPOOL STALLS (5% MIN)
FUTURE STALLS
TOTAL STALLS PROVIDED

LANDSCAPE AREA PROVIDED

MINIMUM SETBACKS REQUIRED
FRONT (A STREET SIDE YARD) BUILDING
FRONT LANDSCAPE
SIDE (IN ERROR) BUILDING
SIDE LANDSCAPE
REAR BUILDING
REAR LANDSCAPE

FIRE DEPT TURN-AROUND

GENERAL NOTES

UTILITY PROVIDERS

VICINITY MAP

RGA
Office of Architectural Design
11221 Main Parkway, Suite 100
Yucaipa, CA 92399
T 909-241-2900
F 909-241-9922

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

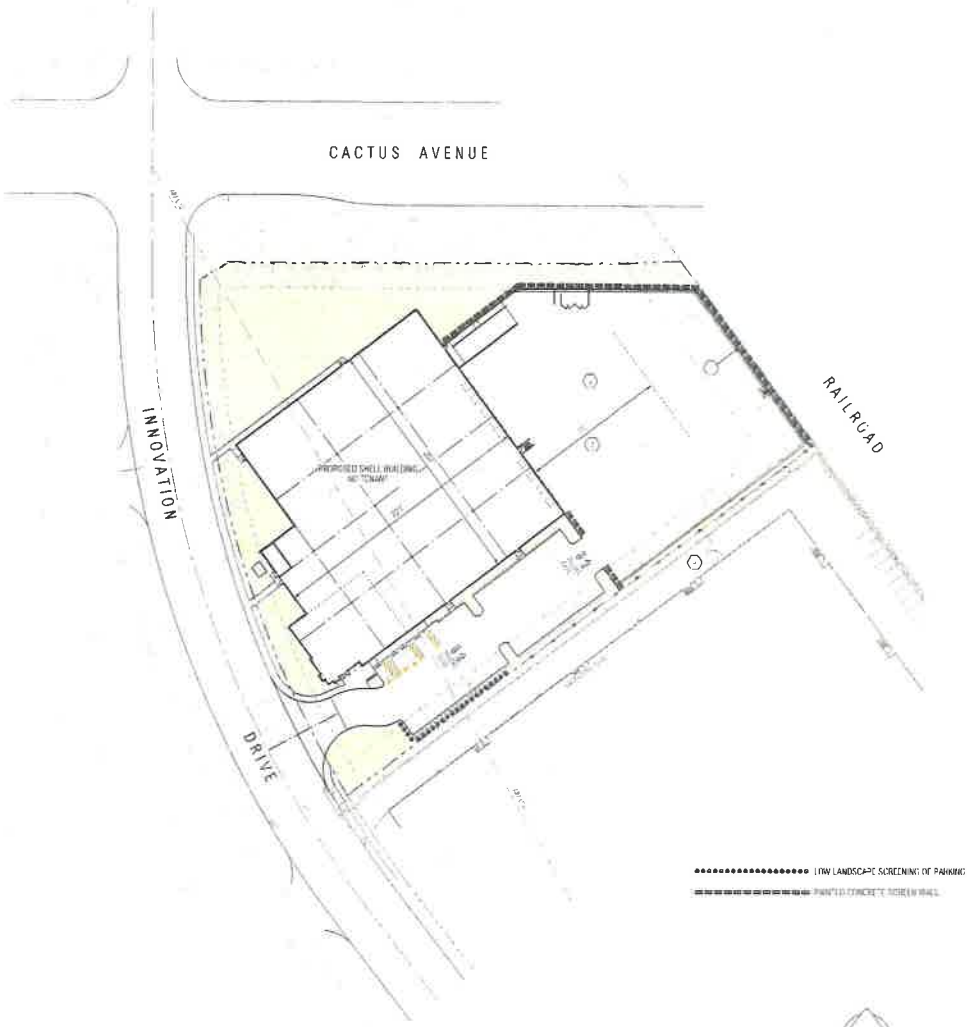
14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC SITE PLAN

KEYNOTES



SCREENING SITE PLAN LOT 2 UNIT 1

RGA
Office of Architectural Design

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

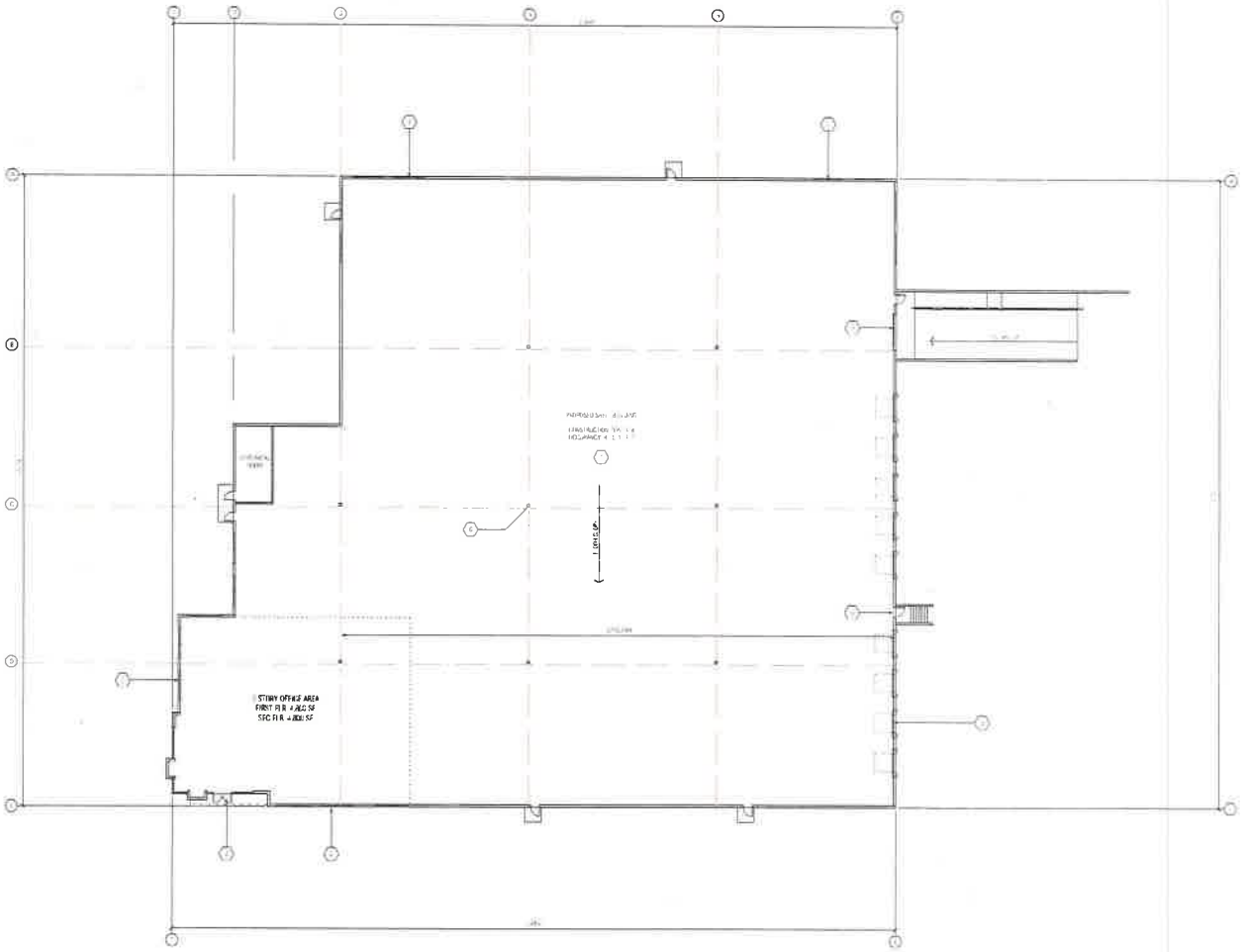
MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-0690
VINCENT VON DER AHE

SCHEMATIC FENCE PLAN

KEYNOTES



FLOOR PLAN

RGA
Office of Architectural Design

INNOVATION INDUSTRIAL

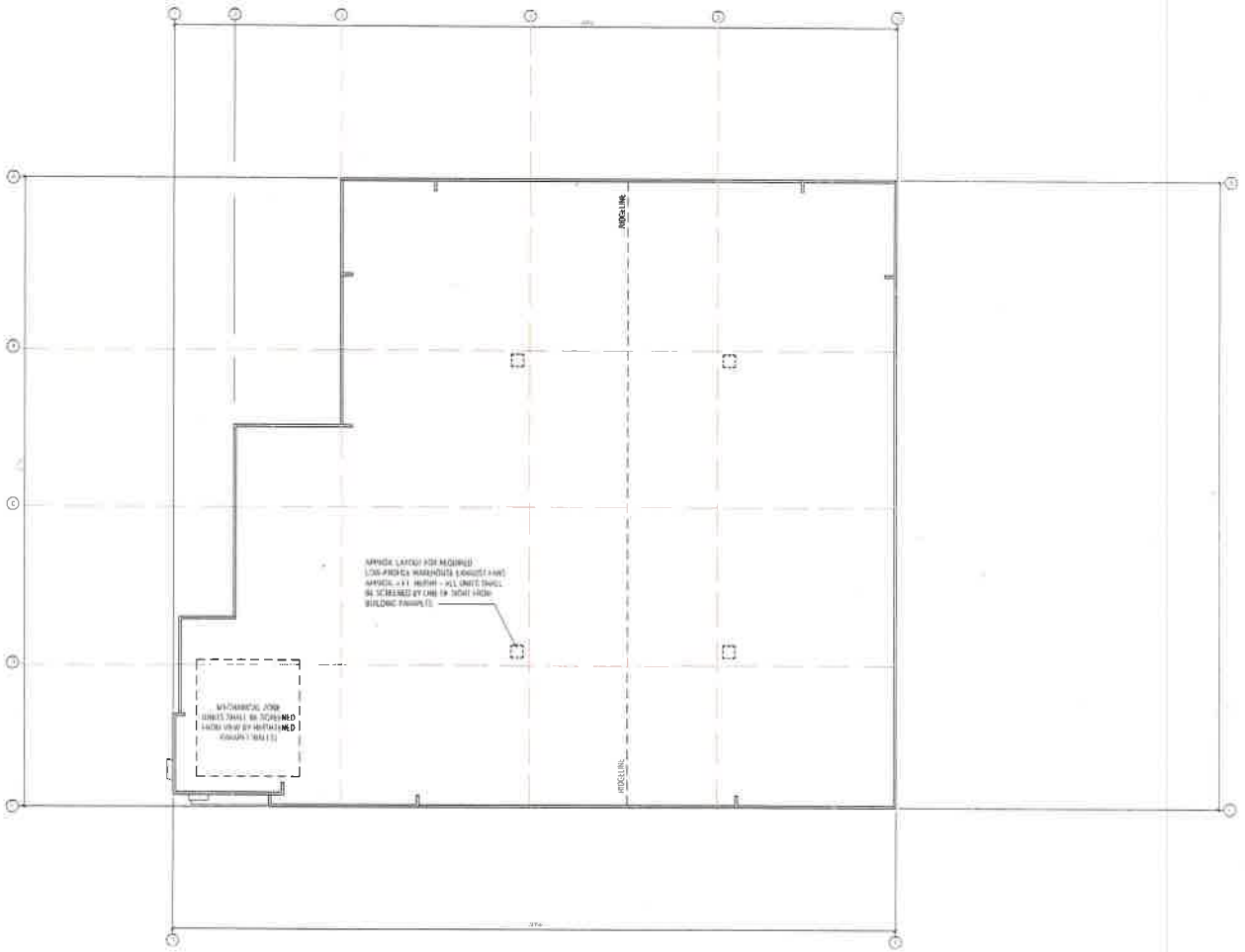
MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE



ROOF PLAN

RGA
Office of Architectural Design
11231 Aliso Parkway, Suite 120
Aliso, CA 92618
T 949-341-0300
F 949-341-0622

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

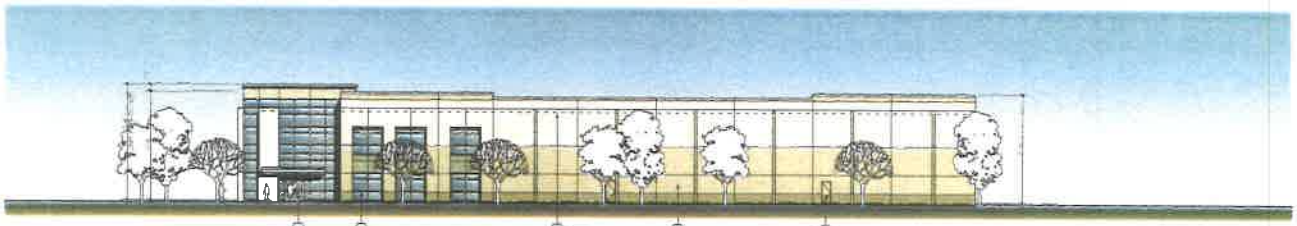
MERIDIAN

VDA

79440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC FLOOR PLAN

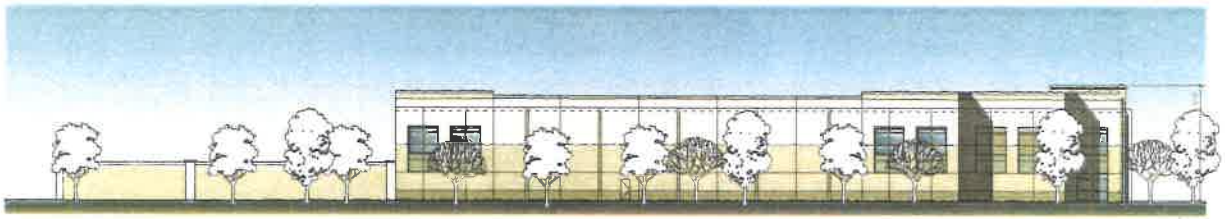
A2-2P



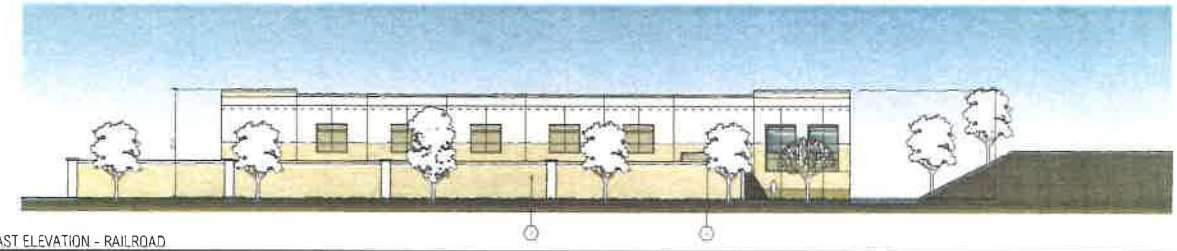
SOUTH ELEVATION



WEST ELEVATION - INNOVATION DRIVE



NORTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

RGA
Office of Architectural Design
13251 Allen Parkway, Suite 100
Irvine, CA 92618
T 949.341.0320
F 949.341.0322

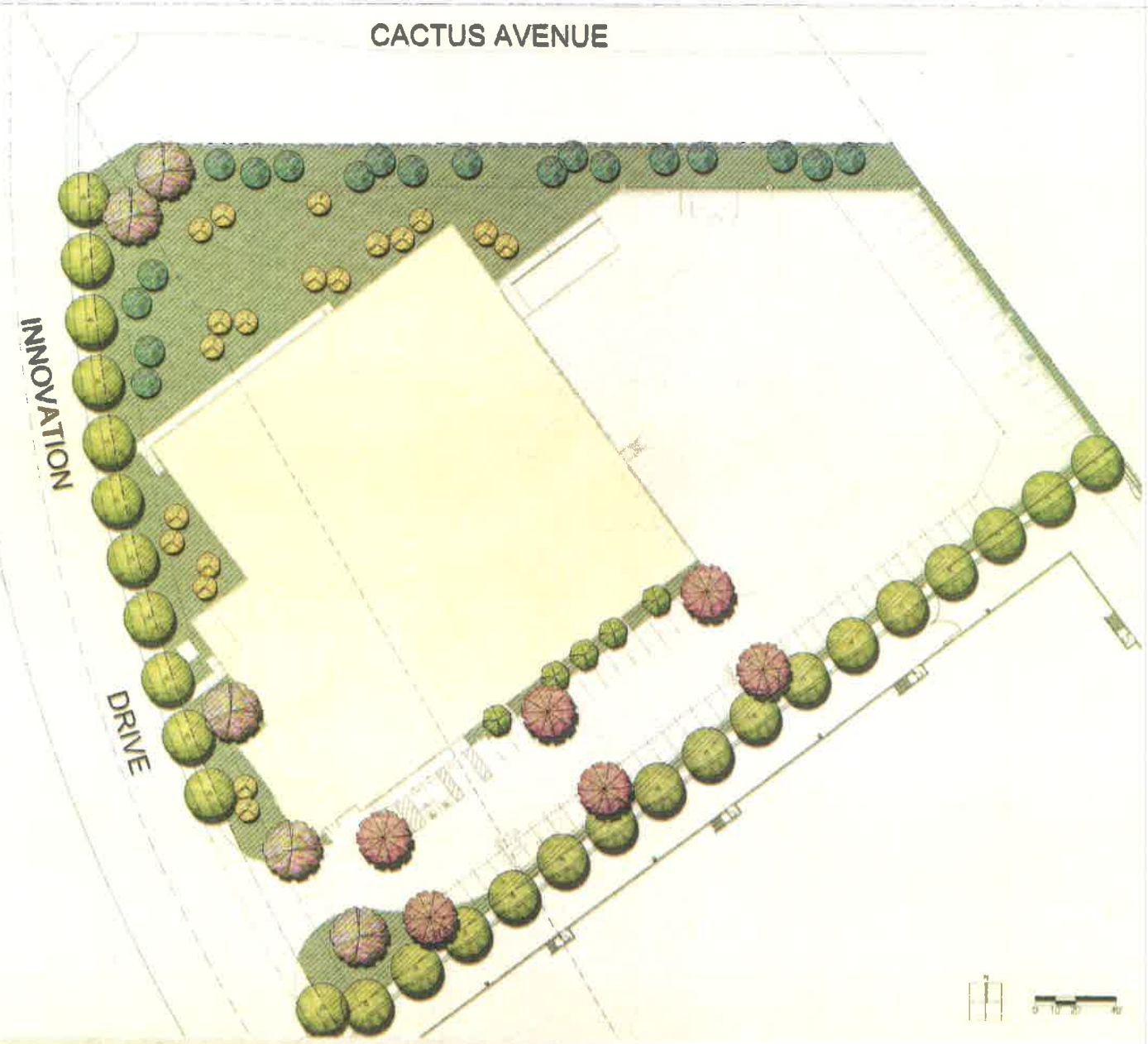
HORIZON INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9600
VINCENT VON DER AHE



PLANTING LEGEND

NOTES:

1. ALL TREES WITHIN 10' OF PAVING ARE TO BE STAKED AND GUYED PER DETAIL
2. ALL TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM ANY HARDSCAPE, BUILDING OR WALL

THE ROOTBALL OF ANY PLANT SHALL NOT BE PLANTED AN CLOSER THAN 3' FROM ANY HARDSCAPE, BUILDING OR WALL

Horizon Industrial

Riverside, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714 986 7300 FAX 714 986 7308

ATTACHMENT B
INITIAL STUDY FOR 2009 EIR ADDENDUM

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Von der Ahe **(Meridian Unit 1, Lot 2)**

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

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

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

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

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

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

The proposed Project involves the construction of a 44,600 square foot single-story warehousing building on 3.22 acres in the Industrial zone within the March Business Center (now known as Meridian) Specific Plan. The proposed project is located on Unit 1, lot 2, at the southeast corner of Cactus Avenue and Innovation Drive. The building would provide a single story and would have a height of 38 feet above ground level (AGL). The building is designed as a speculative "shell" building for build to suits for specific tenants/users. The building will be concrete tile-up and the majority of materials will be pre-coated; however approximately 10 percent of the building would require architectural coating application. The project would also employ dust control measures during construction (i.e., watering three times daily). The proposed building will provide for industrial uses consistent with the Specific Plan. Permitted warehousing uses in this zone include business enterprise storage, medium warehouse, storage and distribution and heavy warehouse, storage and distribution. Specific uses include wholesale, storage, moving, shipping, freight handling, and warehousing services.

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

As required in the March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and parking on local streets. A total of 71 parking spaces are provided in the site plan, which exceeds the minimum requirement of 68 based on the appropriate parking ratios[2]

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

[2] That is, office (16,000 sf at 3.3 spaces per 1,000 sf); manufacturing (50,000 sf at 2 spaces per 1,000 sf); and

published in the Specific Plan. The required minimum of three bicycle parking spaces will be provided. Pedestrian access is provided from street sidewalks to the building entrance.

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

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

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

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Approval in accordance with the Construction Activity Storm Water Discharge Permit, Order 99-08-DWQ (the General Permit) will be necessary prior to construction of the project. Additionally, a water quality management plan would be prepared in accordance with the Santa Ana Regional Water Quality Control Board's Order No. 01-34 (Order) and the Riverside County Flood Control District's Area-wide Urban Runoff Plan Order No. R8-2002-0011.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

warehousing > 200,000 sf (290,000 sf at 100 spaces plus 0.2 spaces per 1,000 sf over 200,000).

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature — Date: 12/22/2008

Grace I. Williams — Printed Name

Dan Fairbanks — For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused Environmental Impact Report (EIR) for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) & c) The site is located on a graded area (rough graded per the March Business Center Tentative Map for portions of the March Business Center north campus). The lot does not include any scenic vistas or scenic highways, and none are located in the Project vicinity. (The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the Project). The building is subject to the March Business Center Design Guidelines, which requires appropriate architectural relief and screening of roof-mounted systems. The Project also conforms to the height

regulations outlined in the March Business Center Specific Plan; therefore there would be no additional impacts to aesthetics as a result of building height. As determined in the initial study for the Focused EIR, the impacts relative to aesthetic resources for this area are nominal.

b. Rough grading of the Project site and adjacent lots is complete, and there are no on-site or nearby features in the form of rock outcroppings or trees. Interstate 215 is located approximately 0.10 miles from the site and is not designated as a state scenic corridor.

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

Mitigation Measures:

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

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

II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation

measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The project area is not zoned for agricultural uses, has not previously been used for agriculture, does not contain any agricultural uses, and is not under a Williamson Act contract.**

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

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

Mitigation Measures:

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

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

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

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

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

Construction emissions were analyzed in the Master EIR (MEIR). The MEIR assessed the significance of demolition activities, grading activities, construction equipment emissions and mobile emissions from construction and deliveries. The MEIR also determined that the construction emissions were potentially significant and included several mitigation measures to reduce the significance of these impacts to the extent feasible. The impacts from construction emissions would remain significant after mitigation; therefore a Statement of Overriding Considerations was also adopted for the significant air quality impacts associated with development of the March JPA's General Plan. Since the Focused EIR incorporates the MEIR by reference, the air analysis in the MEIR applies to the Focused EIR.

A subsequent Air Quality Technical Report for the Meridian Commercial Project Unit 1, Lots 2, 5 and 6 was prepared in November 2008 to evaluate the potential air quality impacts associated with the three lots. The

analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the proposed project would not conflict with the FEIR.

a) **The Project is a 44,600 square foot warehousing development, which is consistent with the Specific Plan in terms of land use type, intensity and trip generation. The Project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR. Impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The Focused EIR found the March Business Center Specific Plan to be consistent with the South Coast Air Quality Management District's Air Quality Management Plan.**

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

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

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

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

Global climate change alleged to be caused by Greenhouse Gases (GHG), is currently one of the most important and widely debated scientific, economic, and political issues in the United States. While CEQA does not specifically address Climate Change and GHG in its Environmental Checklist Form, CEQA does provide guidance for conducting studies that forecast an emissions inventory for GHGs. Based on these guidelines GHG emissions were estimated for the proposed project using the URBEMIS Model, Version 9.2.4, which estimates emissions of CO_2, the most common GHG, for area sources and vehicles. Based on this model, the proposed project will produce emissions during project construction as well as after the project is completed during normal operating times. During construction the project is anticipated to emit 94.65 tons of CO_2. After completion and during normal operation, the project is anticipated to emit 4847 CO_2 equivalents per year, the majority of these from cars and trucks associated with the proposed warehousing use. A forecast for GHG emissions in California was prepared by the California Air Resources Board in July 2008 and is currently in draft form. It is estimated that California produces about 7 percent of US GHG emissions with about 41% of those emissions related to transportation. Assembly Bill 32 (AB 32) called for a state-wide emissions inventory to be completed by July 1, 2008. This inventory may be helpful in establishing a baseline forecast for future analysis of GHG emissions in CEQA documents. Guidelines for determination of significance are not currently provided for climate change in CEQA and the Environmental Checklist Form in Appendix G of the CEQA Guidelines does not address this topic. The proposed project would comply with any state mandated reduction measures as well as local

requirements for reducing GHG emissions. These future reductions and compliance with emissions requirements would avoid significant cumulative impacts of the project on GHG emissions.

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

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

Mitigation Measures:

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The 1999 U.S. Fish and Wildlife Service Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March AFB, which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Game, addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo and mountain plover. Least Bell's vireo, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the Business Park, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, least bell's vireo or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Project site, and therefore none will be affected. Habitat for the vireo is located to the west of the project in the former SKR management area and will not be impacted by the proposed project; however LNR and the March JPA are currently pursuing a Section 404 permit and Section 7 consultation for impacts to least Bell's vireo from the Meridian Specific Plan. The proposed project was rough graded prior to the expiration of the original Section 404 permit; therefore will not impact least Bell's vireo habitat. The remaining impacts to Waters of the U.S and the least Bell's vireo habitat by the Meridian Specific Plan will be included in the pending Section 404 permit. Two pairs of**

mountain plovers were observed on the east side of I-215 in 1994. This species is associated with grassland habitat; given that the site is graded, it is considered unlikely that the mountain plover is present on the Project site. Since the completion of the Focused EIR, the USFWS withdrew its proposal to list the mountain plover as threatened. However, this species is a state species of special concern.

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

c) **There is no Section 404 jurisdictional "waters of the U.S" identified on the subject property; therefore, no riparian, marsh, vernal pools, or coastal environments will be impacted by the development.**

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

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

Mitigation Measures:

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a-d) As determined in the Master EIR and Focused EIR, the Project will not significantly impact paleontological or archaeological resources as none were identified within the Project area. The rough grading of the site did not expose any archaeological or paleontological resources, and no historical resources are located on the site. If archaeological or paleontological resources are encountered at the time of final grading, project construction or any other time before project

completion, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Master EIR and Focused EIR. The Coroner will be notified if human remains are located as required by the Public Resources Code and Health & Safety Code.

Mitigation Measures:

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

Mitigation Measures:

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b) It is anticipated that potential tenants for the proposed development will have little or no need for regulated substances as defined in the California Health and Safety Code 25532 (g). Any business using these materials consistent with the threshold parameters, will prepare risk management plans (RMP). In the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited. Adherence to these regulations will alleviate any unreasonable impact or risk of upset to below a level of significance. Compliance with all applicable federal, state and regional regulations will preclude any impacts considered to be significant.

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

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

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

d) The majority of the Project is located within Accident Potential Zone (APZ) I as shown in the March ARB Air Installation Compatibility Use Zone Study (AICUZ). On January 23, 2003, the Riverside County Airport Land Use Commission (ALUC) reviewed the March Business Center Specific Plan and companion zoning approval and determined the Specific Plan was consistent with the Riverside County Airport Land Use Plan. In accordance with the Riverside County Airport Land Use Plan, the Specific Plan identifies that the majority of the site is within Airport Influence Area 1, in which child care facilities, hospitals, petroleum products storage, and other high risk uses are prohibited. The remainder of the site is within Airport Influence Area 2, in which above ground storage of explosives or flammable gases, excepting gas and diesel fuel of 500 gallons or less are prohibited. The Specific Plan also discourages the storage of petroleum products, and requires ALUC approval and issuance of a permit for uses accommodating petroleum product storage. According to Table 3-1: *Land Use Compatibility* in the 2005 AICUZ, industrial uses are compatible with the Accident Potential Zone (APZ) I depending on the variation of densities in people and structures. In addition, Resolution #JPA 05-17 approving the 2005 AICUZ, allows up to 43,000 square feet of buildable area for Unit 1 Lot 2; therefore the 41,395 square feet proposed within APZ I is consistent with this allotment.

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

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

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

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

Mitigation Measures:

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a,b,f) The proposed Project will include the construction of approximately 106,453 square feet of impermeable surfaces (i.e., pavement and structures). Although the proposed Project does not involve the extraction of groundwater, it will reduce areas of onsite groundwater percolation and recharge of the groundwater due to the increase of impermeable surfaces. All stormwater will be collected and discharged into detention facilities before traversing through historic drainage patterns. There is no groundwater extraction near the site. Planned detention basins, as analyzed in the Focused EIR in section IV.F, allow percolation and mitigate the reduction of

permeable surface due to development.

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

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

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

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

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

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

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

Mitigation Measures:

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

b) **The proposed Project will not have any significant impacts on any policy of an agency with jurisdiction over the Project. A Preliminary Part 77 clearance analysis of the Project, conducted**

in October 2008 indicated a minimum Part 77 surface elevation above the Project of 1,640 feet. The Project would be located below this surface (i.e., finished floor elevation of approximately 1,563 feet plus building height of 38 feet = 1,601 feet). All elevations used are NGVD29. The Project will be required to submit a FAA Form 7460-1 to formally evaluate the Project with respect to navigable air space. The Project is consistent with JPA resolution 05-17, which establishes allowable building areas within Accident Potential Zones. As shown in Exhibit B to the resolution, the portion of the lot within the APZ could accommodate up to 43,000 square feet of lot coverage. An analysis of the site indicates that 41,935 square feet are provided by the Project within the APZ.

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

1. <u>Land Use</u>

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

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

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

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

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

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

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

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

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

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

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

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

2.

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

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

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

f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The Project is located within a 65 – 69 dB CNEL noise contour for the nearby March Inland Port/March Air Reserve Base airport. The proposed land use included in AICUZ table 3-1[3] is compatible within this contour without restriction. It is not anticipated that construction of the improvements would result in impacts other than those stated in the Focused EIR provided that construction activities are limited to daylight hours.**

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

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

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

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

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

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

b,c) **The Project site consists of an already rough graded building pad and as such, does not contain**

any housing that would need to be replaced elsewhere. The Project would not remove or otherwise displace any housing or people. Accordingly, no replacement housing is required as part of the Project.

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

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIII. PUBLIC SERVICES.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600

square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

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

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

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

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

Mitigation Measures:

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

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

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

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

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

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

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

c) **The proposed Project will increase surface runoff. The Master Drainage Plan for the March**

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

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

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

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

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

Mitigation Measures:

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

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

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

analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,600 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

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

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

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

REFERENCES AND EARLIER ANALYSIS

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

Earlier Analyses Used, if any:

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

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

ATTACHMENT C
MITIGATION MEASURES FROM 2003 FOCUSED EIR

March Business Center Specific Plan Project
Mitigation, Monitoring and Reporting Plan

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
LAND USE AND PLANNING				
▪ All development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes, including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as outlined in the approved 1998 Air Installation Compatible Use Zone (AICUZ).	Master Developer	Prior to the issuance of any building permits	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA
▪ The Project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR §77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone.	Master Developer	Prior to the issuance of any building permits	▪ Review of site plans	▪ FAA ▪ ALUC
▪ Prohibited uses, as outlined in the Specific Plan can not be within the established school buffer overlay district.	Master Developer	Prior to the issuance of any building permits	▪ Review of plans and specifications	March JPA
▪ Project detention basins shall have the following features to limit bird activity: 1. The basin shall drain within approximately six hours to reduce the potential for plant growth 2. Regular maintenance activities shall include the removal of vegetation, with the exception of lot 49 3. Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds 4. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds	Master Developer	▪ Prior to issuance of grading permits ▪ Scheduled Inspection	▪ Review of plans and specifications ▪ Scheduled Inspections	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
TRANSPORTATION/TRAFFIC				
The subdivider pay its fair share contribution towards the following improvements: ▪ Alessandro Boulevard/Trautwein Road: add one westbound through lane and one eastbound through lane ▪ Alessandro Boulevard/I-215 northbound: provide one additional eastbound left turn lane ▪ Cactus Avenue/I-215 northbound: restripe one eastbound through lane to provide a left turn lane and restripe one westbound through lane to provide a right turn lane ▪ Van Buren Boulevard/Trautwein Road: add one westbound left and one westbound through lane	Master Developer	Prior to the recordation of the Final Map for the first unit of Phase 3 of the Specific Plan	▪ Confirmation of fair share payment or review of plans and specifications.	March JPA
Construct/assure[1] the following phase 1 transportation improvements: ▪ Construct internal streets in Phase 1 ▪ Improve Alessandro/Sycamore Canyon Boulevard/Street Z intersection ▪ Widen Cactus Avenue RR Bridge (needed at 12,000 project trips) ▪ Improve Cactus Avenue/I-215 SB ramps (needed at 12,000 project trips) To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	Master Developer	▪ Prior to the recordation of Phase 2 Final Maps ▪ During Construction	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

[1] The "assurance" of a transportation improvement is defined in the Tentative Map Conditions of Approval

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
Construct/assure[1] the following phase 2 transportation improvements: ▪ Construct internal streets in Phase 2 ▪ Widen Van Buren Blvd. to seven through lanes (4 westbound/3 eastbound) between I-215 and Brown Street ▪ Widen Van Buren Blvd. to six through lanes between Brown Street and the western edge of Phase 2 ▪ Improve Van Buren Blvd./I-215 interchange ▪ Provide/modify signal control at Van Buren Blvd/Street Z ▪ Provide signal control at Van Buren Blvd/Street "C" .To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	Master Developer	▪ Prior to the recordation of Phase 3 Final Maps ▪ During Construction	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
Construct/assure[1] the following phase 3 transportation improvements: ▪ Construct internal streets in Phase 3 ▪ Half-width improvements on Barton Street (project frontage) ▪ Provide/modify signal control at Van Buren Blvd/Village West Drive ▪ Modify traffic signal at Orange Terrace Pkwy/Van Buren Blvd ▪ Provide signal control at Van Buren	Master Developer	▪ For Lurin/ Barton traffic signal, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 4.0 million square feet in Phase 3. ▪ For all other	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
Blvd/Coyote Bush Road ▪ Modify traffic signal at Van Buren Blvd/Barton Street ▪ Provide signal control at Barton Street/Krameria Ave. ▪ Provide signal control at Barton Street/Lurin Ave. ▪ Extend Krameria Avenue to west (by others) ▪ Widen Van Buren Blvd. to provide six through lanes from the west edge of Phase 2 to Barton Street To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.		improvements, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 2.0 million square feet in Phase 3. ▪ During construction		
▪ Traffic volumes shall be monitored periodically to assure that the transportation infrastructure provides sufficient capacity to serve project volumes. Traffic monitoring shall occur at a minimum of five-year intervals.	Master Developer	Update every five years and at intermittent periods when traffic thresholds are achieved.	▪ Review of traffic study update	March JPA
▪ Accommodate a future multi-modal transportation center by RCTC in the North Campus, north of Cactus Avenue and south of Alessandro Boulevard	Master Developer	Within 5 years of Specific Plan approval	▪ March JPA formal coordination with RCTC	March JPA
▪ Provide site plan parking ratios as defined in the Specific Plan that limit the need for on-street parking	Site Developer	Site plan review of each lot	▪ Review of plans and specifications	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Provide bicycle facilities that accommodate non-motorized circulation on the site and connect to routes in the Cities of Riverside and Moreno Valley	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Construct all internal roadways in accordance with the *County Road Improvement Standards and Specifications* with additional landscaping as identified in the Riverside County Integrated Project (RCIP).	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Collaborate with adjacent jurisdictions and agencies to facilitate improvements addressing the existing deficiency at the I-215/Van Buren Boulevard interchange.	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	▪ Preparation and review of a Caltrans Project Study Report	March JPA
▪ Implement the Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of Master Developer/RCTC/MJPA implementation agreement	March JPA
▪ Cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Signage shall be provided at the Van Buren Boulevard intersections with Coyote Bush Road and Orange Terrace to discourage truck traffic on residential streets in the Orangecrest Development. Furthermore, the March JPA, as a responsible party, shall encourage the City of Riverside and Riverside County to review and consider appropriate legislation to eliminate or curtail truck traffic, exempting local deliveries, on Alessandro Boulevard and Van Buren Boulevard west of the March Business Center Development.	▪ Master Developer ▪ March JPA	Prior to the issuance of the first certificate of phase 1	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
AIR QUALITY				
▪ Implement the Transportation Demand Management (TDM), which will encourage the following: • Preferential parking spaces shall be offered to car pools and van pools. • Employers shall implement a compressed workweek schedule when feasible. • Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy. • Employers shall provide on-site child care facilities when feasible. • Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures. • Projects shall provide for video conferencing facilities to the extent possible.	Master Developer	▪ Prior to the recordation of the first Final Map ▪ Site plan review	▪ Review of TDM plan ▪ Review of plans and specifications.	▪ RCTC ▪ March JPA

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
• Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles. • Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements.				
▪ CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.	Site Developer	Site plan review	▪ Proposed facility permitting process	South Coast Air Quality Management District March JPA
▪ Cover or maintain at least two feet of freeboard for trucks hauling dirt, sand, gravel or in accordance with Section 23114 of the California Vehicle Code.	Contractor	During construction	▪ Construction Inspection	March JPA
▪ Pave construction access roads to the main roads to avoid dirt being carried on to the roadway.	Contractor	Prior to grading within any final map area	▪ Construction Inspection	March JPA
▪ Appoint a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	Master Developer	Prior to grading within any final map area	▪ Confirm construction relations officer is in place prior to grading	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.	Site Developer	After construction	▪ Incorporate into project plans and specifications; ongoing during life of the project.	March JPA
▪ Landscape with appropriate drought-tolerant species to reduce water consumption.	Master Developer Site	Ongoing during the life of the project	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
BIOLOGICAL RESOURCES				
▪ Mitigate 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat. As of September 2002, the March JPA is responsible for 14.2 acres of mitigation at a 1:1 ratio, as 21 acres of USFWS approved occupied habitat have previously been acquired by the March JPA and serves as mitigation for 21 acres of SKR occupied habitat.	March JPA	Prior to the recordation of the Phase 2 Final Map under the Specific Plan	▪ Provide evidence of mitigation land acquisition	March JPA
▪ Mitigate for (78.4 acres discussed in the 1999 BO Clarification letter at a fee of $500 per acre.	Master Developer	Prior to the recordation of the first Final Map under the Specific Plan	▪ Provide confirmation of payment to Riverside County Habitat Conservation Authority.	March JPA
▪ Avoid 13 acres of USFWS designated as least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.	Master Developer	Prior to the recordation of any Final Map under the Specific Plan	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a field review of the affected areas for occupancy by the least bell's vireo.	Master Developer	Prior to the recordation of a Final Map within Phase 3 of the Specific Plan	▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Obtain a 404 permit from the Army Corps of Engineers, prior to activity within the boundaries of waters of the U.S to assure conformance with requirements of Section 404 of the Clean Water Act.	March JPA	Prior to the recordation of any Final Map under the Specific Plan	▪ Obtain 404 application and permit issuance.	ACOE
▪ Obtain a 401 permit from the Santa Ana Regional Water Quality Control Board, prior to construction activity to assure conformance with the requirements of Section 404/401 of the Clean Water Act and the State of California Porter Cologne Water Quality Control Act.	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	▪ Obtain 401 application and permit issuance.	RWQCB
▪ Obtain a 1601-streambed alteration agreement from the California Department of Fish and Game (Eastern Sierra and Inland Desert Region 6), prior to activity within waters of the U.S to assure conformance with the Lake and Streambed Alteration permit requirements.	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	▪ Obtain 1601 application and permit issuance.	CDFG
HAZARDS AND HAZARDOUS MATERIALS				
▪ Project facilities located within one-quarter mile of an existing school shall not store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code.	Lot Developer	Prior to the issuance of any building permits under the Specific Plan	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.	Site Developer	Prior to the issuance of any building permits under the Specific Plan	▪ Review of plans and specifications by County Fire Marshall	County of Riverside Fire Marshall
HYDROLOGY/WATER QUALITY				
▪ Construct detention basins and improvements to the storm drain system for the final map area to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Construct sediment basins near inlets to the storm drain system to intercept sediment in accessible areas where maintenance is practical.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications	March JPA
▪ Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	RWQCB March JPA
UTILITIES AND SERVICE SYSTEMS				
▪ Construct the storm drain and flood control facilities for each final map area, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans to ensure that applicable codes and regulations are incorporated ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Construct all storm drain and flood control facilities to the satisfaction of the March JPA engineer.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications	March JPA
▪ All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Construction Inspection	March JPA
▪ Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.	▪ Master Developer ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Construction Inspection	Contractor
▪ Use mulch and/or compost in the development and maintenance of landscape areas	▪ Master Developer ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Review of plans and specifications ▪ Review of contracts for maintenance of public landscape areas	March JPA
▪ Minimize and/or divert from landfill disposal construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.	▪ Master Developer ▪ Contractor ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Construction Inspection	March JPA
▪ Prepare a Recyclables Collection and Loading Area plot plan	Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Monitor wastewater flows relative to the capacity of Pump Station 3586 so that future improvements will be in place before the capacity of the pump station is reached.	Master Developer	▪ During construction	▪ Construction Inspection	March JPA
▪ Construct non-potable water system to meet "Purple" pipe standards for reclaimed water systems.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Use a fireflow standard of 5,000 gallons per minute for the water distribution network.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
AESTHETICS				
▪ Construct all landscaping in accordance with the approved landscape concept plan and March JPA Development Code	▪ Master Developer ▪ Lot Developer	Prior to the final acceptance of the improvements within each final map area	▪ Review of landscape plans ▪ Construction Inspection	March JPA
NOISE				
▪ Prepare an acoustical analysis for all proposed projects within the established school buffer overlay district. If the acoustical analysis indicates noise levels from a proposed use will be in excess of the thresholds defined by the County of Riverside, then the March JPA will prohibit the use within the school overlay district.	▪ Lot Developer	Prior to the issuance of a site development permit	▪ Construction Inspection	March JPA
▪ All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.	Contractor	Prior to the issuance of the first grading permit under the Specific Plan	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Review and update the location of noise sensitive receptors to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.	March JPA	Prior to the recordation of each final map	▪ Review of plans and specifications	March JPA
▪ Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.	▪ Master Developer ▪ Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications	March JPA
▪ All buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within its construction.	Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Separate industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	Master Developer	Site plan review	▪ Review of plans and specifications	March JPA
▪ Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.	Master Developer	Site plan review	▪ Review of plans and specifications	March JPA
GEOLOGY AND SOILS				
▪ All grading shall be designed in accordance with the grading outlined in the March JPA Development Code.	Master Developer	Prior to issuance of any grading permit	▪ Review of plans and specifications	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ The grading and construction of the project site complies with the geotechnical recommendations contained in the *Preliminary Geotechnical Investigation: March Business Park Phases 1-3* prepared by Inland Foundation Engineering, Inc dated July 10, 2002.	▪ Master Developer ▪ Contractor	Prior to issuance of any grading permit	▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated. ▪ Construction Inspection	March JPA
▪ All future development use proper erosion control measures during and following construction.	▪ Master Developer ▪ Contractor	▪ Preparation of bid documents ▪ Verification during construction	▪ Review of bid documents to ensure that applicable codes and regulations are incorporated. ▪ Inspection during construction to ensure that measures are implemented.	March JPA
▪ Revegetate all slopes with native plants compatible to the area to prevent erosion.	▪ Master Developer ▪ Contractor	▪ Incorporate into project plans and specifications ▪ During construction	▪ Review of plans and specifications ▪ Construction inspection	March JPA
▪ All proposed projects shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Master Developer	Prior to building permit issuance	▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated.	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
CULTURAL RESOURCES				
▪ If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	Lot Developer	Ongoing during life of the Project	▪ Construction Inspection	March JPA
PUBLIC SERVICES				
▪ Contract with the Riverside County Sheriff's Department to provide additional police service to the Specific Plan area.	March JPA	Prior to the issuance of the first building permit	▪ Confirm approved agreement with funding assured	March JPA
▪ Dedicate land within the proposed project for a future fire station.	Master Developer	Prior to the recordation of any final map in Phase 3 that includes the fire station site	▪ Final map review	March JPA
▪ All development within the elementary school buffer zone will abide by land use compatibility conditions as set forth in the March Business Center Specific Plan.	Lot Developer	Prior to the issuance any building permit within the buffer zone	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA

EXHIBIT C

Plot Plan 19-03
Meridian U1 L2 Industrial Warehouse Project
14500 Innovation Drive

Site Plan, Building Elevations, Grading Plan, Landscape Plan

STANDARD IPA NOTES

LEGAL DESCRIPTION

KEYNOTES



SITE PLAN LOT 2 UNIT 1

PROJECT DATA

SITE AREA

APZ LAND AREAS

INSIDE APZ ZONE

OUTSIDE APZ ZONE

TOTAL

APZ BUILDING AREAS:

INSIDE APZ ZONE I (MAX 25 HOC PER AC)

OUTSIDE APZ ZONE (MAX 100 HOC PER AC)

TOTAL

BUILDING AREA

FIRST FLOOR OFFICE

SECOND FLOOR OFFICE

WAREHOUSE AREA

TOTAL

COVERAGE

PARKING REQUIRED

WAREHOUSE OFFICE @ 1/1,000

OFFICE @ 1/300

TOTAL STALLS REQUIRED

ADA PARKING PROVIDED

STANDARD STALLS

CARPOOL STALLS (5% MIN)

TOTAL STALLS PROVIDED

LANDSCAPE AREA PROVIDED

MINIMUM SETBACKS REQUIRED

FRONT (K STREET SIDE YARD) BUILDING

FRONT LANDSCAPE

SIDE (N EXTR) BUILDING

SIDE LANDSCAPE

REAR BUILDING

REAR LANDSCAPING

FIRE DEPT TURN-AROUND

GENERAL NOTES

UTILITY PROVIDERS

VICINITY MAP

RGA
Office of Architectural Design
[redacted]
[redacted]

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
2640 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC SITE PLAN

KEYNOTES



SCREENING SITE PLAN LOT 2 UNIT 1

RGA
Office of Architectural Design
[redacted]

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

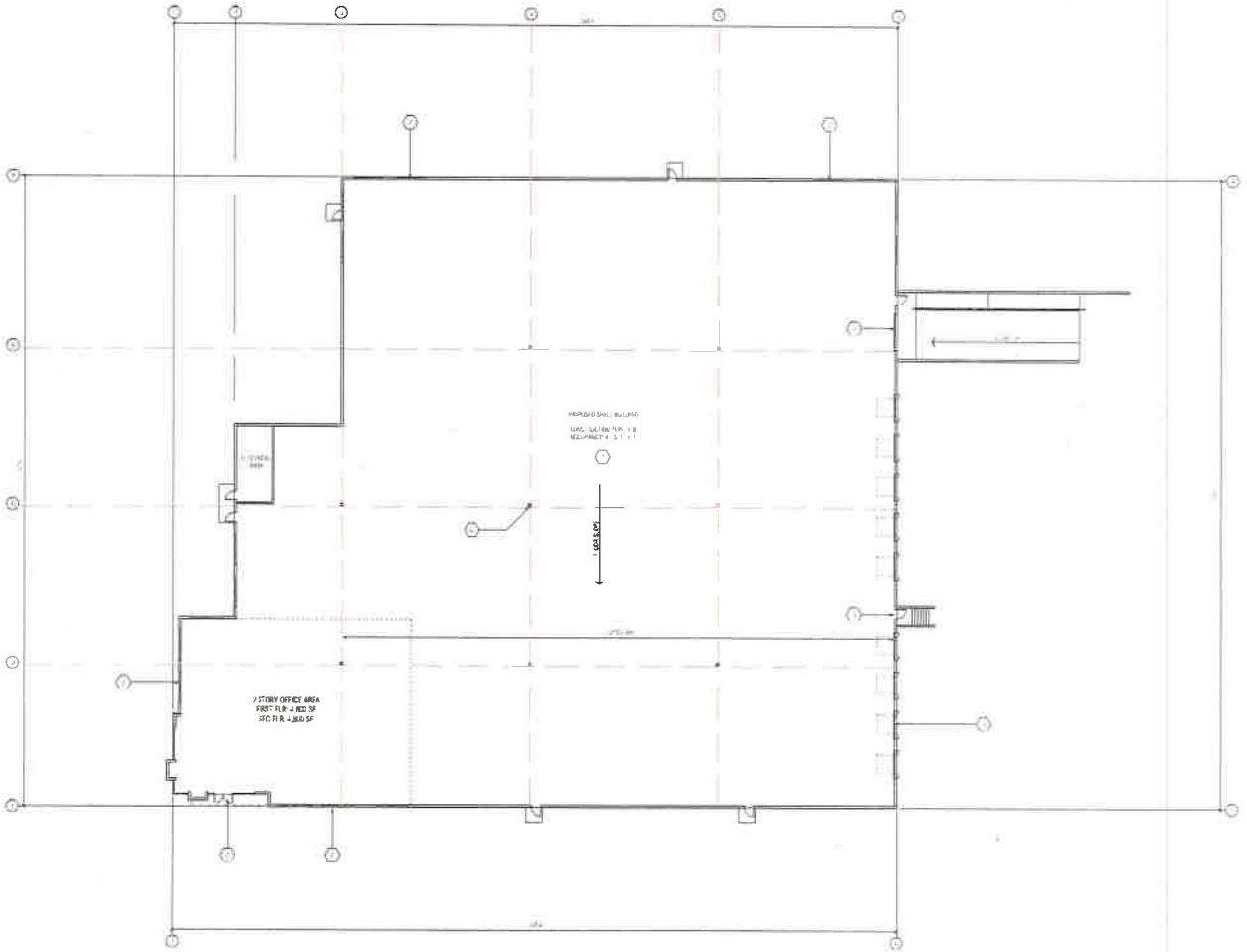
14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC FENCE PLAN

KEYNOTES (XX)



FLOOR PLAN

RGA
Office of Architectural Design
[redacted]

INNOVATION INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

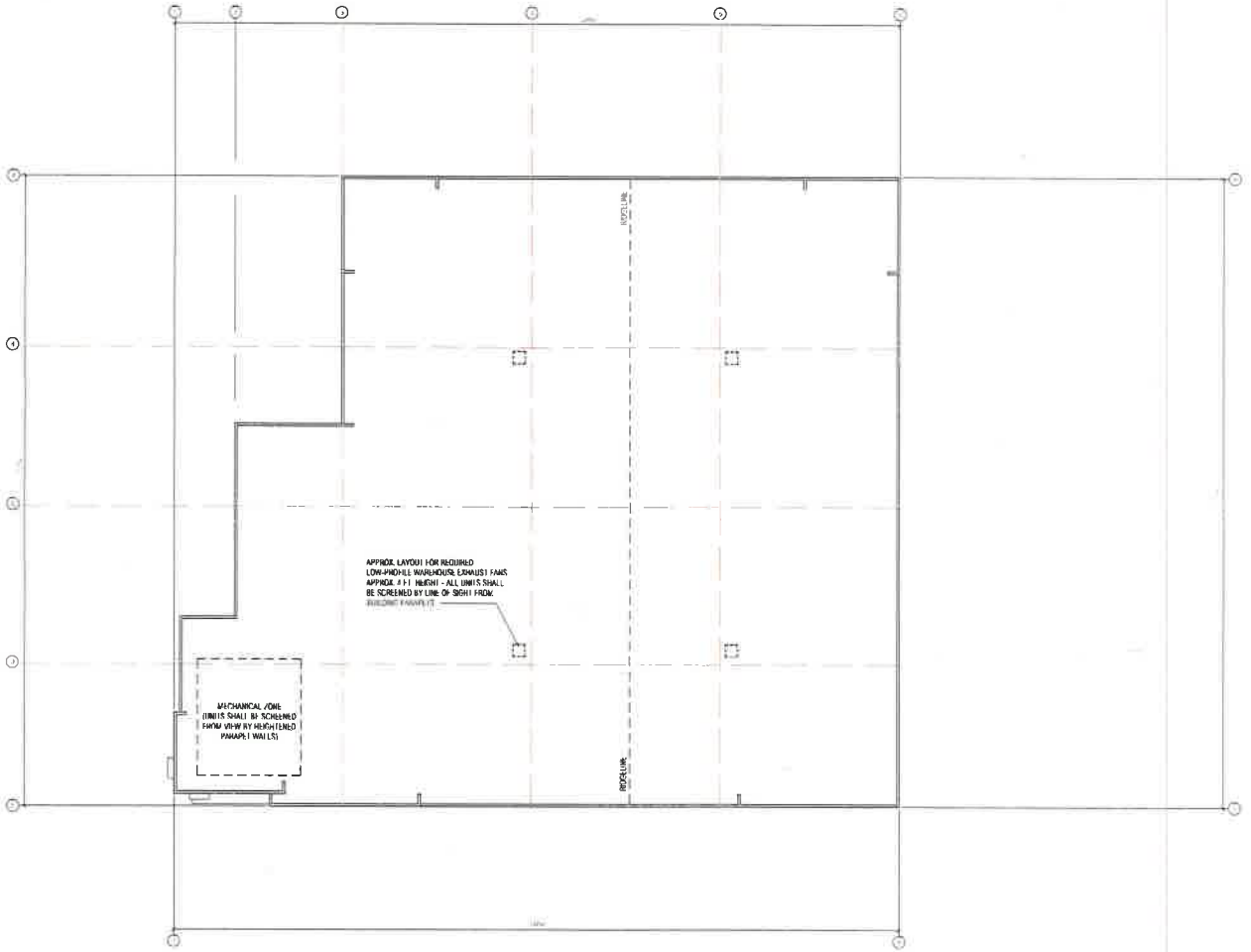
MERIDIAN

VDA

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

SCHEMATIC FLOOR PLAN

A2-1P



ROOF PLAN

RGA
Office of Architectural Design
[redacted]

INNOVATION INDUSTRIAL

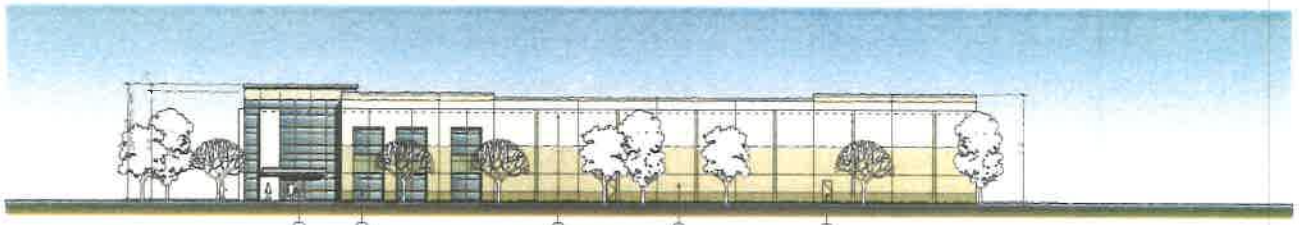
MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

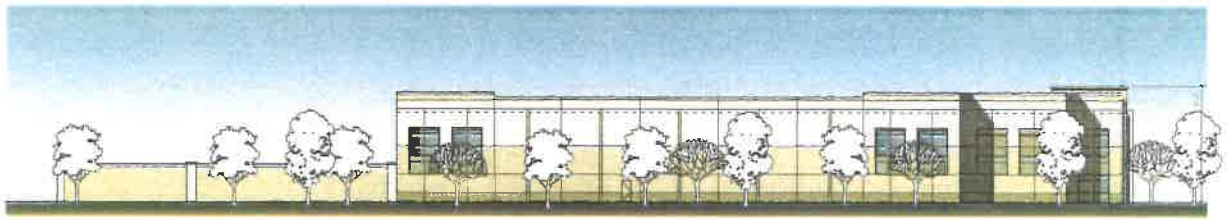
SCHEMATIC FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION - INNOVATION DRIVE



NORTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

RGA
Office of Architectural Design
[redacted]

HORIZON INDUSTRIAL

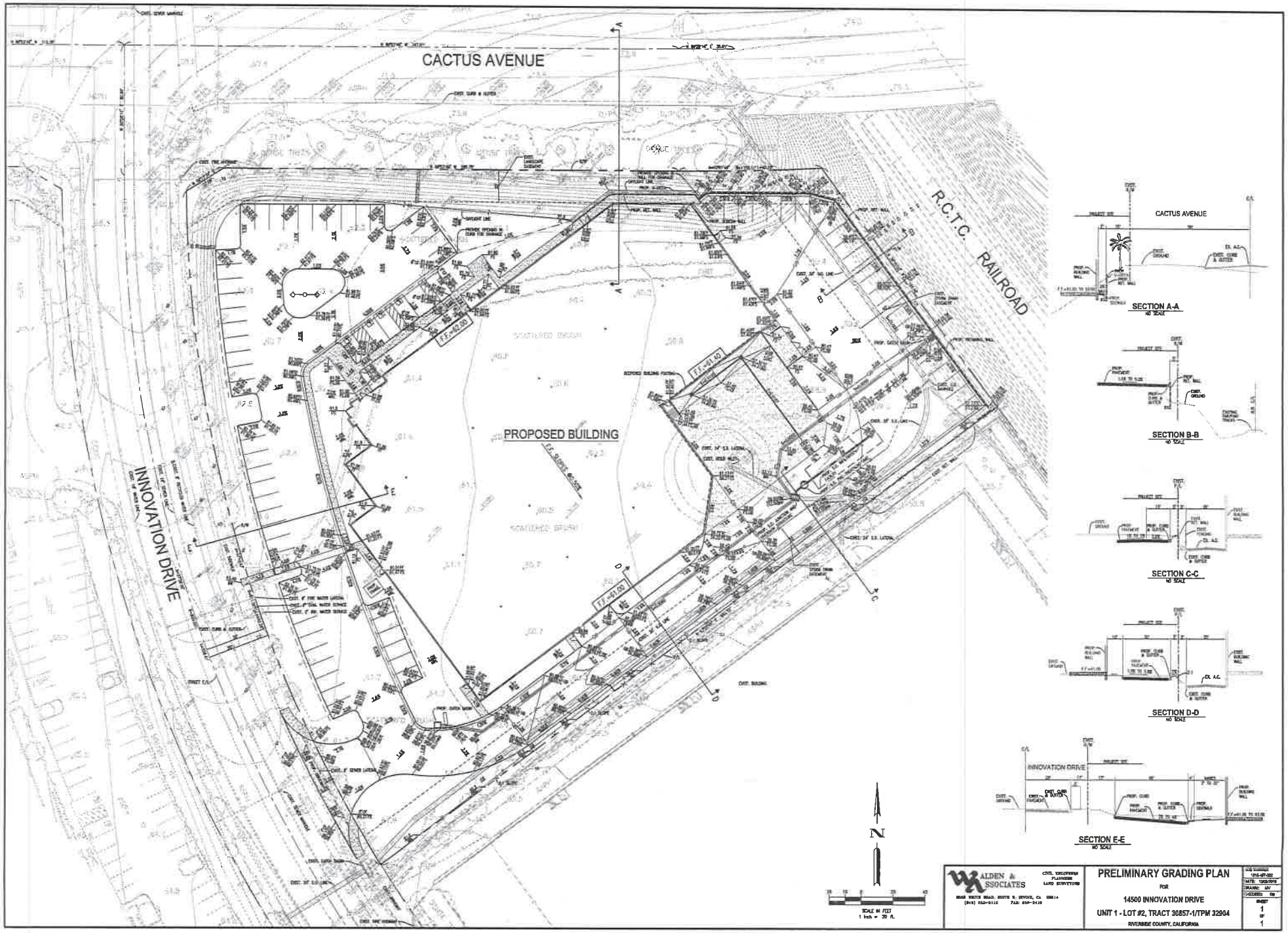
MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA
26440 LA ALAMEDA, SUITE 370
MISSION VIEJO, CA 92691
949-348-0930
VINCENT VON DER AHE

SCHEMATIC ELEVATIONS



WALDEN & ASSOCIATES
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

PRELIMINARY GRADING PLAN

FOR

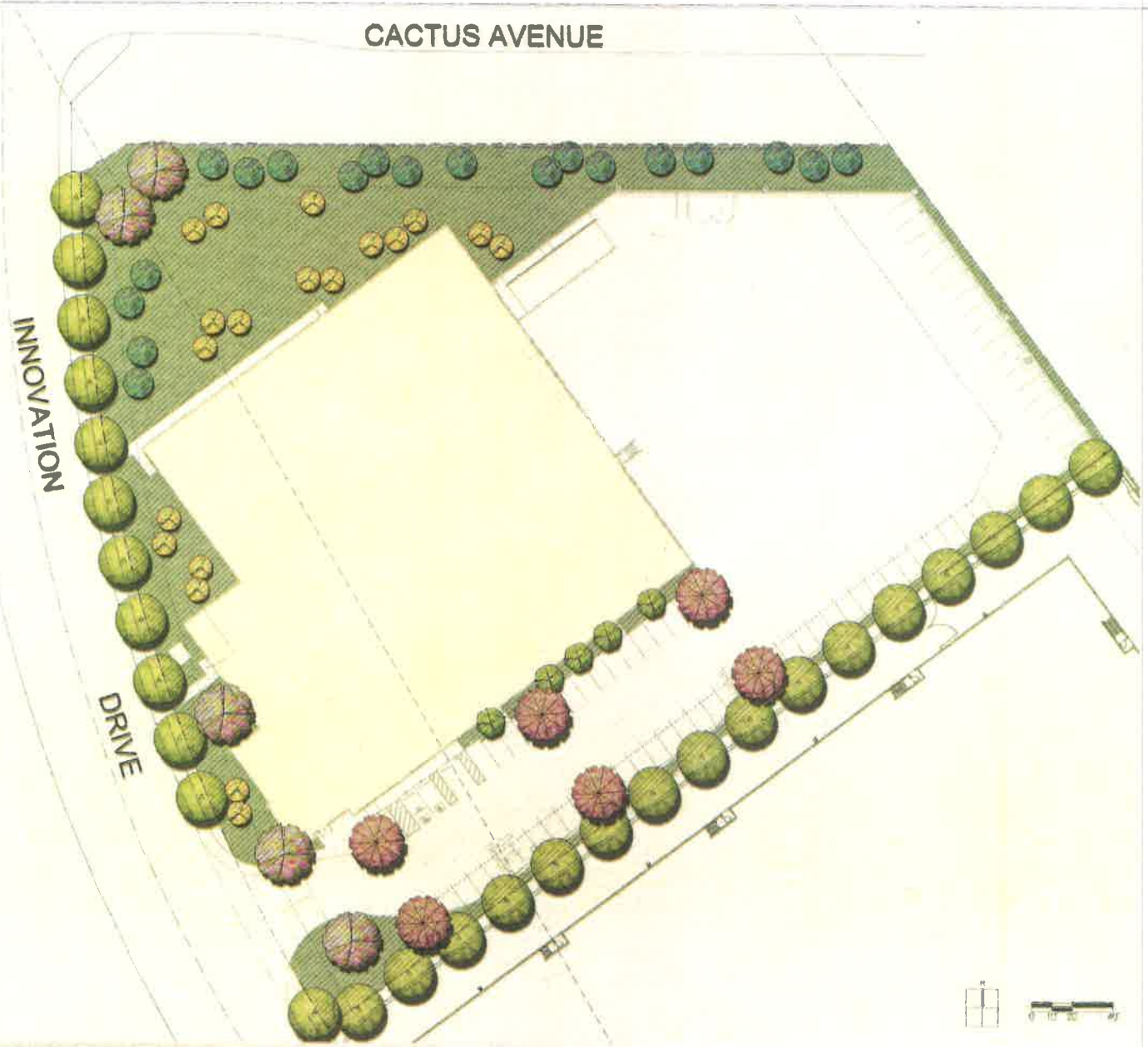
14500 INNOVATION DRIVE

UNIT 1 - LOT #2, TRACT 30857-1/TPM 32904

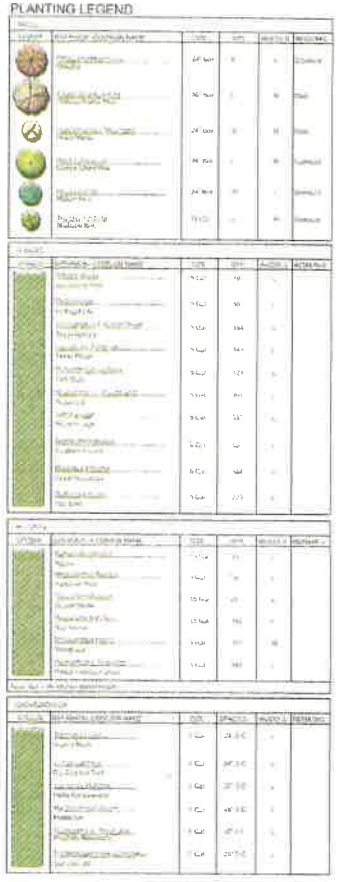
RIVERSIDE COUNTY, CALIFORNIA

DATE: 12/03/2019

SHEET 1 OF 1



PLANTING LEGEND



THE ROOTBALL OF ANY PLANT SHALL NOT BE PLANTED AN CLOSER THAN 2 FROM ANY HARDSCAPE BUILDING OR WALL

Horizon Industrial

Riverdside. California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714 986 2400 FAX 714 986 2408

EXHIBIT D

Plot Plan 19-03
Meridian U1 L2 Industrial Warehouse Project

Conditions of Approval

EXHIBIT D

Plot Plan 19-03
Meridian Unit 1 Lot2 Industrial Warehouse Project

Conditions of Approval

MARCH JOINT POWERS AUTHORITY PLANNING DEPARTMENT:
General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 19-03, on file in the Planning Department, the applicable portions of the March Business Center Specific Plan, March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with Plot Plan 19-03. (MJPA 9.14.020)

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

3. Plot Plan 19-03 approval shall expire three years after the date of approval unless substantial construction contemplated by this approval for at least one approved building has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within the March Business Center Specific Plan Area (SP-1). The provisions of the March Business Center Specific Plan, including the permitted uses, development standards, parking, setback and other development provisions shall govern the property.(MJPA Ord# 03-01)

5. The project construction plan submittal shall contain an on-site traffic striping and signage plan which shall be reviewed and approved by the Planning Department prior to issuance of the building permits.

6. Any increase to the approved building heights and or increase in the building pad elevation will necessitate a revised submittal and review by the FAA through the 7460-1 process.

7. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUP), Department of Defense Instructions (DODI) and Air Force Instructions (AFI), 2018 Air Installation Compatible Use Zone (AICUZ).

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

9. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall comply with the requirements of the March JPA Development Code. (MJPA 9.12.020)

10. All new and existing utilities located on the site shall be placed underground. (MJPA 9.13.130)

11. The development shall comply with the noise emission criteria identified in the March JPA Development Code. (MJPA 9.10.140)

12. The development shall comply with all mitigation measures as outlined in the March Business Center Final Focused EIR and Mitigation Monitoring and Reporting Program. (SCH# 2002070289)

13. Prior to the submittal of any plans/permits for plan check review, the Applicant/Developer shall meet with March JPA staff at a Pre Plan Submittal/Construction Meeting to be determined.

14. Prior to the issuance of any Permit, the Developer shall designate one point of contact for all plan/permitting submittals, from grading to the final tenant improvements, to act as the liaison between the March JPA and the various subcontractors. Individual subcontractors shall not be allowed to submit plans/permit submittals for the project separately, but shall use the single-point-of-contact to handle all plan/permit submittals

15. The Applicant/Developer shall also comply with March JPA Building and Engineering Departments and outside Agency conditions to be performed prior to issuance of Grading and Building Permits and Certificate of Occupancy

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

16. Prior to issuance of grading permits, the Project applicant shall prepare a traffic control plan that specifically addresses construction traffic and possible lane closures within the public rights-of-way. The traffic control plan shall be reviewed and approved by March Joint Powers Authority (JPA) prior to Project construction.

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

18. Prior to grading permit issuance, an FAA Form 7460-2 would be required for any temporary construction equipment used during construction activities exceeding 38 feet in height.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

19. Prior to issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030)

20. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF). These fees shall include, but are not limited to the Criminal Justice, Fire Protection and Parks Development impact fees.

21. Prior to issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either: (1) the development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or (2) the fee or other requirement does not apply to the development.

22. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium or LED below 3,000 Kelvin only), location, and height. The lighting shall not exceed a 750 watt maximum and shall not be mounted more than 25' above finished grade. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

23. Prior to issuance of building permits, the applicant shall complete a Construction Waste Recycling Plan and submit the plan to the Riverside County Waste Management Department

(RCWMD) for approval. The plan will identify and estimate the materials to be recycled during construction activities and will specify where and how the recyclable materials will be stored on the site. Compliance with the plan will be a requirement in all construction contracts

24. Prior to issuance of building permits, the applicant shall submit building plans to the RCWMD and obtain approval from the RCWMD for compliance with the Riverside County Design Guidelines for Refuse and Recyclables Collection and Loading Areas, which include specifications for recyclable storage space, location and access, signage, protection and security, compatibility, and overall compliance with federal, state, and local laws.

Planning Conditions to be Performed Prior to Issuance of Certificate of Occupancy:

25. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall pay the applicable Transportation Uniform Mitigation Fee (TUMF). This provision does not prohibit paying the TUMF earlier at the time of building permit issuance.

26. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained.

27. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: All transformer cabinets, commercial gas meters and backflow devices shall not be located within driveway/street view triangles in such a way that they obscure traffic visibility. Service Electrical Systems shall be fully enclosed and incorporated into the overall architectural design of the building(s). Back-flow preventers and gas meters shall be screened by landscaping that will provide appropriate landscape screening upon maturity. (MJPA Design Guidelines)

28. The tenant shall minimize idling time of all vehicles and equipment to the extent feasible; idling for periods of greater than five (5) minutes shall be prohibited. Prior to Certificate of Occupancy, signage shall be posted at truck parking spots, entrances, and truck bays advising that idling time shall not exceed five (5) minutes per idling location.

29. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#16-03).

Planning Department Landscape Provisions (Timing Varies):

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

31. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD #09-05).

32. All on-site parking shall be screened by one of the following methods: 1) 30" parking screen wall; 2) continuous landscape shrub; or 3) combination of shrub, wall and earthen berm. (MJPA Design Guidelines).

33. All irrigation and plant material damaged by construction or operational activities shall be replaced with like sized material within three (3) business days.

34. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or landscape areas.

35. Prior to certificate of occupancy, the Applicant/Developer shall demonstrate the proposed Project complies with all provisions within the March Joint Powers Authority Ordinance No. #16-03 (Water Efficient Landscape Ordinance) including but not limited to:

    a) Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.5.

    b) All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walk, roadways, or structures. Irrigation systems shall be designed, constructed, installed, managed, and maintained to achieve as high an overall efficiency as possible.

    c) Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions unless the use of the property would otherwise prohibit use of a timer.

36. Landscaping shall conform to the standards and requirements of the March JPA. (MJPA 9.13.010)

NPDES Provisions (Timing Varies):

37. The development shall be subject to all provisions of March Joint Powers Authority General Plan Land Use Policy 8.4, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto

38. The applicant shall submit a Final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the required Low Impact Development best management practices, roof drains to vegetation and trash enclosure. The project proponent should request a Final WQMP Pre-submittal letter before beginning this process. The MJPA Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies):

39. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)

40. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours.

41. The operator shall cooperate with March JPA in the pursuit of Carl Moyer clean air grants. Grants shall be used to pursue clean air technology inclusive of clean burning engines, alternate fuel vehicles, diesel particulate traps, alternate fuel refrigeration units, and electrification of dock ramp positions.

42. Projects shall provide short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).

43. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between truck parking and loading areas and building entrances.

44. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

45. The Developer shall comply with the 2019 CAL Green Standards for Electrical Vehicle (EV) Infrastructure and consider installing either EV Capable, EV Ready or EV Installed infrastructure for on-site parking spaces. Prior to Building Final/Certificate of Occupancy, the Developer shall provide certification that the appropriate infrastructure has been installed and operational.

46. The Project shall provide a parking lot design that includes clearly marked pedestrian pathways between employee/visitor, truck parking and loading areas and building entrances.

47. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

48. All construction activities shall be limited to between 7:00 am and 7:00 pm.

MJPA ARCHEOLOGY/PALEONTOLOGY:

49. Human Remains: If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the Planning Director.

50. Inadvertent Archeological Finds: If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition only, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance as determined in consultation with the Consulting Native American Tribe(s).

    a) All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the tribal representative(s) and the Planning Director to discuss the significance of the find.

    b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the tribal representative(s) and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

    c) Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

    d) Treatment and Disposition of the inadvertently discovered resources shall be carried

out in one or more of the following methods:

e) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources; leaving them in the place they were found with no development affecting the integrity of the resources.

f) Onsite reburial of the discovered items. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in COA #51.

g) Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council."

51. Archeologist Retained: Prior to issuance of a grading permit the project applicant shall retain a Riverside County qualified archaeologist to monitor all ground disturbing activities to identify any unknown archaeological resources.

The Project Archaeologist and the representative(s) from the Native American Tribe (s) shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors. The Project Archaeologist and the Tribal representative(s) shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist and the Tribal representative(s), shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required special interest or tribal monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Any newly discovered cultural resources shall be subject to an evaluation, in consultation with the Native American Tribe(s) and which will require the development of a treatment

plan and monitoring agreement for the newly discovered resources.

52. Paleontologist Required: This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the March Joint Powers Authority Planning Director to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Planning Department for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

a) The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

b) Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

c) If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

d) If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to inspect the remains.

e) If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

f) Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be reburied on-site in a pre-determined location, typically within the landscape areas and away from any drainage basins to the best possible extent.

g) A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Planning Department for review and approval prior to building final inspection as described elsewhere in these conditions.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Planning Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

MJPA BUILDING AND SAFETY:

Regarding the Meridian Unit 1 Lot 2 Industrial Warehouse Project, PP 19-03, please provide four (4) sets of construction plans and documentation for plan review of the proposed project. Below is a list of the plans and documents Building and Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Provide the following sets of plans and documents:

Building and Safety submittal's required at first plan review.

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(2) Roof and Floor Truss Plans
(2) Title 24 Energy Calculations
(4) Rough and Precise Grading Plans
(2) Water Quality Management Plan, (WQMP) and Erosion Control Plan
(2) Stormwater Pollution Prevention Plan

Building & Safety General Information

75. All structures shall be designed in accordance with the 2019 California Building Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code, and the California Green Buildings Standards adopted by the State of California.

76. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.

77. Building & Safety inspection requests can be made twenty four (24) hours in advance for next day inspection. Please contact (909) 963-8045.

78. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained at all times to protect pedestrians.

79. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

80. Construction projects which require temporary electrical power shall obtain an electrical permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department.

    a) Installation of a construction trailer, or,
    b) Security fenced area where the electrical power will be located.

81. Installation of construction trailers must be located on private property. No trailers can be located in the public right of way.

82. Site development and grading shall be designed to provide disabled access to all entrances and exterior ground floors exits and access to normal paths of travel, and where necessary to provide access. Paths of travel shall incorporate (but not limited to) exterior stairs, landings, walks and sidewalks, pedestrian ramps, curb ramps, warning curbs, detectable warning, signage, gates, lifts and walking surface materials. The accessible route(s) of travel shall be the most practical direct route between accessible building entrances, site facilities, accessible parking, public sidewalks, and the accessible entrance(s) to the site, California Building Code, (CBC) Chapter 11, Sections, 11A and 11B.

83. March JPA enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements, therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

84. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.

85. Pursuant to the California Business and Professions Code Section 6737, most projects are required to be designed by a California Licensed Architect or Engineer. The project owner or developer should review the section of the California Codes and comply with the regulation.

86. Building & Safety, (Willdan Engineering) will inspect all structural foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit and wiring in the common areas for light standards as well as disabled accessibility requirements from the public right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

87. Engineering, (Tri Lakes Engineering) will inspect the construction work in the right of way as well as the on-site grading, precise grading, on-site sewers and storm drains, on-site flat work to include base underlayment and paving as well as concrete curb and gutter work.

88. Storm Water Retention, (CG Resource Management) will inspect the NPDES and storm water requirements on and off site.

Building & Safety Conditions

89. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's; this includes school fees and outside agency fees such as sewer water and utilities. Copies of receipts shall be provided to Building & Safety prior to permit issuance.

90. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or MJPA.

91. Prior to issuance of building permits, on site water service shall be installed and approved by the responsible agency. On site fire hydrants, shall be approved by the Fire Department. No flammable materials will be allowed on the site until the fire hydrants are established and approved.

92. Prior to issuance of building permits, site grading certification and pad certifications shall be submitted to Building & Safety. Prior to concrete placement, submit a certification for the finish floor elevation and set backs of the structures. The certification needs to reflect that the structure is in conformance with the Precise Grading Plans. Compaction reports shall accompany pad certifications. The certifications are required to be signed by the engineer of record.

93. Prior to issuance of building permits, provide Building & Safety with a will serve letter from Western Municipal Water District.

94. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

95. Special inspectors and structural observation inspectors that are required by the engineer of record, shall register with MJPA, Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project.

96. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the March JPA Permit Coordinator. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before March JPA inspectors provides periodic inspections.

97. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued on the building and the plans are approved.

MARCH JPA ENGINEERING - TRILAKE ENGINEERING:

With respect to the Conditions of Approval for the above referenced project, the March JPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards pursuant to exhibits identified and shown on the site plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration.

General Conditions:

98. The project's grading shall be in a manner to perpetuate existing drainage patterns. Any deviation from this, concentration or increase in runoff, must have approval from adjacent property owners and the MJPA. Drainage easements shall be obtained from affected property owners. The applicant shall accept the offsite runoff and convey it to an adequate outlet. Emergency escape paths shall be provided for all sump conditions.

99. Prior to issuance of any permit, the developer/property owner shall secure MJPA's and appropriate agency's approval of the improvement plans.

100. Prior to the commencement of any construction or installation of fencing in the public rights-of-way, an encroachment permit shall be obtained.

Prior to the Issuance of Grading Permit:

101. The developer/property owner shall submit the following to the MJPA for review and approval:

a. Onsite Grading Plan and Erosion Control Plan
b. Drainage Plan, Hydrology and Hydraulic Report
c. Final WQMP (for reference)
d. Water and Sewer Plan (Fire Department and WMWD approval required prior to MJPA approval)

The project's design shall be in compliance with WMWD, Riverside County Flood Control and Water Conservation District, Riverside County, Caltrans, MJPA and ADA most recent standards, criteria and requirements and in effect at the time of construction and coordinated with approved plans for adjacent developments.

102. The developer/property owner shall provide water and sewer service to this project in accordance with the requirement of the appropriate utility purveyors. This project is within Western Municipal Water District (WMWD) service area. Water and sewer improvements shall be installed per WMWD Standards and Fire Department requirements.

103. Onsite fire hydrants shall be installed as determined by the Fire Department.

104. The incremental increase in runoff volume between developed and undeveloped state for the 85th percentile storm, shall be retained within onsite private detention facilities.

Prior to Issuance of Building Permit

105. All rights-of-way shall be offered to the public and shall continue in force until MJPA accepts or abandons such offers.

106. Paved access shall be provided to the proposed buildings per precise grading plan.

107. The developer/property owner shall submit a compaction certification from the Soils Engineer in compliance with the approved geotechnical/soils report.

Prior to Issuance of First Certificate of Occupancy:

108. Unless currently annexed, this project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights and landscape shall be maintained by the owner

109. The existing improvements along Cactus Avenue and Innovation Way, if damaged during construction of this project, of this project, shall be removed and replaced to the satisfaction of MJPA.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION:

On August 13, 2020, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. PP19-03 (Plot Plan), a proposal to construct a 48,830 square foot industrial warehouse building on 3.22 acres located on the southeast corner of Cactus Avenue and Innovation Drive, CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

110. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

111. The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly, restaurants, hazardous materials manufacture/storage, noise sensitive outdoor nonresidential uses, and hazards to flight.

(f) Retail trade, eating and drinking establishments, personal services, professional services, educational services, governmental services, medical facilities, cultural activities, and any other uses providing on-site services to the public.

(g) Commercial service uses; civic uses; churches, chapels, and other places of worship; classrooms; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; gaming; auction rooms.

(h) Manufacturing of food and kindred products, textile mill products, apparel, chemicals and allied products, rubber and plastic products, fabricated metal products, professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks.

112. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

113. The attached notice shall be given to all prospective purchasers of the property and/or tenants of the building. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working at this location.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b) (13) (A)

114. Any proposed detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

115. This project has been evaluated as a proposal for 39,230 square feet of warehouse area and 9,600 square feet of office floor area. March Joint Powers Authority shall require additional

review by the Airport Land Use Commission prior to the establishment of office uses exceeding the amounts specified above.

116. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. March Joint Powers Authority shall require an acoustical study to ensure compliance with this requirement.

117. Zoned fire sprinkler systems shall be required throughout the building.

118. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

119. The project shall execute and record a Covenant on the title of the property, which limits building occupancy to a maximum of 25 people in any given acre in the APZ-1 portion of the building. The project shall be in compliance with the recorded Covenant. Any changes to the Covenant will require review by the Airport Land Use Commission, March Joint Powers Authority, and March Air Reserve Base.

120. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2019-AWP-15121-0E) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

121. The proposed building shall not exceed a height of 38 feet above ground level and a maximum elevation at top point of 1,600 feet above mean sea level.

122. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

123. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 38 feet in height and a maximum elevation of 1,600 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

124. Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation

Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

125. Any questions pertaining to the project, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

RIVERSIDE COUNTY FIRE DEPARTMENT:

The Riverside County Fire Department has reviewed the Site Development plans and find them acceptable with the conditions below. Final conditions will be addressed when final site and building plans are reviewed:

126. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a fire sprinkler system based on the information provided. Fire sprinkler plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 903)

127. Prior to issuance of Certificate of Occupancy or Building Final, the applicant/developer shall install a monitored manual/automatic fire alarm system in accordance with CFC Section 907. Plans shall be submitted and approved by the Office of the Fire Marshal prior to installation. (CFC Section 907)

128. Prior to issuance of Certificate of Occupancy or Building Final, all commercial buildings shall display street numbers in a prominent location on the address side and additional locations as required to facilitate emergency response. The numerals shall be a minimum of twelve inches in height. (CFC 505.1)

129. Prior to issuance of Certificate of Occupancy, approval shall be required from the Office of the Fire Marshal to maintain, store, use, or handle hazardous materials regulated by the fire code and to install equipment used in connection with such activities. (CFC 105)

130. Prior to issuance of Building Permit, plans for an emergency responder radio coverage system in accordance with Riverside County Fire Department policy shall be submitted to the Office of the Fire Marshal for review and approval. (CFC 510.1)

131. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.

132. Minimum fire flow for the construction of all commercial buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the

fire flow based on the information given. Subsequent design changes may increase or decrease the required fire flow.

133. Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

134. During phased construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turn-around capable of accommodating fire apparatus. (CFC 503.1 and 503.2.5)

135. If construction is phased, each phase shall provide approved emergency vehicular access for fire protection prior to any building construction. (CFC 501.4)

136. Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

137. The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

138. Fire apparatus access roads shall have an unobstructed width of not less than twenty–four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

139. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access by emergency personnel. (CFC 506.1)

140. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet from a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 ½" x 2 ½") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)

141. Prior to issuance of Certificate of Occupancy or Building Final, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with City specifications. (CFC 509.1)

142. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval.

143. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

144. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

145. Fire safety during construction shall comply with the requirements of Chapter 33. (CFC Chapter 33 & CBC Chapter 33)

146. Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Office of the Fire Marshal.

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT:

Plan Submittal

Submit storm drain improvement plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, and federal and state permits). The storm drain improvement plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits.

147. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, both found on the District's website (https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check), and a plan check fee deposit.

Six Items to Accept Facility(ies)

148. Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by Flood Control District. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

a) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

b) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

c) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

d) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

e) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

f) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

UNITED STATES POSTAL SERVICE:

149. Prior to the issuance of building permits, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

WESTERN MUNICIPAL WATER DISTRICT:

Below are Western Municipal Water District's (Western) Conditions of Approval for the above referenced project as follows:

150. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

151. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to installation of any water meter.

152. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

153. Western, as a member of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

154. The property is located within the 1837 Pressure Zone. Currently, Western has an existing 18-inch water pipeline located in Innovation Drive for service connection to the project. There is an existing 2" potable water lateral available to connect to for service. Please submit a request to complete a fire flow model in order to determine if demands can be met. There may be additional required conditions for improvements based on the results of the fire flow model.

155. Western has an existing 8-inch recycled water pipeline in Innovation Drive for service connection to the proposed project. There is an existing 2" recycled water lateral available to connect to for service.

156. Western has an existing 18-inch sewer pipeline in Innovation Drive for service connection to the proposed project. There is an existing 8" sanitary sewer lateral available to connect to for service.

157. Any existing service laterals not utilized to serve the proposed project are required to be abandoned back to the main per Western standards.

158. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

159. Preliminary water, sewer, and/or recycled water plans shall show the following items:

a. Delineate all existing utility, facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries
b. Delineate all easements within project boundaries.
c. Delineate all proposed and existing lots, streets and storm drains
d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

160. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans

161. Water, Sewer and Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at:

http://www.wmwd.com/162/Developer-Handbook

162. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at:

http://www.wmwd.com/DocumentCenter/Home/View/237

163. Developer to submit grading plans for Western's review and approval before grading permit is issued.

164. Water, Sewer and Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western.

165. The developer is responsible for installing, paying for all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public right-of-way. If the customer chooses to cross private property the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

166. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

167. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

168. Contact Western's Development Services Department at (951) 571-7100 for further information.

ATTACHMENT A

Standard March JPA Operation Mitigation Measures

To be placed on the cover sheet of all grading and building construction plan submittals

1. Future uses shall comply with all applicable permitting requirements for new or modified emission sources subject to SCAQMD rules and regulations.

2. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufacturer's specifications.

3. Hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

5. Green waste generated by the Development shall be kept separate from other waste types in order that it can be recycled for onsite composting or directed to local wood grinding and/or composting facility.

6. Any graffiti located onsite shall be removed within 48 hours. The site shall be maintained in a graffiti-free state at all times.

EXHIBIT E

Plot Plan 19-03
Meridian U1 L2 Industrial Warehouse Project

Covenant

RECORDING REQUESTED BY
VDA REAL ESTATE SERVICES
AND WHEN RECORDED RETURN TO:

Vincent M. Von der Ahe
VDA Real Estate Services
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

(Space Above For Recorder's Use)

COVENANT AFFECTING REAL PROPERTY

THIS COVENANT AFFECTING REAL PROPERTY ("Covenant") is made as of the _____ day of, _____ 2020, by VDA Real Estate Services, a California corporation ("Covenanter"), with reference to the following facts set forth in the recital paragraphs below:

-- RECITALS --

A. Covenanter is the owner of the real property described more particularly in Exhibit A hereto ("Property"), subject to the jurisdiction of the March Joint Powers Authority ("JPA").

B. The Property is situated approximately 4,686 feet northwesterly of the northwesterly terminus of runway 14-32 located at March Air Reserve Base ("MARB") and is subject to the Air Installation Compatible Use Zone Study ("AICUZ") and the March ARB/Inland Port Airport Land Use Compatibility Plan ("ALUCP"). The AICUZ and ALUCP have designated the majority of the Property as being located in Compatibility Zone B1-Accident Potential Zone ("APZ") I and the remainder of the Property as being located in Compatibility Zone B2.

C. Portions of the Property are designated in B 1 - APZ-I and have an occupancy limit of 25 persons per acre. Other portions of the Property are designated in B **2** and have an occupancy limit of 50 persons per acre.

D. The Covenanter is developing the Property for an industrial warehouse building. The Covenanter has submitted to the JPA an application for a discretionary land use approval for the development of the Property involving: 1) a Site Plan Review consistent with the JPA's General Plan designation of Industrial (I) for the Property; 2) a Plot Plan for the proposed development of an approximately 48,830 square-foot industrial warehouse building; and 3) environmental documentation pursuant to the California Environmental Quality Act ("CEQA"). All of the above shall be referred to collectively as the "Project."

E. Covenanter has agreed to comply with the Density Restrictions and a Density Cap (both terms are defined below), by limiting occupancy of the Project to (i) forty-eight (48) occupants ("Density Cap") **[THE DENSITY CAP WILL DECREASE IF THE SQUARE FOOTAGE OF THE BUILDING DECREASES.]**; (ii) twenty-five (25) occupants in any square area measuring 208 feet by 208 feet ("Square Area") for all Square Areas within portions of the building of the Project within APZ I; and (iii) fifty (50) occupants in any Square Area within portions of the building of the Project within Compatibility Zone B2. Requirements (ii) and (iii) are collectively the "Density Restrictions," and are depicted in Exhibit B, attached hereto and incorporated herein by reference. Accordingly, any building expansion is prohibited without further review by JPA and MARB representatives, and consent and approval provided through an amendment to this Covenant.

F. JPA requires that the Covenanter, and each of its successors in interest in the Property, comply with the Density Cap and Density Restrictions.

G. JPA has indicated that it does not have the resources to undertake regular inspections of the Project to determine compliance with the Density Cap and Density Restrictions.

H. In order to ensure that Covenanter complies with the Density Cap and Density Restrictions, upon occupancy of the Project, Covenanter agrees to fund at its sole expense quarterly inspections. These inspections shall be undertaken by a neutral independent third party to be selected by JPA ("Independent Monitor"). The JPA shall provide invoices to Covenanter concerning the Independent Monitor's costs in undertaking the activities specified in the Covenant and such costs shall be reasonable and reflect the Independent Monitor's actual costs of inspection and reporting.

I. In order to ensure that there is compliance with the Density Cap and Density Restrictions, the Covenanter agrees to the provisions as set forth below during the term of the Covenant ("Covenant Lifespan").

-- AGREEMENT --

ARTICLE 1
GENERAL PROVISIONS

1.1 Provisions to Run with the Land. Subject to the conditions of this Covenant, during the Project Lifespan, the Density Cap and Density Restrictions shall be binding upon the Covenanter and its successors and assigns in interest in the Property (collectively "Covenanter"). The Covenant, the Density Cap, and Density Restrictions shall run with the Property, and each portion thereof, and shall apply to and bind the Covenanter during the Project Lifespan.

1.2 Deemed Concurrence. The Covenanter and all other persons or entities acquiring any fee interest in the Property, shall be conclusively deemed by such acquisition to have irrevocably agreed to the Density Cap and Density Restrictions for and among themselves and their heirs, successors, and assigns. Upon any such person's or entity's sale or transfer of its interest in the Property, such conveying person or entity shall forever be released and relieved of any further obligation or liability arising under this Covenant, the Density Cap, and the Density Restrictions for events arising from and after the date of such transfer.

1.3 Incorporation into Deeds and Leases. The Density Cap and Density Restrictions are hereby deemed to be incorporated by reference into each conveyance of any fee or leasehold interest in the Property or portion thereof occurring after the date the Covenant is recorded in the Official Records of Riverside County, California, whether or not referred to in the instrument affecting such conveyance of the Property, or a portion thereof.

1.4 Parties Benefitting. This Covenant inures to the benefit of MARB and JPA and their successors in interest or assigns.

ARTICLE 2
ENFORCEMENT OF COVENANT

2.1 Right of Entry. Upon completion and occupancy of the Project, Covenanter shall allow the Independent Monitor to enter the Project, for the sole purpose of calculating the Project occupancy and confirming that the Covenanter is complying with the Density Cap and Density Restrictions. The Independent Monitor's method for calculating the Project occupancy and confirming that the Covenanter is complying with the Density Cap and Density Restrictions shall include separate calculations of employment occupancy within Compatibility Zone B1-APZ I and Compatibility Zone B2 and shall be approved by JPA, at its sole discretion, prior to the commencement of inspections. Upon JPA approval of the Independent Monitor's method of calculation, JPA or the Independent Monitor shall notify the Covenanter of the Independent Monitor's methods of calculation in writing ("Methodology"), before the Independent Monitor inspects the Project, in order for Covenanter to understand the Methodology to be used by the Independent Monitor. The Methodology shall be consistent with and be based upon the calculations of the Density Restrictions. The Independent Monitor shall inspect the Project quarterly at times solely determined by the Independent Monitor within each calendar quarter. "Quarterly" shall mean each calendar quarter beginning on January 1, April 1, July 1, or October 1, as applicable, and ending on the succeeding March 31, June 30, September 30, or December 31, as applicable. Notwithstanding the foregoing, the Independent Monitor's inspections shall be done in a safe and unobtrusive manner. Within thirty (30) days of completing its quarterly inspection, the Independent Monitor shall submit written reports to MARB, JPA, and Covenanter documenting the Project occupancy. If the Independent Monitor determines that the Density Cap or Density Restrictions have been exceeded, within three (3) days of this determination, the Independent Monitor shall provide written notification to Covenanter, MARB, and JPA of this exceedance. Upon receipt of such notice, Covenanter shall eliminate the exceedance within fifteen (15) days. At the conclusion of this 15-day period, the Independent Monitor shall re-inspect the Project to determine whether the exceedance has been eliminated. If the exceedance has not been eliminated, the Independent Monitor shall provide written notification to Covenanter, MARB and JPA of this uncured exceedance no later than five (5) days thereafter and the Independent Monitor shall pursue the Administrative Remedies specified in Section 2.3 of this Covenant. If the exceedance has been eliminated, the Independent Monitor shall provide written notification no later than five (5) days thereafter to Covenanter, MARB and JPA of this elimination.

2.2 Remedies. The remedies specified in Section 2.3 of this Covenant shall be triggered upon either (i) one (1) exceedance of the Density Cap or Density Restrictions by Covenanter which has not been corrected within the cure period set forth above in Section 2.1 in any one (1) year period of Project occupancy; or (ii) two (2) exceedances of the Density Cap or Density Restrictions by

Covenanter which have been eliminated within the cure period set forth above in Section 2.1 in any one (1) year period of Project occupancy ("Actionable Default").

2.3 Administrative Remedies. Upon any Actionable Default, the Independent Monitor shall notify Covenanter, JPA, and MARB in writing of the Actionable Default and JPA shall commence the revocation process of the Project's certificate of occupancy pursuant to JPA Development Code § 9.02.260. If the Project's certificate of occupancy is revoked pursuant to this process, all operations and/or activities at the Project site shall immediately terminate. If the certificate of occupancy is revoked, Covenanter may reapply to JPA to re-establish the use and occupancy of the Project, subject to compliance with the Density Cap and Density Restrictions. JPA may authorize a re-establishment of the use and occupancy of the Project if Covenanter provides reasonable assurances to JPA that the Density Cap and Density Restrictions will not be exceeded in the future.

2.4 Mortgagee Protection. Notwithstanding any other provision of this Covenant, no breach of the Density Cap or Density Restrictions, nor the enforcement of any provisions contained in this Covenant shall affect, impair, or defeat the lien or charge of any duly recorded mortgage or deed of trust encumbering any portion of the Property, or affect, impair, or defeat the interest of the mortgagee, or its successor or assigns pursuant to such a mortgage, provided that such mortgage is made in good faith and for value. The Density Cap and Density Restrictions shall be binding upon and effective against any person whose title in the Property or any portion thereof, is derived through foreclosure, deed in lieu of foreclosure, or trustee's sale during the period of their ownership.

ARTICLE 3
MISCELLANEOUS

3.1 No Dedication Intended. Nothing herein shall be construed to be a grant or dedication, or offer to grant or dedicate, the Property or any portion thereof to MARB or JPA for any purposes whatsoever.

3.2 Notices.

(a) All notices and communications relating to this Covenant shall be in writing and shall be deemed effective when such notice or communication is personally delivered to the person:

To Covenanter: VDA Real Estate Services
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

To JPA: March Joint Powers Authority
14205 Meridian Parkway
Suite 140
Riverside, CA 92518
Attention:

and to:

Best Best & Krieger, LLP
3390 University Avenue
5th Floor
PO Box 1028
Riverside, CA 92502
Attention:

(b) Concurrently with the consummation of the conveyance of an interest in the Property, or portion thereof, by the Covenanter to a successor or assign of such Covenanter, such transferee shall notify the Independent Monitor and JPA in writing of such conveyance. Such notification shall set forth the name of the transferee and its contact information for the purposes of the giving notice to such transferee under Section 3.2(a). Prior to the receipt by the Independent Monitor of any such notification, any and all written communication by the Independent Monitor under this Covenant shall be sufficient if given to the address for the Covenanter as provided in Section 3.2(a).

3.3 Breach. For all breaches of this Covenant which are not an Actionable Default, failure by Covenanter to perform an obligation which arises hereunder shall constitute a breach of this Covenant. Upon a breach of this Covenant, JPA shall commence the revocation process of the Project certificate of compliance as set forth above in Section 2.3.

3.4 Partial Invalidity. If any portion of the Covenant is determined by a judgment of a court of competent jurisdiction to be invalid for any reason, the remaining portions shall remain in full force and effect as if such portions had not been included in such a judgment.

3.5 Successors and Assigns of Covenanter. This Agreement shall be binding upon the successors in interest and assigns of Covenanter.

3.6 Covenant Lifespan. As used herein the words "Covenant Lifespan" refer to the period of time following the date of recordation of this Covenant when the Covenant is in effect. The Covenant Lifespan shall have a term of the earliest of (i) demolition of the Project; (ii) the MARB and March Inland Port Airport Authority, or subsequent civilian airport, ceasing operations as an airport; (iii) written request by MARB and March Inland Port Airport Authority to terminate the Covenant; or (iv) removal of the Project from Zone B1-APZ I and Zone B2.

3.7 Initiation of Enforcement Proceedings. Notwithstanding any other provision of this Covenant to the contrary, no third party other than JPA may compel enforcement of any provision of this Covenant.

3.8 Jurisdiction and Venue. All legal actions arising from this Covenant shall be filed in the Superior Court of the State of California in and for the County of Riverside, California, or the United States District Court with jurisdiction in the County of Riverside, California.

3.9 Time is of the Essence. Time is of the essence in performance of the obligations set forth in this Covenant.

IN WITNESS WHEREOF, Covenanter has executed this Covenant as of the date set forth above as evidenced by the authorized officer of Covenanter whose signature appears below.

COVENANTER
VDA Real Estate Services
a California Corporation

By: _____
Vincent Von der Ahe
Its: President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____,
(insert name of notary)
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature_____ (Seal)

EXHIBIT A

DESCRIPTION OF THE PROPERTY

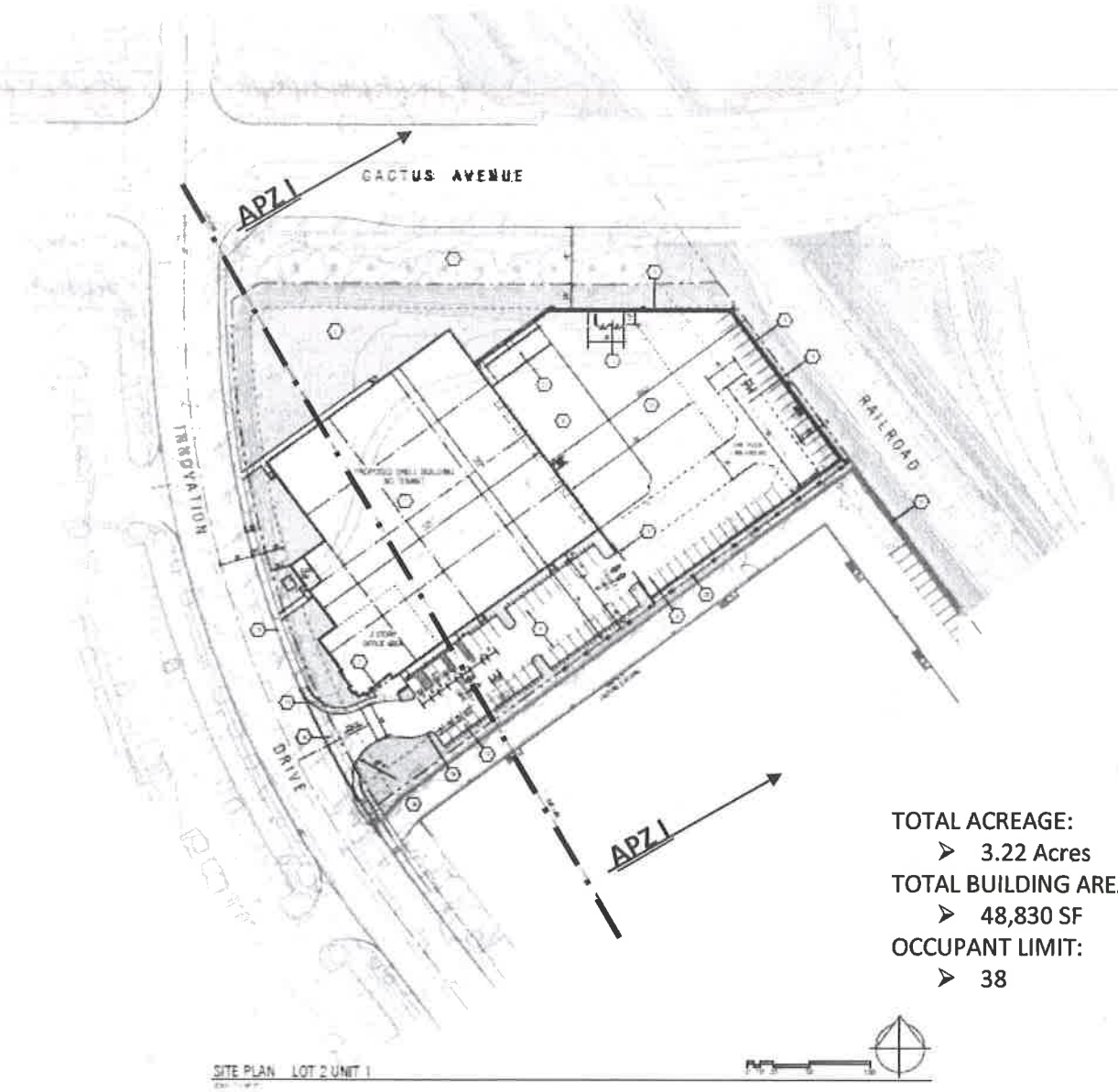
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 2 OF TRACT MAP 30857-1, AS SHOWN BY MAP IN BOOK 371, PAGES 28-38 OF TRACT MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 297-230-011-9 AND 297-230-012-0

EXHIBIT B

DENSITY CAP AND DENSITY RESTRICTIONS



TOTAL ACREAGE:
- 3.22 Acres

TOTAL BUILDING AREA:
- 48,830 SF

OCCUPANT LIMIT:
- 38

Notice of Determination

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

MARCH JOINT POWERS AUTHORITY

14205 Meridian Parkway, Suite 140 | Riverside, CA | 92518

(951) 656-7000 | FAX (951) 653-5558 | WEBSITE: www.marchjpa.com | E-MAIL: info@marchjpa.com

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ **County Clerk** County of: Riverside Address: 2724 Gateway Drive Riverside, CA 92507	**FROM:**	**Public Agency/Lead Agency:** March Joint Powers Authority Address: 14205 Meridian Parkway, Suite 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: (951) 656-7000

TO:	☐ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2002071089		

Project Title: Meridian Unit 1 Lot 2 Industrial Warehouse Project

Project Applicant: Innovation Industrial Partners, LLC.

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

The approximately 3.22 acre, Meridian Unit 1 Lot 2 (Meridian U1 L2) project site is located west of the I-215 Freeway, southwest of the I-215 Freeway / Cactus Avenue off ramp. The building address is 14500 Innovation Drive, Riverside, California, 92518. The project site is within March Business Center (Meridian) Specific Plan Area, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

General Project Location (City and/or County): County of Riverside

Project Description: The proposed Meridian U1 L2 Project consists of the following:

Plot Plan (PP 19-03):

The proposed Plot Plan would authorize the construction of a 48,830-square-foot speculative industrial "shell" warehouse building on a 3.22 acre vacant parcel, inclusive of a 4,800 square-foot first floor office space and 4,800 square foot second floor office mezzanine area, along with nine (9) truck dock door on the east side of the building. The building is proposed to have a maximum height of 38 feet. The project site is will also have 71 parking spaces. Anticipated uses include office, light assembly, and warehousing, all of which are consistent with the March Business Center (Meridian) Specific Plan land use. The project has been designed to be in compliance with the March Business Center Design Guidelines. At this time, a tenant has not been identified and the total number of proposed employees is unknown

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Innovation Industrial Partners, LLC

This is to advise that the (☒ **Lead Agency** or ☐ Responsible Agency) has approved the above described project on **December 16, 2020** and has made the following determinations regarding the above described project:

1.	☐	The project will have a significant effect on the environment.
	☒	**The project will NOT have a significant effect on the environment**
2.	☐	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒	**An Addendum to the Certified EIR (SCH# 2002071089) (MJPA Resolution #09-02) and CEQA Consistency Memo, for Plot Plan 19-03, was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgement of the Lead Agency**
3.	☒	**Mitigation measures from the applicable Focused EIR were made a condition of the approval of the project.**
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☒	**A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.**
5.	☐	**A Statement of Overriding Considerations was adopted for this project.**
	☒	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	**Findings were made pursuant to the provisions of CEQA.**
	☐	Findings were NOT made pursuant to the provisions of CEQA.
	☒	This certifies that the Addendum to the Certified Final EIR (SCH# 2002071089) **(MJPA Resolution #09-02) and CEQA Consistency Memo** with comments and responses and record of project approval is available to the general public at the following location(s):

	Custodian: March Joint Powers Authority	**Location:** 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____ **Title:**

Authority cited: Sections 21083, Public Recourse Code. Reference Section 21000-21174, Public Resources Code.



Meridian U1 L2 Industrial Warehouse Project Location:

The approximately 3.22 acre Meridian U1 L2 Industrial Warehouse Project site is located west of the I-215 Freeway, southwest of the I-215 Freeway / Cactus Avenue off ramp. The building address is 14500 Innovation Drive, Riverside, California. The project site is within March Business Center (Meridian) Specific Plan Area, in unincorporated Riverside County, California, within the land use jurisdiction of the March Joint Powers Authority.

RESOLUTION #JPA 20-25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Marita Rogers, Vice Chair
March Joint Powers Authority Commission

ATTEST:

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

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

Dated: November 18, 2020

Carey Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT A

Conditions of Approval

Conditions of Approval
Westmont Village
Conditional Use Permit 20-06

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    B. Only beer and wine may be sold.

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

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

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

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

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10a

Meeting Date: November 18, 2020

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

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

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

Applicant: Andy Plant on behalf of Westmont Village

Preparation Date: November 12, 2020

Background:

Air Force Village West – Brief History

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

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

Liquor License History

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

Figure 1 – Village Café Location

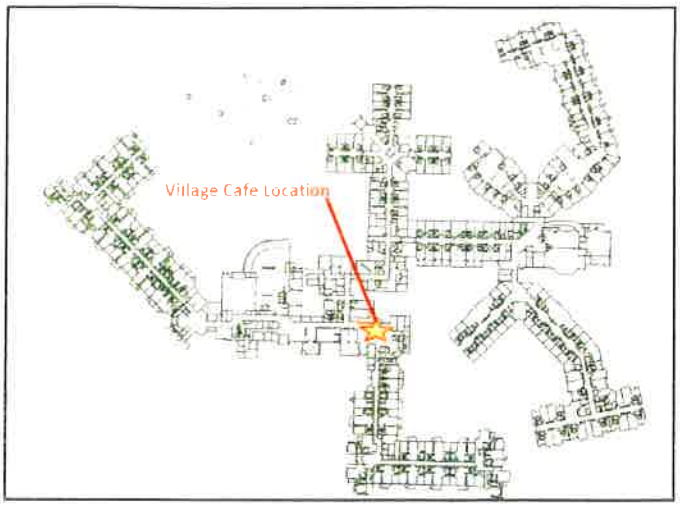


Figure 2 – Village Café Interior



Surrounding Area/Land Use:

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

Figure 3 – Adjacent Uses

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

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

Conformance with the Air Force Village West Specific Plan:

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

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

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

Required Findings:

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

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

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

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

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

California Environmental Quality Act (CEQA) Compliance:

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

Staff Recommendations:

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

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

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

Attachments:

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

RESOLUTION #JPA 20-24

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:

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

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

Dated: October 28, 2020

Carey Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT A

Project Entitlements

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

EXHIBIT B

Conditions of Approval

EXHIBIT A

Project Entitlements

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

EXHIBIT B
Conditions of Approval

PROPERTY PHOTO'S:

MS VAN BUREN II BUSINESS PARK

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

SDM








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



BUSINESS DESCRIPTION: *LOZANOS CREATIVE CABINETS*

MS VAN BUREN II BUSINESS PARK

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

SDM

LOZANO'S CREATIVE CABINETS

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

September 30, 2020

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

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

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

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

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

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

Regards,

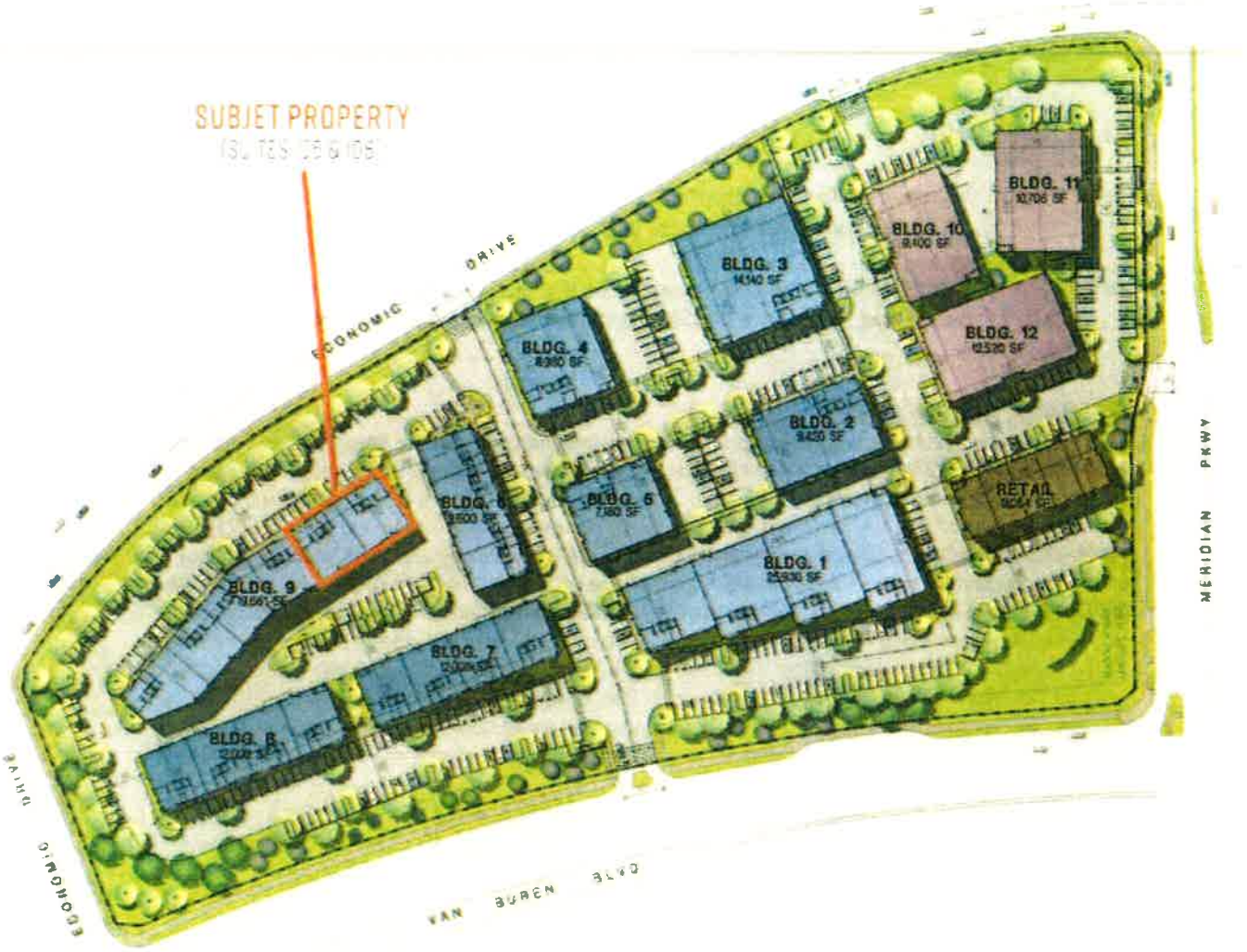
Lucy Rivera
Lozanos Creative Cabinets

MASTER SITE PLAN:

MS VAN BUREN II
BUSINESS PARK

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

SDM



HPA

EQUIPTMENT LAYOUT:

MS VAN BUREN II BUSINESS PARK

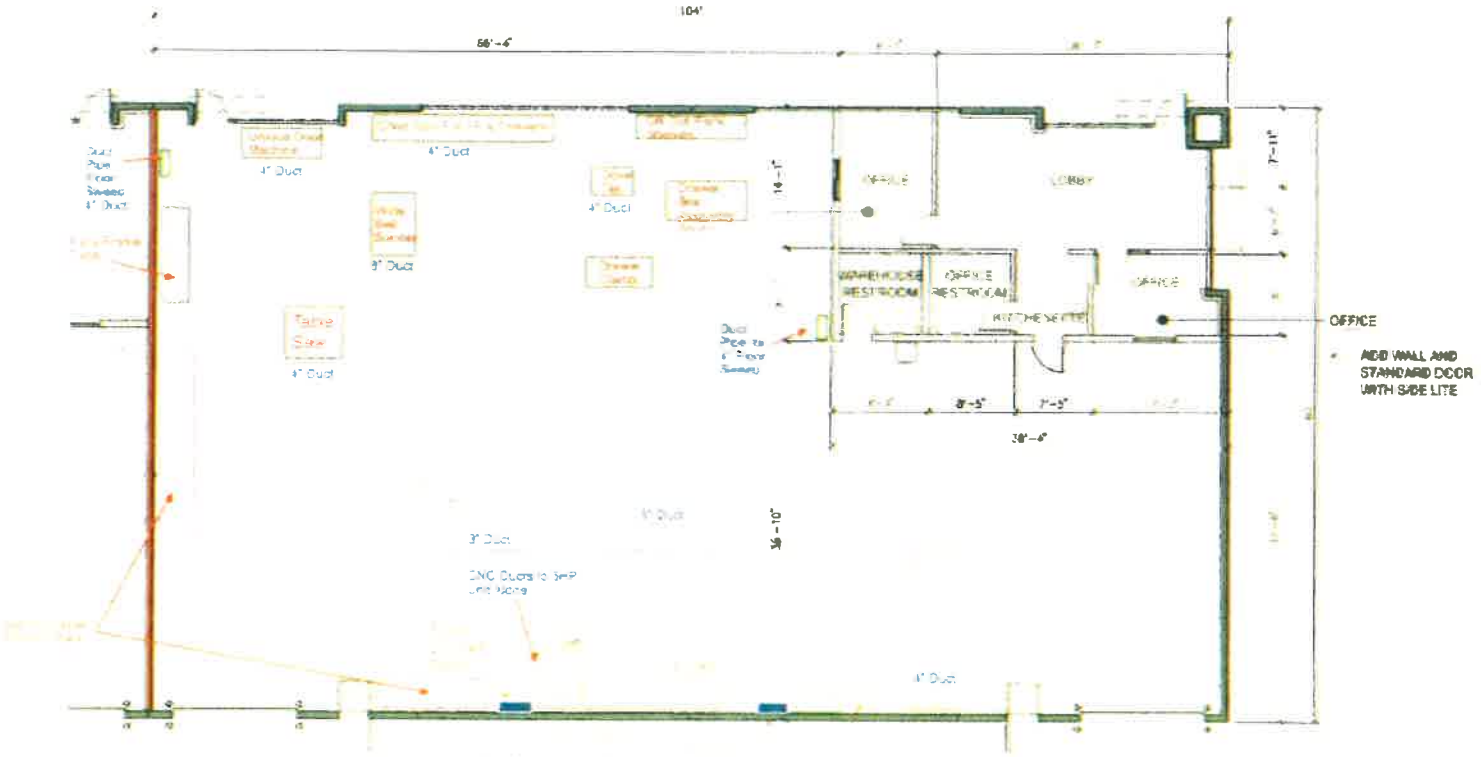
DEVELOPED BY: SILADI DEVELOPMENT & MANAGEMENT, INC. // 1.805.402.4515

SDM

SUITE 105 AND 106 NOTES

TENANT: LOZANO CUSTOM CABINETS

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



TABULATION COVER:

MS VAN BUREN II

BUILDING 9

SPECULATIVE SHELL AND OFFICE

RIVERSIDE, CALIFORNIA

PROJECT DATA

SHEET INDEX

PROJECT REPRESENTATIVES

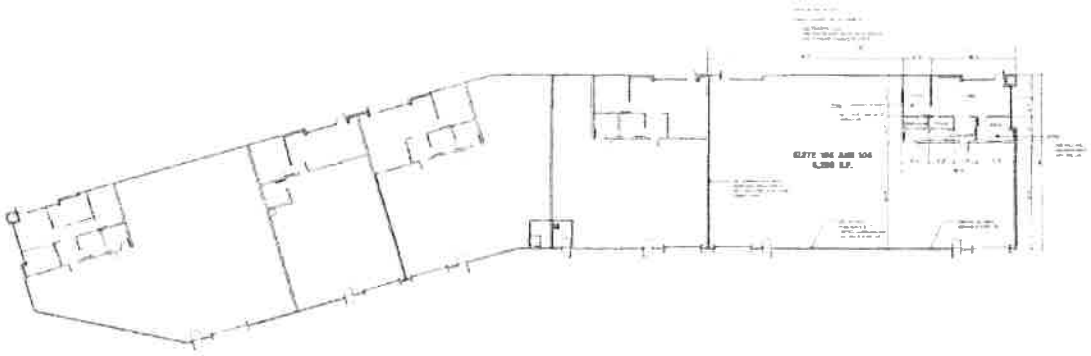
CODE SUMMARY

VICINITY MAP

PLUMBING FIXTURE CALCULATION

9-A0.1

FLOOR PLAN EXHIBIT:



TOTAL BUILDING AREA: 19,981 S.F.

OVERALL FLOOR PLAN

SITE PLAN EXHIBIT:



Owner

Project
NS VAN BUREN II

Consultants

9-A1.1

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

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARCH JOINT POWERS AUTHORITY

NOTICE OF EXEMPTION

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

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

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

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

Name:

☐ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

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

TABULATION COVER:

MS VAN BUREN II

BUILDING 9

SPECULATIVE SHELL AND OFFICE

WIND SPEED DESIGN CRITERIA:

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

ALL DESIGN SHOULD MEET WIND SPEED DESIGN CRITERIA ABOVE.

RIVERSIDE, CALIFORNIA

DEFERRED SUBMITTAL:

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

SEPARATE SUBMITTAL:

-OFF SITE WATER PLAN

BUILDING & PLANNING DEPT.

PLAN CHECK NO. TBD

OWNER / APPLICANT :

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

APPLICANT'S REPRESENTATIVE :

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

ASSESSOR'S PARCEL NO. :

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

ZONING :

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

BUILDING ADDRESS :

21760 VAN BUREN BOULEVARD
RIVERSIDE, CA 92056

LEGAL DESCRIPTION :

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

TABULATION:

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

PROJECT DATA

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A0.2.1	GENERAL NOTES
A0.3.0	ADA ACCESS NOTES
A0.3.1	ADA ACCESS NOTES
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A0.8.1	CAL GREEN
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CIVIL •REFERENCE ONLY

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7	DETAILS
8	EROSION CONTROL PLAN
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A0.7	DETAILS
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A0.9	DETAILS
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S-3.1	ROOF NAILING DIAGRAM & GIRDER & BAR JOIST SCHEDULE
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E-0.8	SINGLE LINE DIAGRAM & ENLARGED ELECTRICAL ROOM
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SHEET INDEX

HPA architecture

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

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

Owner:

SDM

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

Project:
MS VAN BUREN II

BUILDING 9

21760 Van Buren Blvd.
Riverside, CA

Consultants:

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

Title: COVER SHEET

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

Sheet:

9-A0.1

OWNER :

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

STRUCTURAL :

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

MECHANICAL :

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

ARCHITECT :

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

PLUMBING :

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

LANDSCAPE :

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

TENANT :

TBD

ELECTRICAL :

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

SOILS ENGINEER :

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

CONTRACTOR :

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

CIVIL :

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

FIRE PROTECTION :

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

PROJECT REPRESENTATIVES

CODE ANALYSIS :

2016 CALIFORNIA BUILDING CODE

CONCRETE TILT-UP BUILDING

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

AREA JUSTIFICATION :

CBC 506.2.2 MIXED-OCCUPANCY, ONE STORY BUILDING

BUILDING AREA INCREASE PER CBC 506.2.2
BASIC ALLOWABLE At = 70,000 SF
Aa = At + [NS x If]
Aa = 70,000 + [17,500 x 0]

Aa = 70,000 S.F. ALLOWABLE
BUILDING AREA PROVIDED 19,661 S.F. < 70,000 S.F.

CAL GREEN STANDARDS :

CAL GREEN 5.106.4 BICYCLE PARKING

COMPLY WITH SECTIONS 5.106.4.1.1 AND 5.106.4.1.2

5.106.4.1.1 SHORT-TERM BICYCLE PARKING
PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS FOR 5 PERCENT OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACE BEING ADDED WITH A MIN. OF ONE TWO-BIKE CAPACITY RACK.
NO DESIGNATED VISITOR PARKING SPACE.
1 TWO-BIKE CAPACITY RACKS PROVIDED OUTSIDE.

5.106.4.1.2 LONG-TERM BICYCLE PARKING
PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED.
5% OF 98 PARKING SPACES = 5 BICYCLE PARKING
1 BICYCLE PARKING REQUIRED.
2 THREE-BIKE CAPACITY RACKS
PROVIDED INSIDE OF BLDG.

8 BICYCLE PARKING SPACES PROVIDED.

CAL GREEN 5.106.5.2 DESIGNATED PARKING

IN NEW PROJECTS OR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE VEHICULAR PARKING SPACES, PROVIDE DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES.

PER TABLE 5.106.5.2
76-100 TOTAL PARKING SPACES, 1 TO BE FUEL-EFFICIENT AND CARPOOL/VAN POOL DESIGNATED.

98 PARKING SPACE PROVIDED.
TOTAL OF 8 SPACES REQUIRED.

8 SPACES PROVIDED. SEE SITE PLAN FOR LOCATIONS.

PER TABLE 5.106.5.3.3
76-100 TOTAL PARKING SPACES, 1 TO BE EV CHARGING DESIGNATED.

98 PARKING SPACE PROVIDED.
TOTAL OF 5 SPACES REQUIRED.

5 SPACES PROVIDED. SEE SITE PLAN FOR LOCATIONS.

GOVERNING CODE :

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS

CODE SUMMARY



VICINITY MAP

2016 CALIFORNIA PLUMBING CODE, TABLE 422.1

OFFICE OR PUBLIC BUILDINGS - FOR EMPLOYEE USE ONLY
OCCUPANT LOAD FACTOR : 200 SF/PERSON PER DSA-SS & DSA-SS/CC

	SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106
ACTUAL OFFICE AREA :	800 SF	799 SF	799 SF	799 SF	799 SF	800 SF
ACTUAL OCCUPANT LOAD :	4 PERSON	4 PERSON	4 PERSON	4 PERSON	4 PERSON	4 PERSON

PER CPC 422.2 EXCEPTION 2, 1 UNISEX RESTROOM WILL BE DESIGNATED FOR OFFICE. UNISEX RESTROOM WILL BE DESIGNED PER CBC 11B-213.2.1 WHICH WILL BE ADA ACCESSIBLE.

WAREHOUSE AREA
OCCUPANT LOAD FACTOR : 5,000 SF/PERSON PER DSA-SS & DSA-SS/CC

	SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106
ACTUAL WAREHOUSE AREA :	2,784 SF	2,789 SF	2,730 SF	2,321 SF	2,321 SF	2,320 SF
ACTUAL OCCUPANT LOAD :	1 PERSON	1 PERSON	1 PERSON	1 PERSON	1 PERSON	1 PERSON

PER CPC 422.2 EXCEPTION 2, 1 UNISEX RESTROOM WILL BE DESIGNATED FOR OFFICE. UNISEX RESTROOM WILL BE DESIGNED PER CBC 11B-213.2.1 WHICH WILL BE ADA ACCESSIBLE.

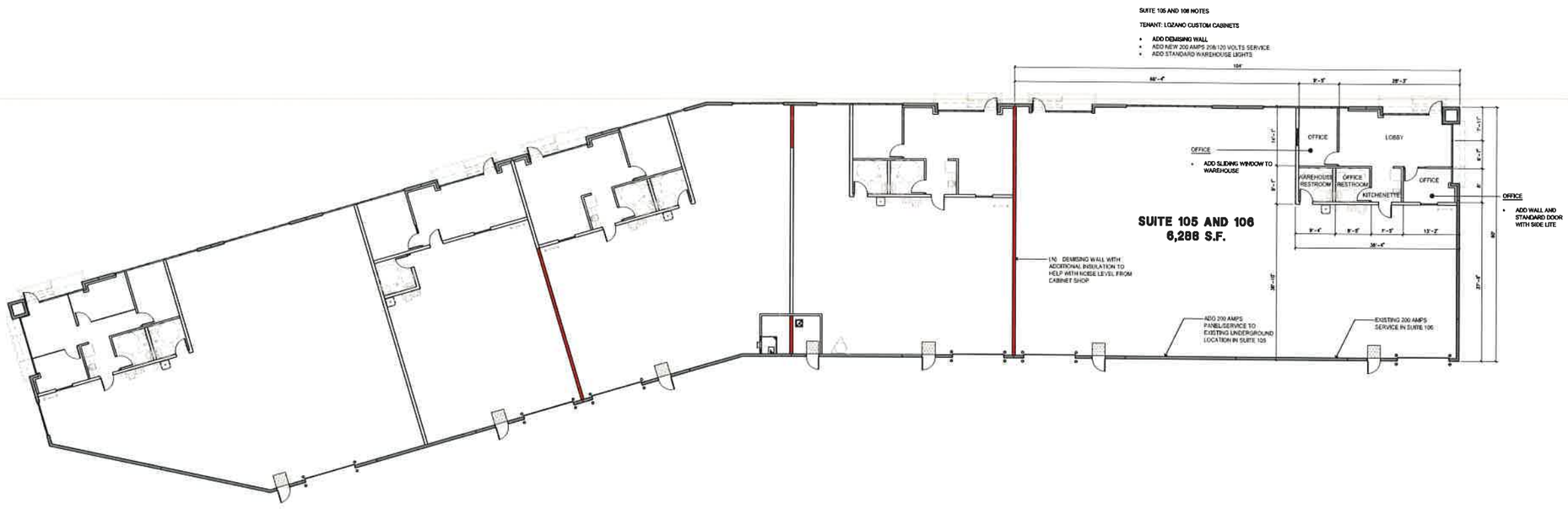
EACH SUITE 2 DRINKING FOUNTAIN HAS BEEN PROVIDED, 1 WATER HEATER HAS BEEN PROVIDED, 1 SERVICE SINK OR LAUNDRY TRAY HAS BEEN PROVIDED PER TABLE 422.1 REQUIREMENTS.

SEE A2.2 FOR LOCATIONS OF RESTROOMS AND FIXTURE COUNTS.

PLUMBING FIXTURE CALCULATION

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

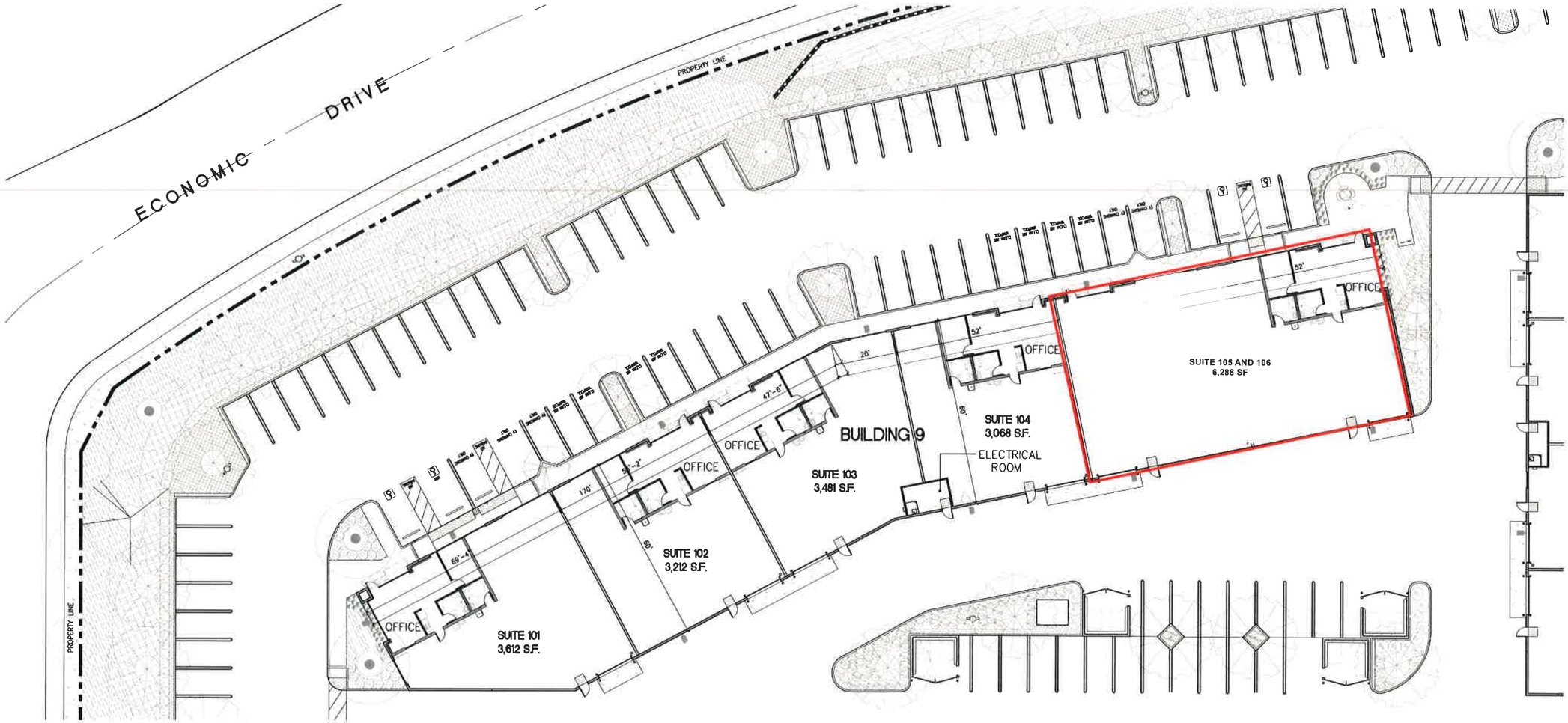
FLOOR PLAN EXHIBIT:



TOTAL BUILDING AREA: 19,661 S.F.

OVERALL FLOOR PLAN

SITE PLAN EXHIBIT:



OVERALL SITE PLAN (A) scale:1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

0 16' 32' 48'

TRUE NORTH

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

hpa, inc.
18831 bardeen avenue, - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com

LICENSED ARCHITECT MICHAEL P. MCCUE C-22276 08-31-21 RENEWAL DATE STATE OF CALIFORNIA

Owner:

101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
MS VAN BUREN II

BUILDING 9

21760 Van Buren Blvd.
Riverside, CA

Consultants:

Civil	SDH INC.
Structural	HSA & ASSOCIATES INC.
Mechanical	BLAKE
Plumbing	CRAIG MECH
Electrical	VAL ELECTRICAL
Landscape	HUNTER LANDSCAPE
Fire Protection	GUFP
Soils Engineer	NORCAL

Title: Overall Site Plan

Project Number: 16488
Drawn by: ZR
Date: 02/15/19
Revision:

Sheet:
9-A1.1

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 9a

Meeting Date: October 28, 2020

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO LOZANO'S CREATIVE CABINETS: 1) ADOPT RESOLUTION #JPA 20-24, APPROVING CONDITIONAL USE PERMIT (CUP 20-05), TO ALLOW A CUSTOM MANUFACTURING USE WITHIN THE MIXED-USE (MU) ZONE DESIGNATION, AT AN EXISTING BUILDING LOCATED AT 21760 VAN BUREN BOULEVARD, SUITE 105 & 106, SUBJECT TO CONDITIONS OF APPROVAL; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution #JPA 20-24, approving Conditional Use Permit (CUP 20-05) to allow for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suite 105 and 106, subject to conditions of approval; and

2) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

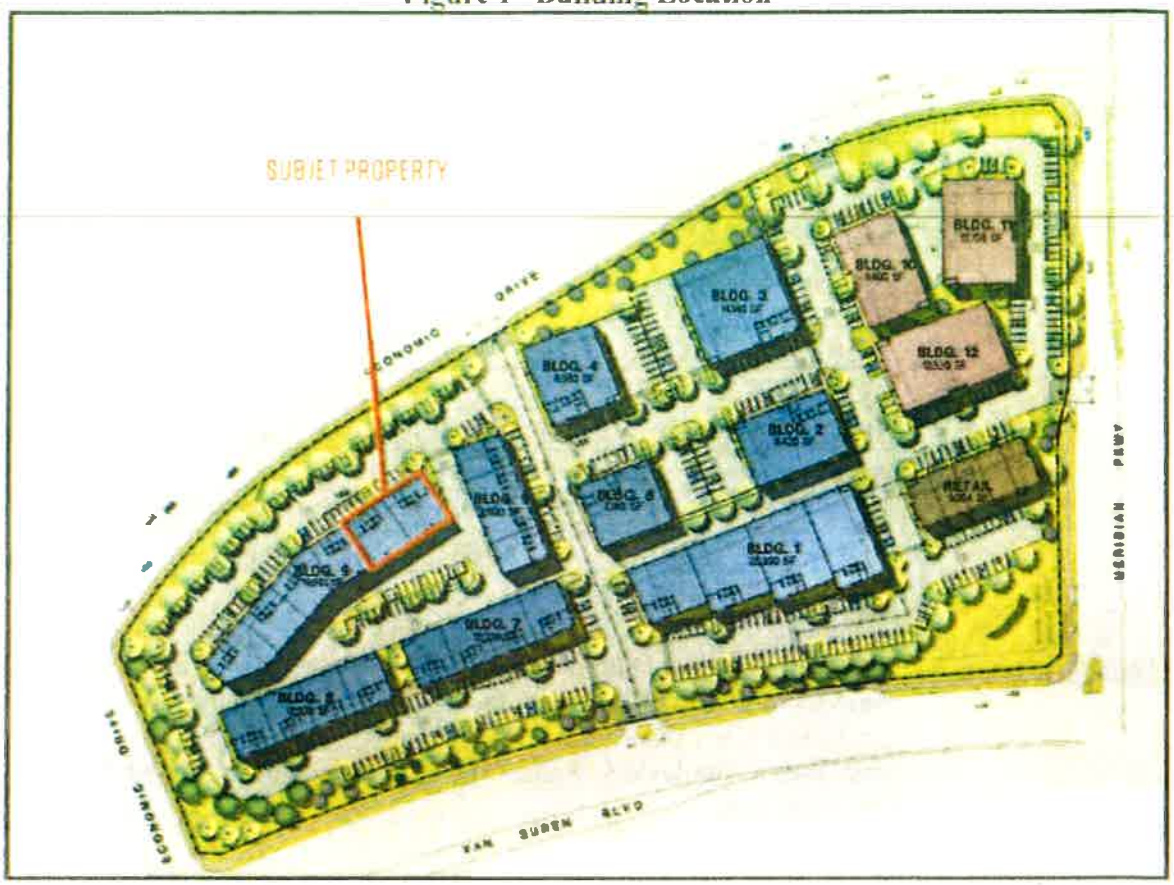
Applicant: MS Van Buren II on behalf of Lozano's Creative Cabinets.

Background:

On September 12, 2018, the March Joint Powers Commission approved the MS Van Buren II – Development B project for the development of eleven (11) speculative buildings on 13.60-acres in the southerly portion of the Meridian North Campus Specific Plan (SP-5). Specifically, the project is located on the northwest corner of the Van Buren Boulevard and Meridian Parkway intersection and north of Riverside National Cemetery. The property was approved with two zone designations, including Mixed Use (MU) and Office (OF). As originally approved, the business park site and design lends itself to an array of complementary uses including office, commercial retail, business enterprise, research and development, and light and custom manufacturing. Building's 1 through 9 range in square footage from 7,180 SF to 27,398 SF and are designed to accommodate multiple tenants. The two-story office building

located near the southwest corner of Meridian Parkway and Economic Way was entitled for 32,628 SF with 16,314 SF on each floor. Site access for the business park is located off Van Buren Boulevard. Meridian Parkway and Economic Way. A subsequent Director's Determination of Substantial Conformance allowed the square footage for the two-story buildings to be dispersed throughout the site resulting in two additional buildings, for a total of 13 buildings with the overall same square footage as originally approved in the 2018 JPC approval (see Figure 1, Building Location below).

Figure 1 –Building Location



On December 11, 2019, the March Joint Powers Commission approved Specific Plan Amendment (SP 19-01) for amendment #5 to the Meridian North Campus Specific Plan (SP-5). This amendment approved the rezoning of Unit 4, Lot 9 and Unit 4, Lot 12 (which is under a separate Plot Plan – Plot Plan 17-04, Amendment #1) from the Office (OF) zoning designation to the Mixed Use (MU) zoning designation.

On July 22, 2020, the March Joint Powers Commission approved Tentative Parcel Map 20-03, a Condominium map for MS Van Buren II, allowing them to split the ownership of each building for condominium purposes for the entire business park.

Conditional Use Permit (CUP 20-05): MS Van Buren II on behalf of Lozano's Creative Cabinets is requesting a Conditional Use Permit to operate a "Custom Manufacturing" Use within the Mixed-Use (MU) Zone designation within the Meridian North Campus Specific Plan (SP-5). The recently constructed suite is located at 14205 Meridian Parkway, Suite 140. The applicant is proposing to locate a custom cabinet shop at this location, which falls under a

Conditional Use Permit within the Permitted and Conditional Uses allowed within the Specific Plan Land-use matrix. Custom Manufacturing, as defined within the Specific Plan (Meridian North Campus Specific Plan SP-5) reads as follows:

> *Manufacturing - Custom: Activities typically include manufacturing, processing, assembling, packaging, treatment, or fabrication of custom made products. These types of business establishments do not utilize raw materials for their finished products, but rather, may utilize semi-finished type of manufactured materials for their custom made-to-order products. The finished products from these business establishments are ready for use or consumption and may include incidental on-site display, wholesale and retail sale of the goods produced, not to exceed 25% of the building. Such uses may include: jewelry, household furniture, art objects, apparel products, small instruments (musical, electronic and photographic), stationary, signs, advertising displays, stained glass products, and leather products. Other uses may include the fabrication and assembly of cabinets, windows, wrought iron, tile, flooring, plumbing products, HVAC products and other home building materials. The uses do not produce odors, noise, and vibration or particulate that would adversely affect uses in the same structure or on the same site.*

Business Description and Use:

The project is located at 21760 Van Buren Blvd, Building 9, Suites 105 & 106 totaling 6,288 square feet. Suites 105 & 106 are part of a larger building consisting of 19,661 square feet and part of MS Van Buren II master development consisting of 160,593 square feet. Per the written description provided with the CUP application, Lozano's Creative Cabinets Description and Use is consistent and encompasses Manufacturing – Custom definition as outlined in March JPA Mixed-Use zoning guidelines per the Custom Manufacturing definition as noted above, and as determined by staff

Specifically, Lozano's Creative Cabinets is proposed to be a small storage warehouse including distribution, custom manufacturing and fabrication/assemble for "ready to use" semi-finished products and materials related to the cabinet industry for use and sale of custom made to order cabinets to direct customer/wholesale and future e-commerce use including on-site display/showroom of completed products. Additionally, the applicant anticipates that they will have no more than two (2) full time employees, and that the hours of operation will be Monday-Friday, 7 AM to 7 PM. Machine systems will include individual dust collectors which include self-contained air filter system to reduce dust particles and odors. The Landlord will also upgrade insulation within demising walls between suites 104 & 105 to help reduce noise levels. In addition, Tenant will position machine equipment in suite 106 along the east perimeter concrete wall. There are no tenants beyond the east concrete wall.

As a Condition of Approval for the project, staff is recommending that all business activities be limited to inside the building and no outside storage be permitted, with exception to loading and unloading of products and deliveries. Additionally, the Conditions of Approval for the operation will require a new Conditional Use Permit if the operation is physically expanded. The CUP will run with the building and tenant lease space addresses. (see Figure 2A, Site Plan Exhibit, and Figure 2B, Floor Plan below).

Figure 2A – Site Plan Exhibit

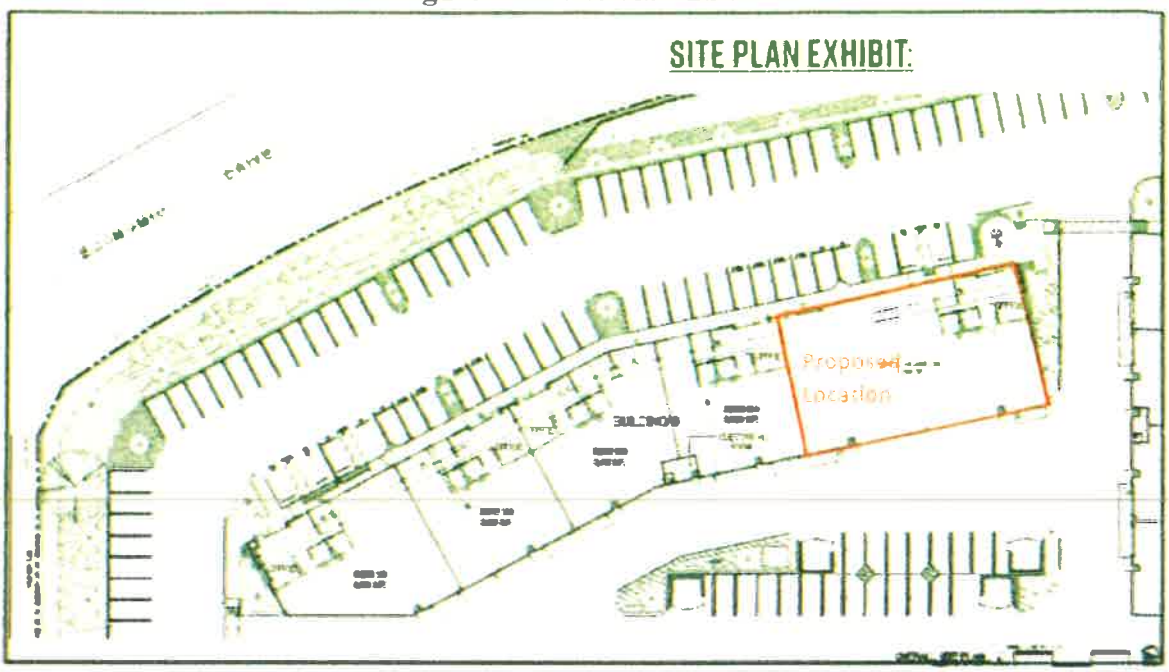
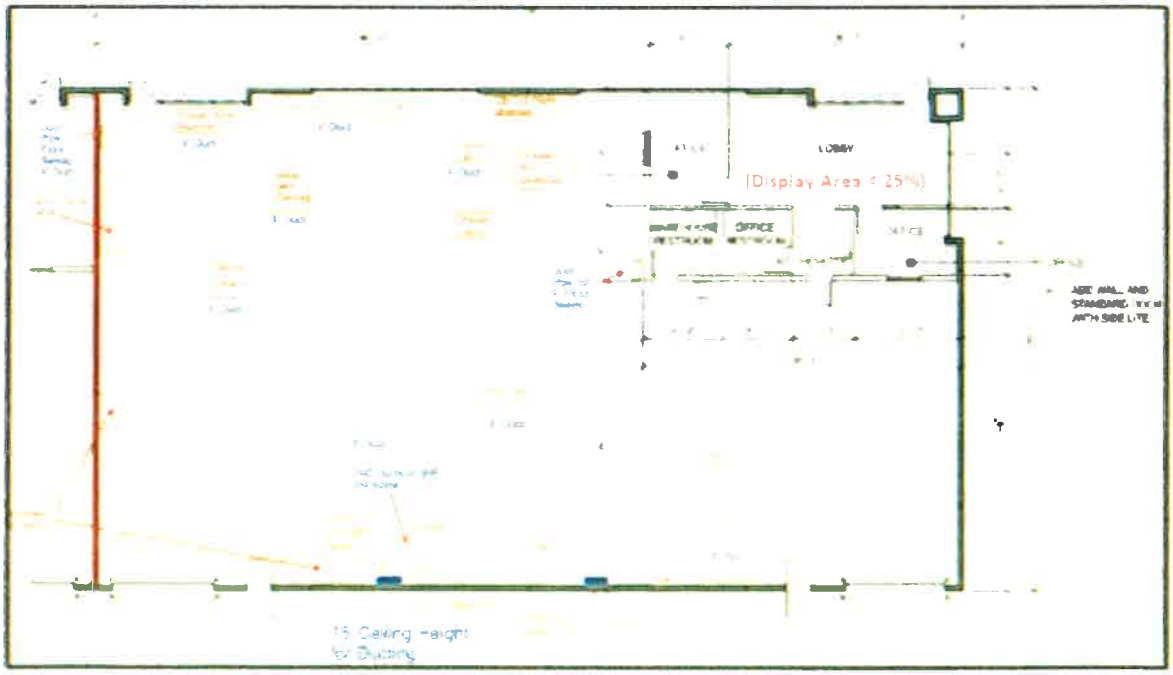


Figure 2B – Floor Plan



Surrounding Uses

When considering a Conditional Use Permit, it is important to understand the surrounding uses the business might potentially impact. Located directly north of the building is Economic Way, and beyond that is a recently constructed 120,000 SF (+/-) building intended for Business Enterprise and Light Manufacturing uses, located within the Business Park (BP) zone designation. Also, slightly to the northwest of the building, and across the street on Economic Way, is the "Least Bell's Vireo" bird habitat and conservation area (permanent open space).

Located to the south of the building is additional buildings within the same business park, also intended for mixed-use development, and beyond that is Van Buren Boulevard and Riverside National Cemetery. To the west of the building is the recently approved and currently under construction Economic Business Center, which is zoned for Business Park use. To the east of the site are additional buildings within the same business park, as well as Meridian Parkway. The project is located approximately 2,000 (+/-) feet from the nearest residential use (Orangecrest neighborhood, City of Riverside) and is not located near any sensitive receptors, such as schools, nursing homes, etc. (see Figure 3, Surrounding Uses below).

Figure 3 – Surrounding Uses



Required Findings

The March JPA Commission has the authority to grant Conditional Use Permits following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the Conditional Use Permits:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan* because the overall MS Van Buren II Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan (SP-5); and

2. *The proposed Project complies with all applicable zoning and other regulations* because the overall MS Van Buren II Project was previously found to comply with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. *The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity* because the proposed building use is consistent, as approved with the Mixed-Use zone designation as defined within the Specific Plan (SP-5) and shall be limited to 100 average people/acre and

250 people/single-acre since the Project is located in Airport Compatibility Zone C1 as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. *The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity* as the overall MS Van Buren II Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

California Environmental Quality Act (CEQA) Compliance:

On September 12, 2018, the March Joint Powers Commission considered and adopted Resolution #JPA 18-18 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069) for the MS Van Buren II Project (Plot Plan 17-05 and Conditional Use Permits 17-08 through 17-16), in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guideline. The anticipated environmental impacts of the proposed Custom Manufacturing Use (cabinet shop) are consistent with the analysis contained in the previous analysis as the Custom Manufacturing Use was a use analyzed in the original CEQA Document and the addendum thereto. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-24, approving Conditional Use Permit (CUP 20-05) to allow for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suites 105 and 106, subject to conditions of approval; and

2. Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Attachments:

1. Resolution #JPA 20-24, approving Conditional Use Permit (CUP 20-05) to allow for a Custom Manufacturing Use within the Mixed Use (MU) Zone within an existing building located at 21760 Van Buren Boulevard, Suites 105 and 106,
   Exhibit A – the Applicant's Conditional Use Permit Packet, which includes the following:
   - The Project Narrative
   - Business Site Plan
   - Building Floor Plan; and
   - Location exhibits

   Exhibit B - Conditions of Approval

2. Notice of Determination.

RESOLUTION #JPA 20-22

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING TENTATIVE PARCEL MAP 19-02 (PARCEL MAP 37693) SUBDIVIDING UNIT 1, LOT 17 OF THE MARCH BUSINESS CENTER SPECIFIC PLAN, A 3.04 ACRE PARCEL INTO TWO LOTS CREATING ONE NEW PARCEL.

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code; and

WHEREAS, the March JPA is comprised of the member entities of the County of Riverside, the City Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, Unit 1 – Lot 17, is an existing parcel located within the March Business Center Specific Plan; and

WHEREAS, on May 14th, 2020, the Riverside County Airport Land Use Commission (ALUC) found the project, including the proposed two-lot parcel map, to be Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan as conditioned; and

WHEREAS, on August 5, 2020, the March Business Center Implementation Committee unanimously approved the Meridian Sharp JPA application for Design Plan 19-06 for the development of two (2) industrial buildings on the existing 3.04 acre parcel, known as Parcel Unit 1 Lot 17 located within the March Business Center Specific Plan; and

WHEREAS, the Applicant has requested approval of a Tentative Parcel Map "Parcel Map" (attached hereto as Exhibit "A") to subdivide Unit 1 – Lot 17 of the March Busines Center Specific Plan into two new lots, consisting of Parcel 1 containing 1.45 acres, and Parcel 2, containing 1.58 acres; and

WHEREAS, the location of the proposed Parcel Map is located within the Industrial (IND) Zone and General Land Use Plan Designations as specified within the March Business Center Specific Plan, and staff has found each of the proposed lots to be in conformance with minimum lot size requirements for the Industrial Zone; and

WHEREAS, additionally staff of the March JPA has reviewed the Tentative Parcel Map for compliance with the standards set forth in Chapter 9.05 of the March JPA Development Code and Section 66473.5 of the California Government Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3); and

WHEREAS, on November 19, 2019 the Applicant, Alan Sharp of Meridian Sharp JPA, submitted an application Tentative Parcel Map 19-02 for Parcel Map 37693, subdividing Unit 1 – Lot 17 into two parcels; and

WHEREAS, on September 23, 2020, the March Joint Powers Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the two previously approved buildings have previously been approved by the March Business Center Design Implementation Committee. Rather, the map only serves to divide potential ownership for each lot that the building is placed upon. The proposed Tentative Parcel Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-06.

Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

SECTION 3. In accordance with the Government Code section 66473.5 and March JPA Development Code Chapter 9.14, the March Joint Power Commission hereby makes the following findings in support of its approval of the Tentative Parcel Map:

1. The Parcel Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 20-22.

2. The Parcel Map is physically suitable for the existing development upon the property proposed to be subdivided.

3. The Parcel Map is physically suitable for the proposed density of development.

4. The Parcel Map design and proposed improvements will not cause serious public health problems.

5. The Parcel Map design will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

6. The Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

7. The effect of the Parcel Map on the housing needs of the region were considered and balanced against the public service needs of the residents of the local residents and available fiscal and environmental resources.

SECTION 4. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED, and ADOPTED this 23 day of September, 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-21 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on September 23, 2020 by the following vote:

Ayes:	Hewitt, Vargas, Melendrez, Jeffries, Thornton, Conder, Rogers, Baca
Noes:	None
Abstain:	None
Absent:	None

Dated: September 23, 2020

Carey L. Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

TENTATIVE PARCEL MAP 19-02 FOR PARCEL MAP 37693

(Attached)

TENTATIVE PARCEL MAP NO. 37693

November 19

SUBDIVISION AREA 3 03 ACRES

APN 297-232-006-1

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 17 OF TRACT NO. 30857-1, AS SHOWN BY MAP ON FILE IN BOOK 371, PAGES 28 THROUGH 38, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NUMBER:

297-232-006

EXISTING EASEMENTS/EXCEPTIONS:

PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-943074-OH1T, DATED JANUARY 4, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND PLOTTABLE ITEMS ARE DEPICTED THUS [8] WITH LOCATIONS KEYED TO THE SAME HEREON.

10 EASEMENTS FOR UTILITIES OVER AND ACROSS THE PREMISES FORMERLY INCLUDED WITHIN THE HOWARD PARK OF JOY AS DEDICATED, DRIVE, HOW VACATED, IF ANY, SUCH EXIST.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

11 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM UNITED STATES OF AMERICA, AS GRANTOR, TO MARCH JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED MAY 23, 2001, AS INSTRUMENT NO. 2001 214432 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

12 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM UNITED STATES OF AMERICA, AS GRANTOR, TO MARCH JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED DECEMBER 14, 2001, AS INSTRUMENT NO. 2001 622099 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

14 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM UNITED STATES OF AMERICA, AS GRANTOR, TO MARCH JOINT POWERS AUTHORITY, AS GRANTEE, RECORDED MARCH 21, 2002, AS INSTRUMENT NO. 2002 143421 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

16 AN EASEMENT FOR WATER AND WASTE WATER FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 30, 2002, AS INSTRUMENT NO. 2002 542043 OF OFFICIAL RECORDS
IN FAVOR OF: WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
AFFECTS: SUBJECT PROPERTY; BLANKET IN NATURE

19 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM MARCH JOINT POWERS REDEVELOPMENT AGENCY, AS GRANTOR, TO LHR RIVERSIDE LLC, AS GRANTEE, RECORDED NOVEMBER 30, 2004, AS INSTRUMENT NO. 2004 0944491 OF OFFICIAL RECORDS.
REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

20 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "NAVIGATION EASEMENT AND RELEASE" RECORDED DECEMBER 27, 2004, AS INSTRUMENT NO. 2004 1024491 OF OFFICIAL RECORDS.
AFFECTS: SUBJECT PROPERTY; BLANKET IN NATURE

[21] AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT 30857-1, RECORDED DECEMBER 27, 2004, AND OFFICIAL RECORDS, BOOK 371, PAGE 28, OF MAPS.
FOR: LANDSCAPING AND INCIDENTAL PURPOSES.
AFFECTS: SUBJECT PROPERTY; PLOTTED HEREON

24 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 2, 2005, AS INSTRUMENT NO. 2005 0294974, OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RELINQUISH THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS (NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY), TO THE EXTENT SUCH COVENANTS CONSTITUTE RESTRICTIONS VIOLATE TITLE 42, U.S. CODE, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

24 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 27, 2006, AS INSTRUMENT NO. 2006-0741241, OF OFFICIAL RECORDS.
AFFECTS: SUBJECT PROPERTY; NOT OF A PLOTTABLE NATURE

LEGEND:

PROPERTY BOUNDARY
RIGHT OF WAY
CENTERLINE
PROPOSED LOT LINE
EASEMENT

ZONING DATA:

EXISTING ZONE: INDUSTRIAL
EXISTING LAND USE: VACANT
PROPOSED ZONE: INDUSTRIAL
PROPOSED LAND USE: INDUSTRIAL

PROJECT NARRATIVE:

THE PROPOSED SUBDIVISION IS A TENTATIVE PARCEL MAP AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT WITHIN THE MARCH JOINT POWERS AUTHORITY REDEVELOPMENT PLAN AREA. THIS PROJECT PROPOSES TO VACATE THE EXISTING LS LANDSCAPE EASEMENT DEDICATED ON THE MAP OF TRACT 30857-1 RECORDED DECEMBER 27, 2004, AND ON FILE IN BOOK 371, PAGE 28 - 38 OF MAPS.

EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 2
TOTAL SUBDIVISION ACREAGE: 3.03 ACRES

PROPOSED LOT SUMMARY:

PARCEL 1	1.45 ACRES	63,377 SQ. FT
PARCEL 2	1.58 ACRES	68,616 SQ. FT
TOTAL	3.03 ACRES	131,993 SQ. FT

PROPOSED EASEMENT DEDICATIONS:

A PRIVATE ACCESS EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, EPOCH 1991.68, BASED LOCALLY ON THE WESTERLY LINE OF LOT 17, AS SHOWN ON TRACT 30857-1, M.B. 371/28-38, BEARING NORTH 00°47'09" EAST.

UTILITY PURVEYORS:

STATE WATER/SEWAY WATER DIST.	(951) 789-5000
WATER: WESTERN MUNICIPAL WATER DIST.	(951) 789-5600
GAS: SOUTHERN CALIFORNIA GAS CO.	(909) 335-7829
ELECTRIC: SO. CAL. EDISON ELECTRICAL	(800) 990-7788
PHONE: FRONTIER COMMUNICATIONS	(909) 901-0600

ABBREVIATIONS:

AC	ACRES
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
DTL	DETAILS
EASMT	EASEMENT
EX	EXISTING
LS	LANDSCAPE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR	PROPOSED
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
SF	SQUARE FEET
TYP	TYPICAL
W/L	WESTERLY

OWNER

YOCOM-BALDWIN DEVELOPMENT, A CALIFORNIA GENERAL PARTNERSHIP
12012 INDUSTRIAL BLVD
MORENO VALLEY, CA 92555

APPLICANT

ALAN J SHARP
17871 MITCHELL NORTH, SUITE 200
IRVINE, CA 92614

ENGINEER OF RECORD:

KIMLEY-HORN AND ASSOCIATES
401 B STREET, SUITE 600
SAN DIEGO, CA 92101-4218
TELEPHONE: (619) 744-0144
EMAIL: DAVE.COWAN@KIMLEY-HORN.COM

11/20/2019
EUGENE DAVE COWAN OF THE RANCH — DATE



VICINITY MAP
NOT TO SCALE





MERIDIAN PARKWAY
MODIFIED SECONDARY HIGHWAY
(110')

MARCH JOINT POWERS AUTHORITY

TENTATIVE PARCEL MAP NO. 37693

BEING A SUBDIVISION OF LOT 17, TRACT 30857-1

Kimley»Horn
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
(619) 234-9411
WWW.KIMLEY-HORN.COM

ALAN J SHARP
17871 MITCHELL NORTH
SUITE 200
IRVINE, CA 92614

APN: 297-232-006-1

Project No. 085160000

Sheet Title
TITLE SHEET

Sheet No.
TM-1

EXHIBIT "B"

CONDITIONS OF APPROVAL

(Attached)

Conditions of Approval
Tentative Parcel Map 37693
TPM 19-02

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map 37693 (TPM 19-01).

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. The Tentative Parcel Map approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-1, A7. Requirements of the March Business Center Specific Plan, Meridian South Campus, including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. This project is subject to the Mitigation Monitoring and Reporting Program for the Certified Environmental Impact Report for the March Business Center Design Guidelines and the March Business Center Specific Plan FEIR (SCH #2002071089).

6. The site shall be developed in accordance with the approved Design Plan 19-06, the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan 19-06. (MJPA 9.14.020)

7. The recordation of the Final Parcel Map 37693 shall include a cross-access agreement providing permanent driveway access for all parcels in perpetuity.

8. Prior to the recordation of Final Parcel Map 37693, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, if any, are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

9. The project shall adhere to the conditions of the original Parcel Map 37693 including dedication of all street improvements (if any).

10. The Final Tract Map shall be submitted to JPA for review and approval.

11. All monuments shall be set prior to recordation or in lieu fee deposited with JPA (if any).

12. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

NOTICE OF EXEMPTION

TO: ☐	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Public Agency/Lead Agency: March Joint Powers Authority Contact: Mathew W. Evans Phone: (951) 656-7000
☒	Clerk of the Board of Supervisors or County Clerk County of:	Address	14205 Meridian Parkway, Suite 140, Riverside, CA 92518

1.	Project Title:	Tentative Parcel Map 19-02
2.	Project Applicant:	Meridian Sharp JPA
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Unit 1 – Lot 17 within the March Business Center Specific at approximately the southwest corner of Meridian Parkway and the newly constructed Authority Way. The project is further located approximately one-mile southwest of the intersection of Cactus Avenue and the I-215 Interchange, and approximately one and a half-miles north west of the intersection of Van Buren Boulevard and Meridian Parkway (APN 297-232-006).
4.	(a) Project Location – City:	(b) Project Location – County: Unincorporated Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Parcel Map 19-02 for Parcel Map 37693 is a proposed two-lot Parcel Map for the purposes of creating one (1) new parcel for the purposes of separating the ownership of the previously approved two industrial buildings located on the site. Parcel 1 consists of 1.45 acres, and Parcel 2 consists of 1.58 acres. The parcels, as previously approved, share one-single access point that acts as the sole primary access for both parcels.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Meridian Sharp JPA Attn: Allan Sharp 300 Spectrum Suite 880 Irvine, CA 92618
8.	Exempt status: (check one)	
	(a) ☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

	(b) ☐	Not a project.	
	(c) ☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d) ☒	Categorical Exemption. State type and section number:	State CEQA Guidelines Section 15061 (b)(3).
	(e) ☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(f) ☐	Statutory Exemption. State Code section number:	
	(g) ☐	Other. Explanation:	
9.	Reason why project was exempt:		
10.	Lead Agency Contact Person:		Mathew W. Evans, Planning Director
	Telephone:		951-656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐		
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was: _____		

Signature:_____ Date:_____ Title:_____

Name:

☐ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 9c

Meeting Date: September 23, 2020

Action: **ADOPT RESOLUTION #JPA 20-22 APPROVING TENTATIVE PARCEL MAP 19-02 (TPM 19-02) SUBDIVIDING AN EXISTING 3.04-ACRES PARCEL LOCATED WITHIN THE MARCH BUSINESS CENTER SPECIFIC PLAN, UNIT 1 (U1), LOT 17, INTO TWO PARCELS, CREATING ONE (1) NEW PARCEL AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

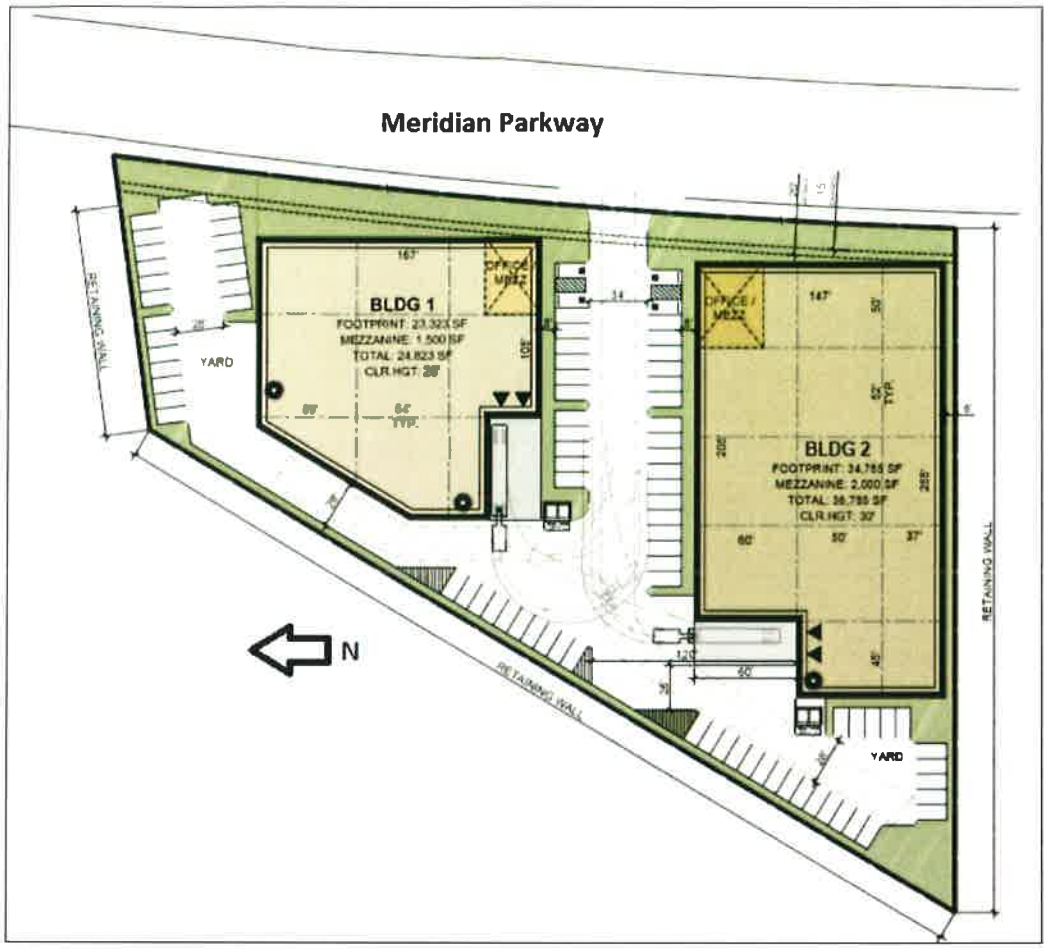
Motion: Move to Adopt Resolution #JPA 20-22 Approving Tentative Parcel Map 19-02 (TPM 19-02) subdividing an existing 3.04-acres parcel located within the March Business Center Specific Plan, Unit 1 (U1), Lot 17, into two parcels, creating one (1) new parcel and Direct Staff to File a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Applicant: Alan Sharp on behalf of Meridian Sharp MJPA.

Background:

On August 5, 2020, the March Business Center Implementation Committee unanimously approved the Meridian Sharp JPA application for Design Plan 19-06 for the development of two (2) industrial buildings on the existing 3.04-acre parcel, known as Parcel Unit 1 Lot 17 located within the March Business Center Specific Plan. Building 1 included a proposed 24,823-square foot building, 28' in height with two recessed dock doors, two drive-in doors, and surface parking on the internal side-yard and rear of the building; and Building 2 included a proposed 36,785 square foot building, 30' in height with two recessed dock doors, one drive-in door, and surface parking on the internal side-yard and rear of the building. The total building square footage approved for the entire site was 61,608 square feet.

FIGURE 1: PREVIOUSLY APPROVED SITE PLAN



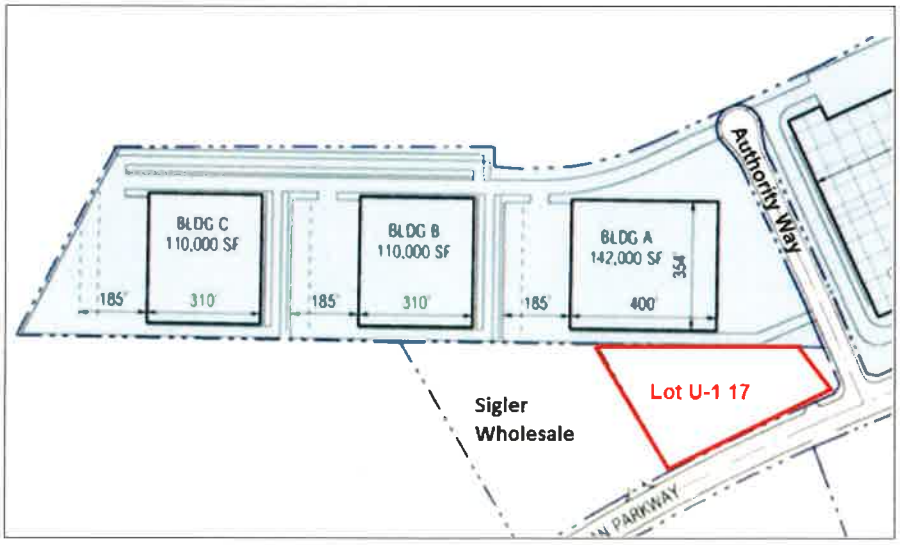
Project Location:

The approved project is located on Unit 1 – Lot 17 within the March Business Center Specific at approximately the southwest corner of Meridian Parkway and the newly constructed Authority Way. The project is further located approximately one-mile southwest of the intersection of Cactus Avenue and the I-215 Interchange, and approximately one and a half-miles north west of the intersection of Van Buren Boulevard and Meridian Parkway. Additionally, the project is located directly to the east of the newly constructed Building 3 of the Meridian West, which also includes the construction of Authority Way, although it should be noted that Unit 1 – Lot 17 has no direct frontage onto the new street as it is separated by another parcel, as well as an existing LLMD easement (see Location Map as Figure 2 and General Location as Figure 3 below):

FIGURE 2: LOCATION MAP



FIGURE 3: GENERAL LOCATION MAP

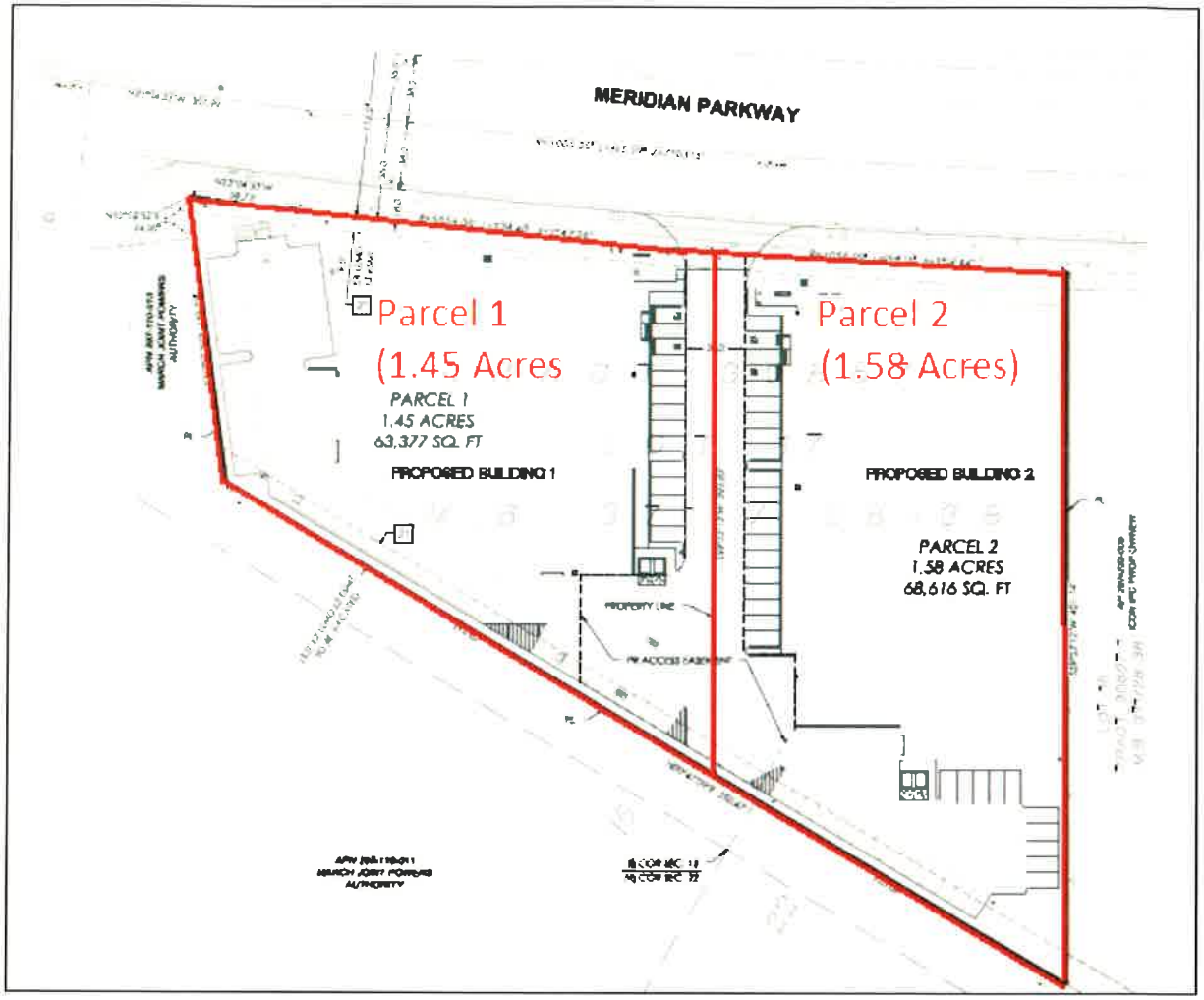


Project Description:

Today, the applicant is requesting the approval of Tentative Parcel Map 19-02 for Parcel Map 37693, a proposed two-lot Parcel Map for the purposes of creating one (1) new parcel for the purposes of separating the ownership of the previously approved two industrial buildings located on the site. Parcel 1 consists of 1.45 acres, and Parcel 2 consists of 1.58 acres. The parcels, as previously approved, share one-single access point that acts as the sole primary access for both parcels. As conditioned, the applicant is required to prepare a cross-access easement agreement allowing both parcels exclusive rights to the shared driveway, as well as

CC&R's for the purpose of maintaining common landscaping, water quality basins and driveways, prior to the recordation of the Final Map.

FIGURE 4: PROPOSED TENTATIVE PARCEL MAP 19-02



ALUC Review:

On May 14, 2020, the Riverside County Airport Land Use Commission (ALUC) found the project, including the two-lot parcel map, to be Consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan as conditioned. The ALUC conditions were incorporated into the overall Conditions of Approval for the approved project (Development Plan 19-06). No additional conditions of approval are necessary as the conditions for the overall project have been previously adopted.

Surrounding Area/Land Use:

The approved development site is located within the March Business Center Specific Plan and is given the Zone Designation of Industrial (Ind). Listed below is the surrounded areas and their land use designation and zoning:

Location	GP Designation/Zoning	Existing Land Use
North	Industrial	Parcel A of the Meridian West Lower-Plateau/Authority Way
West	Industrial	Industrial Building (Building 3 of the Meridian West Lower-Plateau project
South	Industrial (SP-1) Industrial	Industrial Building
East	Industrial (SP-1) Industrial	Industrial Buildings

Compliance with Development Standards:

Although the project was previously approved, staff must ensure that the map will not cause nonconformity with respect to the development code standards listed within the Development Code and the Specific Plan. The proposed project is located within the March Business Center Specific Plan and is subject to the development standards within the SP and Design Guidelines for the Industrial Zone Designation.

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Gross Site Area	30,000 square feet (minimum)	132,422 sf (3.04 acres)
Number of Buildings (range in size)	2	Building 1: 24,823 sf Building 2: 36,7850 sf Total: 61,608 sf
Floor Area Ratio (Maximum)	45% or 66,211 sf	43% or 61,608 sf
Setbacks (both Buildings)	Front: 20 feet Interior side: 0 ft. Street side: 20 ft. Rear: 25 ft.	Front: 20 ft. Interior side: 8 ft. – 25 ft. Street side: No Street Adjacent Rear: 28 ft. to 40+ ft.
Landscape Required (Minimum)	10% or 13,242 sf	16% or 20,817 sf (includes LLMD easement area).
Building Height (Maximum)	35 ft./ 2 stories	28 ft. (Building 1), 30 ft (Building 2)
Parking	80 +/- stalls	113 stalls

CEQA Analysis:

Findings Under State CEQA Guidelines Section 15061 (b)(3): Tentative Parcel Map 20-03 is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 19-02 does not propose any new construction activities as two previously approved buildings are already approved under a separate action by the March Design Implementation Committee. Rather, Tentative Parcel Map 19-02 simply splits the existing parcel with two buildings into two lots, allowing the ownership of each building to remain separate. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 19-02 does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-06.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-22 Approving Tentative Parcel Map 19-02 (TPM 19-02) subdividing an existing 3.04-parcel located within the March Business Center Specific Plan, Unit 1 (U1), Lot 17, into two parcels, creating one (1) new parcel; and.
2. Direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 20-22.
   - Exhibit A: Proposed Tentative Parcel Map 19-02
   - Exhibit B: Conditions of Approval
2) Notice of Exemption.

Preparation Date: September 17, 2020

RESOLUTION #JPA 20-21

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING TENTATIVE PARCEL MAP 20-05 (PARCEL MAP 37956) SUBDIVIDING LOT 6 OF THE MARCH BUSINES CENTER SPECIFIC PLAN MERIDIAN SOUTH CAMPUS INTO FOUR PARCELS, CREATING THREE NEW PARCELS FOR THE EAGLE BUSINESS CENTER

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code; and

WHEREAS, the March JPA is comprised of the member entities of the County of Riverside, the City Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base was placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States, recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 of the State of California, effective on September 19, 1996; and

WHEREAS, pursuant to Government Code section 6502 and section 1 of the joint powers agreement, as amended, the member entities have delegated to the March JPA the power and authority to create a joint planning agency pursuant to Government Code section 65101 to exercise the powers and perform the duties set forth in Division 1 of Title 7 (commencing with section 65000) of the Government Code for the March Air Force Base ("MJPA Planning Area"); and

WHEREAS, on October 24, 2018, the March Joint Powers Commission approved Amendment 7 of Specific Plan 1 (known collectively as the March Business Center Land Swap Project) and Tentative Tract Map 18-01 (Tract Map 30857-9) which included the creation of Lot 6 of the Meridian South Campus; and

WHEREAS, Tract Map 30857-9 of the Meridian South Campus included Lot 6, which consists of 19.84 acres and is located within the Business Park Zone and Land Use Designation within the Specific Plan; and

WHEREAS, on April 8, 2020, the March Business Center Implementation Committee unanimously approved the Design Plan 19-05 for the Eagle Business Park which allowed for the development of four (4) buildings on 19.84 acres and included five driveways all located off Krameria Avenue to allow for 3 passenger car only driveways and 2 service driveways for trucks, with a total of 491 parking stalls; and

WHEREAS, the Applicant has requested approval of a Tentative Parcel Map "Parcel Map" (attached hereto as Exhibit "A") to subdivide Lot 6 of the Meridian South Campus

into four (4) lots creating 3 new parcels, consisting of Parcel 1 containing 6 acres, Parcel 2 containing 4.8 acres, Parcel 3 containing 3.1 acres, and Parcel 4 containing 5.1 acres; and

WHEREAS, the location of the Parcel Map is located within the Business Park (BP) Zone and General Land Use Plan Designation within the March Business Center Specific Plan, Meridian South Campus, and staff has found each of the proposed lots to be in conformance with minimum lot size requirements for the Business Park Zone; and

WHEREAS, additionally staff of the March JPA has reviewed the Tentative Parcel Map for compliance with the standards set forth in Chapter 9.05 of the March JPA Development Code and Section 66473.5 of the California Government Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3); and

WHEREAS, in June of 2020, the Applicant, Eagle Business Park, LLC, submitted an application Tentative Parcel Map 20-05 for Parcel Map 37956, subdividing 6 of the March Business Center Specific Plan, Meridian South Campus; and

WHEREAS, on September 23, 2020, the March Joint Powers Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Parcel Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the three previously approved buildings are already previously approved. Rather, Tentative Parcel Map 20-05 simply splits the existing parcel with four buildings into four lots, allowing the ownership of each building to remain separate. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-05 does not have the

potential for causing any new significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-05.

SECTION 3. In accordance with the Government Code section 66473.5 and March JPA Development Code Chapter 9.14, the March Joint Power Commission hereby makes the following findings in support of its approval of the Tentative Parcel Map:

1. The Parcel Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 20-21.

2. The Parcel Map is physically suitable for the existing development upon the property proposed to be subdivided.

3. The Parcel Map is physically suitable for the proposed density of development.

4. The Parcel Map design and proposed improvements will not cause serious public health problems.

5. The Parcel Map design will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

6. The Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

7. The effect of the Parcel Map on the housing needs of the region were considered and balanced against the public service needs of the residents of the local residents and available fiscal and environmental resources.

SECTION 4. This Resolution shall be effective immediately upon adoption.

PASSED, APPROVED, and ADOPTED this 23rd day of September 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-22 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on September 23, 2020 by the following vote:

Ayes:	Hewitt, Vargas, Melendrez, Jeffries, Thornton, Conder, Rogers, Baca
Noes:	None
Abstain:	None
Absent:	None

Dated: September 23, 2020



Carey L. Allen, CMC, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

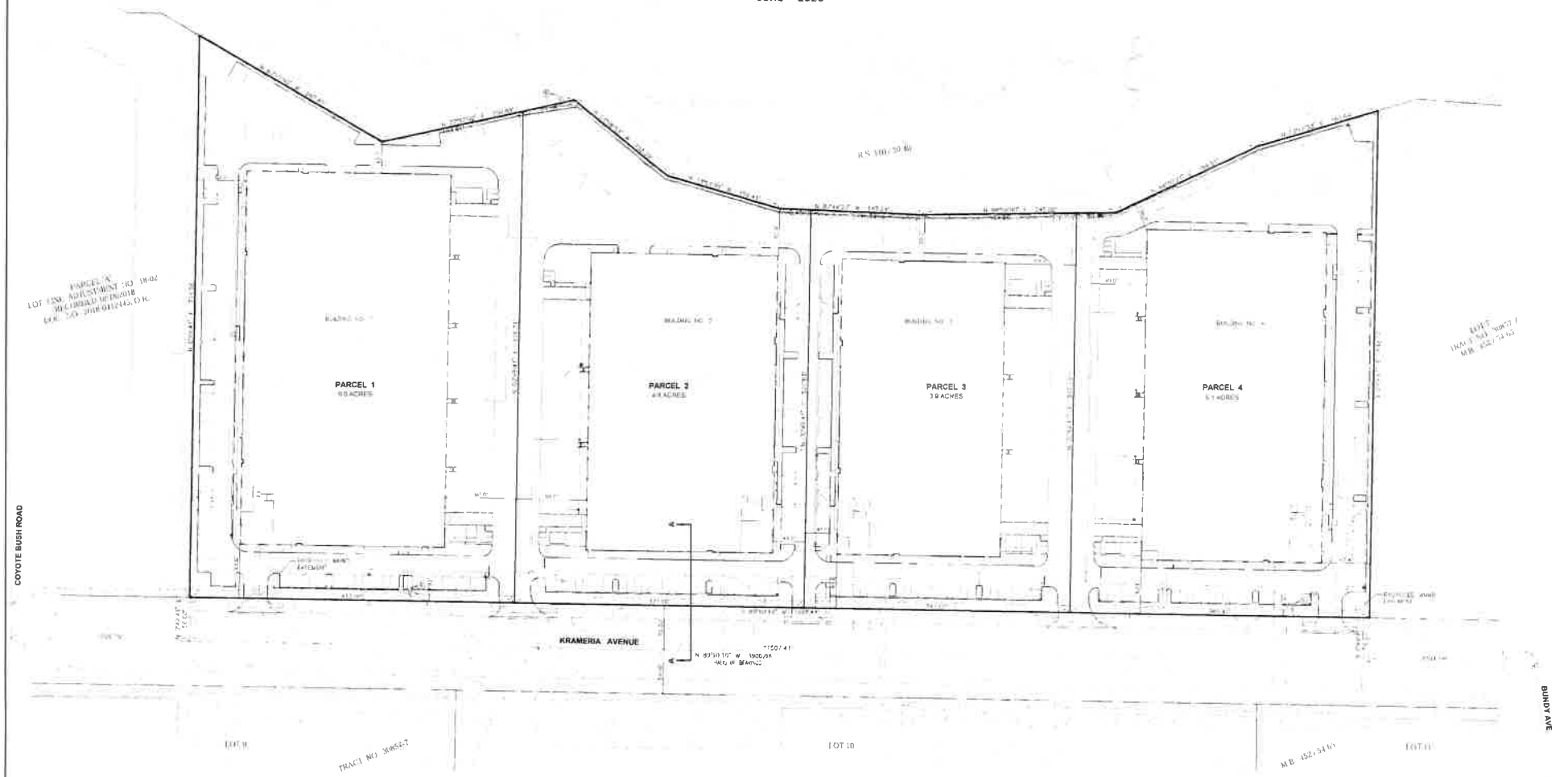
TENTATIVE PARCEL MAP 20-05 FOR PARCEL MAP 37956

(Attached)

TENTATIVE PARCEL MAP NO. 37956

IN THE PLANNING JURISDICTION OF MARCH JOINT POWERS AUTHORITY
WITHIN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
STATE OF CALIFORNIA

ASSESSOR PARCEL NO.: 294-100-012, 013 & 014
19.8 ACRES GROSS
JUNE 2020



LEGAL DESCRIPTION

EASEMENT NOTES

SITE DATA

FLOOD ZONE

PARCEL MAP DATA

GROSS AREA	19.8 ACRES	864,229 SQ. FT.
PARCEL 1	6.3 ACRES	260,454 SQ. FT.
PARCEL 2	4.8 ACRES	210,178 SQ. FT.
PARCEL 3	3.9 ACRES	172,770 SQ. FT.
PARCEL 4	5.1 ACRES	220,866 SQ. FT.

APPLICANT/OWNER/DEVELOPER

LAND SURVEYOR

LEGEND

SECTION A-A

WALDEN & ASSOCIATES

TENTATIVE
PARCEL MAP NO. 37956

EAGLE BUSINESS PARK
MARCH JOINT POWERS AUTHORITY
RIVERSIDE COUNTY, CALIFORNIA

JOB NUMBER
DATE
DRAWN
CHECKED
SHEET 1 OF 1

EXHIBIT "B"

CONDITIONS OF APPROVAL

(Attached)

Conditions of Approval
Tentative Parcel Map 37956
TPM 20-05

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map 37956 (TPM 20-05).

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. The Tentative Tract Map approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-1, A7. Requirements of the March Business Center Specific Plan, Meridian South Campus, including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. This project is subject to the Mitigation Monitoring and Reporting Program for the Certified Environmental Impact Report for the March Business Center Design Guidelines and the March Business Center Specific Plan FEIR (SCH #2002071089).

6. The site shall be developed in accordance with the approved Design Plan 19-05, the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director or designee. Building elevations shall comply with the color scheme and materials approved with the Design Plan 19-05. (MJPA 9.14.020)

7. The recordation of the Final Parcel Map 37956 shall include a cross-access agreement providing permanent driveway access for all parcels in perpetuity.

8. Prior to the recordation of Final Parcel Map 37956, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, if any, are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

9. The project shall adhere to the conditions of the original Parcel Map 37693 including dedication of all street improvements (if any).

10. The Final Tract Map shall be submitted to JPA for review and approval.

11. All monuments shall be set prior to recordation or in lieu fee deposited with JPA (if any).

12. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

NOTICE OF EXEMPTION

TO: ☐	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM: (Public Agency)	Public Agency/Lead Agency: March Joint Powers Authority Contact: Mathew W. Evans Phone: (951) 656-7000
☒	Clerk of the Board of Supervisors or County Clerk County of:	Address	14205 Meridian Parkway, Suite 140, Riverside, CA 92518

1.	Project Title:	Tentative Parcel Map 20-05
2.	Project Applicant:	Eagle Business Park, LLC
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Lot 6 of the March Business Specific Plan, Meridian South Campus, which is located approximately 0.5 miles west of the intersection of Krameria Avenue and Village West Drive, approximately 2,000 feet south of the intersection at Krameria Avenue and Coyote Bush Road, approximately 2 miles west of the intersection of Van Buren Boulevard and the I-215 Freeway, and approximately 1,700 feet south the Orangecrest residential development in the adjacent City of Riverside (APN's 294-100-012, 013 and 014).
4.	(a) Project Location – City:	(b) Project Location – County: Unincorporated Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Parcel Map 20-05 (Parcel Map 379565) proposes to split the existing Lot 6 of the March Business Center Specific Plan, Meridian South Campus (an existing 19.84-acre site, APN's 294-100-012, 013 and 014) into four (4) new parcels for the purpose of separating the ownership of four (4) recently approved speculative buildings located on site. Parcel 1 consists of 6 acres, Parcel 2 consists of 4.8 acres, Parcel 3 consists of 3.9 acres, and Parcel 4 consists of 5.1 acres
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Eagle Business Park, LLC Attn: Chris Kwasizur, Operon Group 4 Upper Newport Plaza 100 Newport Beach, CA 92660
8.	Exempt status: (check one)	

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

	(a)	☐	Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b)	☐	Not a project.	
	(c)	☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d)	☒	Categorical Exemption. State type and section number:	State CEQA Guidelines Section 15061 (b)(3).
	(e)	☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(f)	☐	Statutory Exemption. State Code section number:	
	(g)	☐	Other. Explanation:	
9.	Reason why project was exempt:			
10.	Lead Agency Contact Person:			Mathew W. Evans, Planning Director
	Telephone:			951-656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.			
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐			
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☒ If yes, the date of the public hearing was: _____			

Signature:_____ Date:_____ Title:_____

Name:

☐ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 9b

Meeting Date: September 23, 2020

Action: **ADOPT RESOLUTION #JPA 20-21 APPROVING TENTATIVE PARCEL MAP 20-05 (TPM 20-05) SUBDIVIDING AN EXISTING 19.84- ACRE PARCEL LOCATED WITHIN THE MARCH BUSINESS CENTER, MERIDIAN SOUTH CAMPUS SPECIFIC PLAN, LOT 6 INTO FOUR PARCELS, CREATING THREE NEW PARCELS AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

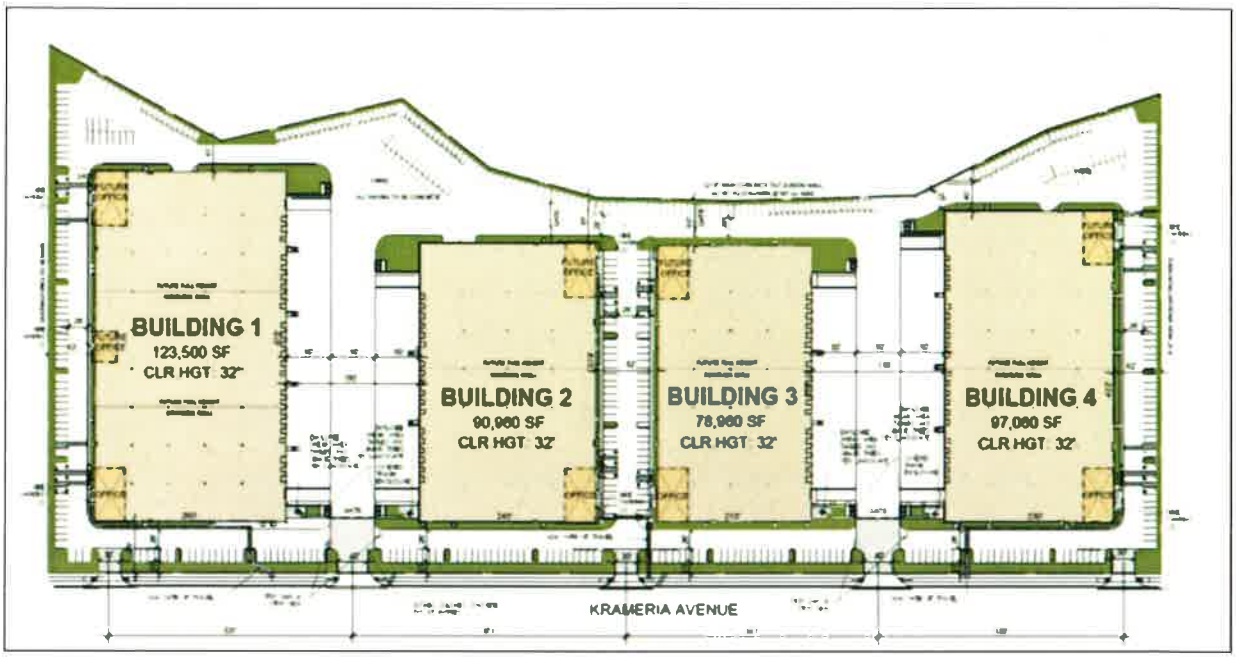
Motion: Move to Adopt Resolution #JPA 20-21 Approving Tentative Parcel Map 20-05 (TPM 20-05) subdividing an existing 19.84- acre parcel located within the March Business Center, Meridian South Campus Specific Plan, Lot 6 into four parcels, creating three new parcels and Direct Staff to File a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Applicant: Eagle Business Park, LLC.

Background:

On October 24, 2018, the March Joint Powers Commission approved Amendment 7 of Specific Plan 1 (known collectively as the March Business Center Land Swap Project) and Tentative Tract Map 18-01 (Tract Map 30857-9) which included the creation of the 19.84-acre Lot 6 of the Meridian South Campus. On April 8, 2020, the March Business Center Implementation Committee unanimously approved the Design Plan 19-05 for the Eagle Business Park. The approvals allowed for the development of four (4) buildings on 19.84-acres. The business park is designed to accommodate a combination of both Business Enterprise (warehouse uses under 50,000 sf) and Light Manufacturing uses consistent with the Permitted Uses Table III-I on page III-11 and Table III-2 on page III-14 of the March Business Center Specific Plan (SP-1, A7), including five driveways all located off Krameria Avenue to allow for 3 passenger car only driveways and 2 service driveways for trucks, with a total of 491 parking stalls.

FIGURE 1: PREVIOUSLY APPROVED SITE PLAN



Project Location

The approved project is located on Lot 6 of the March Business Specific Plan, Meridian South Campus, which is located approximately 0.5 miles west of the intersection of Krameria Avenue and Village West Drive, approximately 2,000 feet south of the intersection at Krameria Avenue and Coyote Bush Road, approximately 2 miles west of the intersection of Van Buren Boulevard and the I-215 Freeway, and approximately 1,700 feet south the Orangecrest residential development in the adjacent City of Riverside.

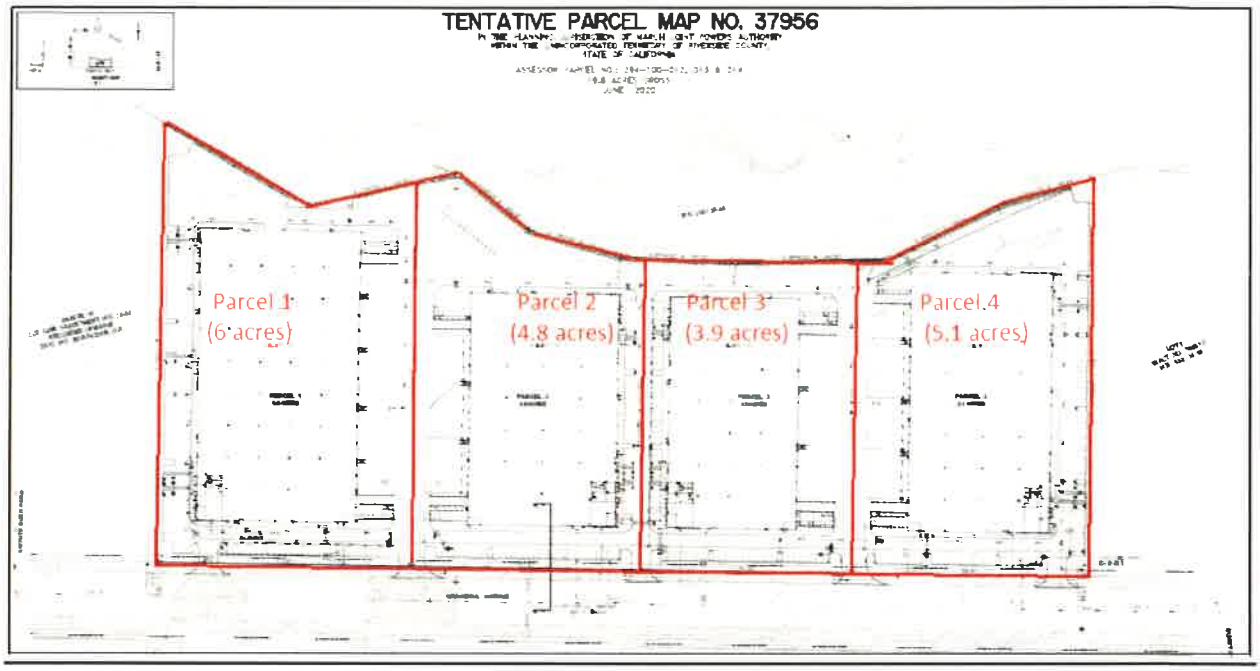
FIGURE 2: LOCATION MAP



Project Description:

Tentative Parcel Map 20-05 (Parcel Map 379565) proposes to split an existing 19.84-acre site (APN's 294-100-012, 013 and 014) into four (4) new parcels for the purpose of separating the ownership of four (4) recently approved speculative buildings located on site. Parcel 1 consists of 6-acres, Parcel 2 consists of 4.8-acres, Parcel 3 consists of 3.9-acres, and Parcel 4 consists of 5.1-acres (see Figure 3, proposed Tentative Parcel Map 20-05 below).

FIGURE 3: PROPOSED TENTATIVE PARCEL MAP 20-05



Surrounding Area/Land Use:

The approved development site is located within the March Business Center, Meridian South Campus Specific Plan and is given the Zone Designation of Business Park (BP). Listed below is the surrounded areas and their land use designation and zoning:

Location	GP Designation/Zoning	Existing Land Use
North	**Parks/ Recreation/ Open Space (Least Bell's Vireo Conservation Area)**	**Park/Open Space**
West	Specific Plan Amendment (SP-1, A7), Business Park	Industrial
South	**Specific Plan Amendment (SP-1) Industrial**	**Industrial**
East	Specific Plan Amendment (SP-1) Industrial	Industrial

Compliance with Development Standards:

Although the project was previously approved, staff must ensure that the map will not cause nonconformity with respect to the development code standards listed within the Development

Code and the Specific Plan. The proposed project is located within the March Business Center Specific Plan and is subject to the development standards within the SP and Design Guidelines for the Business Park (BP) Zone Designation.

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Gross Site Area	30,000 square feet (minimum)	864,228 sf
Number of Buildings (range in size)	N/A	Building 1: 123,500 sf Building 2: 90,960 sf Building 3: 78,960 sf Building 4: 97,060 sf
Floor Area Ratio (Maximum)	45%	45%
Setbacks	Front: 20 feet Interior side: 0 ft. Street side: 20 ft. Rear: 25 ft.	Front: 84 ft. Interior side: 62 ft. –63 ft. Street side: No Street Adjacent Rear: 40 ft. to 132 ft.
Landscape Required (Minimum)	10%	10.20%
Building Height (Maximum)	35 ft./ 2 stories*	40 ft./ 1 story
Parking	490 stalls	491 stalls

* Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height.

ALUC Review:

The proposed development is located within the Compatibility Zone C2 (Flight Corridor Zone) of the Airport Compatibility Plan. Development must comply with an average of 200 people/acre and 500 people/in the most concentrated single acre, which the project is compliant based on a previous analysis within the Design Plan 19-05. Because none of the buildings within the project site exceed 50' in height, ALUC review of the project was not required.

CEQA Analysis:

Findings Under State CEQA Guidelines Section 15061 (b)(3): Tentative Parcel Map 20-05 is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 20-05 does not propose any new construction activities as the four previously approved buildings were already previously approved. Rather, Tentative Parcel Map 20-05 simply splits the existing parcel with four buildings into four lots, allowing the ownership of each building to remain separate. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-05 does not have the potential for causing any new

significant effects to the environment which was not previously analyzed in the Environmental Checklist for Design Plan 19-05.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-21 Approving Tentative Parcel Map 20-05 (TPM 20-05) subdividing an existing 19.84 acre parcel located within the March Business Center, Meridian South Campus Specific Plan, Lot 6 into four parcels, creating three new parcels; and.
2. Direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 20-21.
   Exhibit A: Proposed Tentative Parcel Map 20-05
   Exhibit B: Conditions of Approval
2) Notice of Exemption.

Preparation Date: September 17, 2020

RESOLUTION #JPA 20-18

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING TENTATIVE PARCEL MAP 20-03 FOR CONDOMINIUM PURPOSES FOR THE MS VAN BUREN II BUSINESS PARK, AN EXISTING DEVELOPMENT COMPRISED OF 13 BUILDINGS ON 13.60 ACRES LOCATED IN THE SOUTHERN PORTION OF THE MERIDIAN NORTH CAMPUS SPECIFIC PLAN (SP-5)

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, in August 2010, the Authority approved the Meridian Specific Plan Amendment (SP-5), which implemented revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and land use designations; and

WHEREAS, on September 12, 2018, the Authority made findings and adopted Resolution #JPA 18-18 for an Addendum to the certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SCH# 2009071069) pursuant to the California Environmental Quality Act ("CEQA") for the development of the MS Van Buren II project comprised of 13.60 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5).

WHEREAS, on September 12, 2018, the Authority adopted Resolution #JPA 18-19 adopting General Plan Amendment No. 17-02 (GPA 17-02), Plot Plan 17-05 (PP 17-05), and Conditional Use Permit (CUP 17-08), (CUP 17-10), (CUP 17-11), (CUP 17-12), (CUP 17-13), (CUP 17-14), (CUP 17-15) and (CUP 17-16) for the MS Van Buren II Project comprised of 13.60 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5).

WHEREAS, on September 26, 2018, the Authority adopted Ordinance #JPA 18-03 for Amendment No. 4 to the Meridian North Campus Specific Plan (SP-5). The Specific Plan Amendment allowed for the zone change to approximately 10.85 acres from Office to Mixed Use. 2.75 acres was to remain as Office zoning.

WHEREAS, on April 11, 2019, the March Joint Powers Authority Planning Director approved a Determination of Substantial Conformance No. 1 for minor changes to the previously approved Plot Plan (PP 17-05) consistent with Section 9.02.280 of the March JPA Development Code;

WHEREAS, on December 11, 2019, the Authority adopted Ordinance #JPA 19-04 for Amendment No. 5 to the Meridian North Campus Specific Plan (SP-5). The Specific Plan Amendment allowed for the zone change to approximately 9.85 acres – 7.12 acres for the MS Prime Six project and 2.75 acres for the MS Van Buren II project; and

WHEREAS, on May 22, 2020, the March Joint Powers Authority Planning Director approved a Determination of Substantial Conformance No. 2 for minor changes to the previously approved Plot Plan (PP 17-05) consistent with Section 9.02.280 of the March JPA Development Code;

WHEREAS, MS Van Buren II LLC c/o Silagi Development ("Applicant") proposes a Tentative Parcel Map 37901 (TPM 20-03) for condominium purposes for the MS Van Buren II Business Park. A development consisting of 13 building on 13.60 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5) totaling 16,593 square feet; and

WHEREAS, on February 27, 2020, the Applicant submitted Tentative Parcel Map 37901 (TPM 20-03) land use application for condominium purposes; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Final Subsequent Environmental Impact Report for the Meridian North Campus Specific Plan (SP-5) (SCH # 2009071069) ("FEIR"); and

WHEREAS, the Addendum to the FEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines and Resolution #JPA 18-19 adopted the Addendum to the FEIR for the MS Van Buren II Business Park development; and

WHEREAS, on July 22, 2020, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Tentative Parcel Map 20-03, at which time all persons wishing to testify in connection with the Tentative Parcel Map 20-03 were heard and the Tentative Parcel Map 20-03 was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Commission finds Tentative Parcel Map 20-03 exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-

sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 20-03 does not propose any new construction activities as the thirteen previously approved buildings are already under construction. Rather, Tentative Parcel Map 20-03 for condominium purposes is proposed to create separate air space for each building. The condominium map will allow individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-03 does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Initial Study for Plot Plan 17-05. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

SECTION 3. Findings for Tentative Parcel Map 20-03 (TPM 20-03). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Tentative Parcel Map 20-03 (TPM 20-03), 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 20-03 (TPM 20-03) is consistent with the March JPA General Plan and the Meridian North Campus Specific Plan (SP-5) because the previously entitled MS Van Buren II Business Park complies with the SP-5 Mixed Use zoning designation to accommodate office, retail, and business enterprise uses and by approving TPM 20-03, it will not affect the intended uses of the site; and

2. The design or improvement of the Tentative Parcel Map 20-03 (TPM 20-03) is consistent with applicable March JPA General Plan and Meridian North Campus Specific Plan (SP-5) and through the approval of TPM 20-03, no changes will occur to the intended design or to the site improvements; and

3. The site of the Tentative Parcel Map 20-03 (TPM 20-03) is currently under construction and is physically suitable to create separate air space for each building. The purpose of TPM 20-03 is to allow the sale and ownership of each building within the MS Van Buren II Business Park; and

4. The site of the Tentative Parcel Map 20-03 (TPM 20-03) is physically suitable for the proposed density of development because the parking ratios used to determine auto parking required for the MS Van Buren II Business Park is Warehouse at 1 per 1000 sf, Office at 1 per 330 sf, Restaurant (sit down) at 1 per 125 sf, and Other Commercial (i.e. Retail) at 1 per 350 sf. Through implementation of these parking ratios, a total of 316 parking stalls are required, however 481 parking stalls are provided, which exceeds the Specific Plan requirement. By approving Tentative Parcel Map 20-03, no changes to the density of development will be granted but to allow for the sale and ownership of the 13 individual buildings; and

5. The design of the Tentative Parcel Map 20-03 (TPM 20-03) or its proposed purpose are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat because no subdivision 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 (TPM 20-03) or its proposed purpose 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 20-03 (TPM 20-03) and its purpose 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. Tentative Parcel Map 20-03 (TPM 20-03) and the associated design and improvements are consistent with all applicable ordinances as the Project is designed consistent with the provisions and standards of the Meridian North Campus Specific Plan (SP-5) adopted ordinances of the March JPA; and

10. The purpose of Tentative Parcel Map (TPM 20-03) is to create separate air space for each building. The map will allow for the sale and ownership of each building; and

11. The discharge of waste into an existing sewer system from the previously approved development in Tentative Parcel Map 20-03 (TPM 20-03) 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 20-03 (TPM 20-03) 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 MS Van Buren II Business Park will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

SECTION 4. Approval of Tentative Parcel Map (TPM 20-03). 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 Tentative Parcel Map (TPM 20-03), as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "B", attached hereto and incorporated herein by this reference.

SECTION 5. Notice of Exemption. The Commission directs March JPA staff to prepare, execute, and file a Notice of Exemption with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 7. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 8. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 22nd day of July, 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-18 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on July 22, 2020, by the following vote of the Commission:

Ayes:	Conder, Jeffries, Vargas, Thornton, Hewitt, Rogers, Baca
Noes:	None
Abstain:	Melendrez
Absent:	None

Dated: July 22, 2020

Cindy Camargo

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

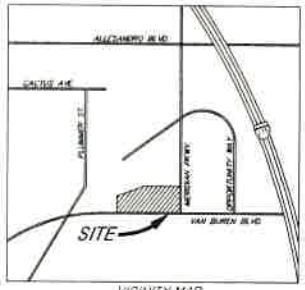
Tentative Parcel Map (TPM 20-03)

TENTATIVE PARCEL MAP NO. 37901

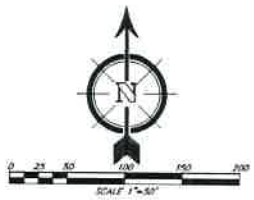
FOR CONDOMINIUM PURPOSES

BEING A DIVISION OF NOTICE OF LOT LINE ADJUSTMENT NO. 18-01 RECORDED 9/19/18 AS DOC. NO. 2019-0368666, O.R. RIV. CO., CA., IN A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.

SDH AND ASSOCIATES, INC. MAY 2020



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 716, POINT, GRID H-5 & H-6



LEGEND

- EX. PROPERTY BOUNDARY
- CENTERLINE
- 1280 EXISTING CONTOUR LINE
- PROPOSED PARCEL LINE

OWNER/APPLICANT

MS VAN BUREN II, LLC
101 HODENCAMP RD, SUITE 200
THOUSAND OAKS, CA 91360
TEL: (805) 494-7704

ENGINEER

SDH & ASSOCIATES, INC
14060 MERIDIAN PARKWAY
RIVERSIDE, CA. 92518
VOICE: (951) 683-3691
FAX: (951) 788-2314

LEGAL DESCRIPTION

PARCELS "A" THROUGH "D" OF NOTICE OF LOT LINE ADJUSTMENT NO. 18-01, REC. 09/19/18, AS DOC. NO. 2019-0368666 O.R. RIV. CO. CA.

APN

294-050-053 THROUGH -056,
294-050-065 THROUGH -068

SOURCE OF TOPO

AERIAL TOPOGRAPHY
BY: AEROMEDIAD MAPPING
DATED: 11-25-18

SURROUNDING ZONING

NORTH: IND/BP - INDUSTRIAL/ BUSINESS PARL
EAST: IND/MU - INDUSTRIAL/ MIXED USE
SOUTH: RIVERSIDE NATIONAL CEMETERY
WEST: BUSINESS PARK AND UNZONED - JPA

ZONING AND LAND USE

EXISTING ZONING: MULTI-USE AND COMMERCIAL
PROPOSED ZONING: MULTI-USE AND COMMERCIAL
EXISTING LAND USE: VACANT

SURROUNDING LAND USE

NORTH: INDUSTRIAL
EAST: INDUSTRIAL
SOUTH: RIVERSIDE NATIONAL CEMETERY
WEST: VACANT

UTILITY PURVEYORS

WATER: WMWD
GAS: SOCAL GAS
ELECTRICAL: SO. CAL. EDISON
TELEPHONE: PACIFIC BELL
SEWER: WMWD
CABLE: CHARTER

EASEMENTS AND COVENANTS

A 20' WIDE LANDSCAPE AND MAINTENANCE EASEMENT IN FAVOR OF MARCH JOINT POWERS AUTHORITY PER TRACT NO. 30857-4 M.B. 435/6-14.

B LANDSCAPE AND MAINTENANCE EASEMENT IN FAVOR OF MARCH JOINT POWERS AUTHORITY PER TRACT NO. 30857-4 M.B. 435/6-14

C INDICATES RESTRICTED ACCESS RIGHTS IN FAVOR OF MARCH JOINT POWERS AUTHORITY PER TRACT NO. 30857-4 M.B. 435/6-14 AND BY EASEMENT RECORDED DECEMBER 20, 2010, AS DOCUMENT NO. 2010-0608540, O.R. RIV. CO., CA.

D INDICATES AN EASEMENT FOR POTABLE WATER FACILITIES, NON-POTABLE WATER FACILITIES, WASTEWATER FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY, RECORDED SEPTEMBER 30, 2003 AS DOCUMENT NO. 2002-343343, O.R. RIV. CO., CA. SAID EASEMENT BEING BLANKET IN NATURE.

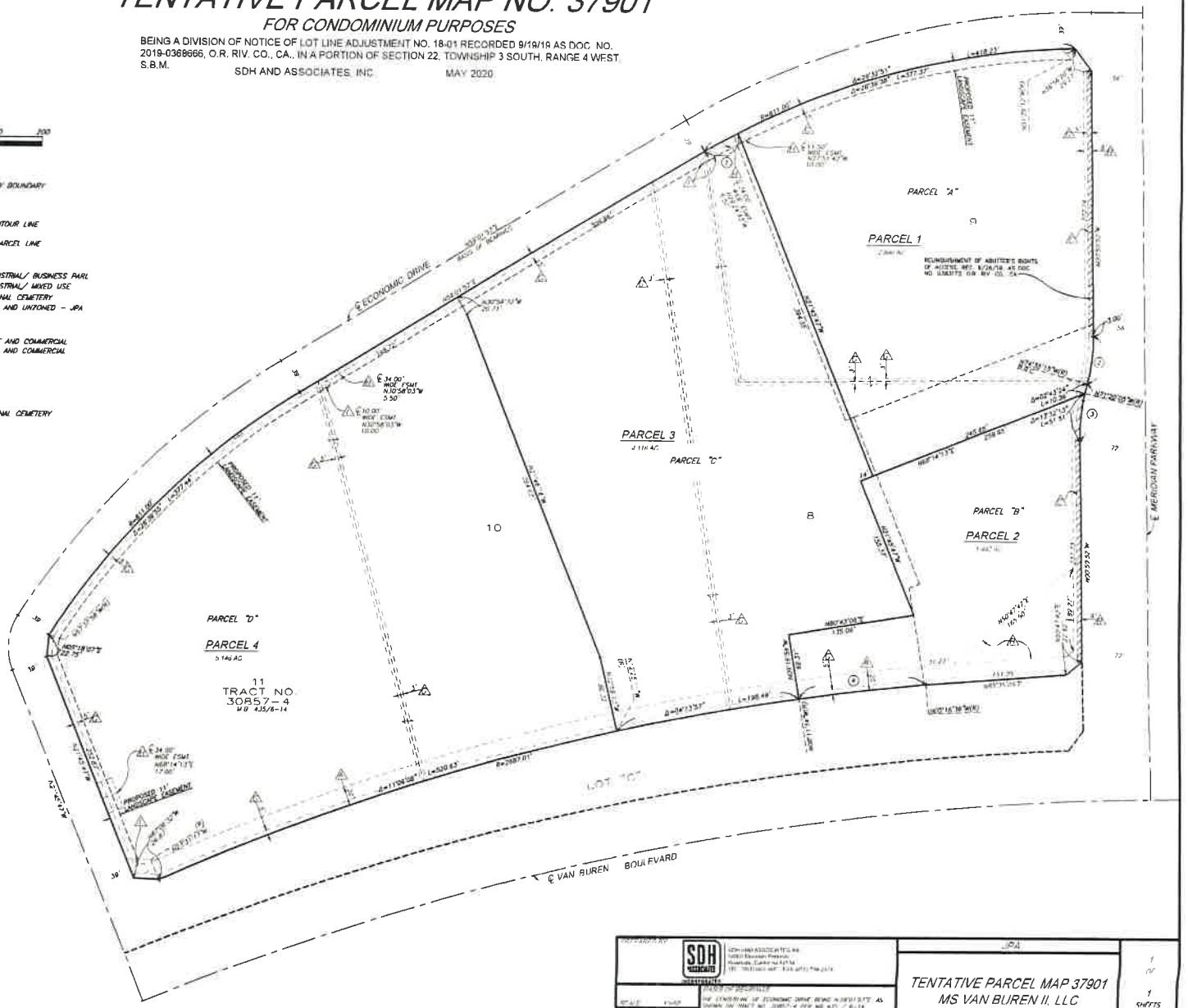
E COVENANT AND AGREEMENT FOR DRILLING PURPOSES IN FAVOR OF UNITED STATES OF AMERICA, RECORDED MAY 25, 2001 AS DOCUMENT NO. 2001-234433 AND MARCH 31, 2003 AS DOCUMENT NO. 2002-145427, BOTH O.R. RIV. CO., CA. SAID EASEMENTS BEING BLANKET IN NATURE

F INDICATES AN AVIGATION EASEMENT IN FAVOR OF MARCH JOINT POWERS AUTHORITY RECORDED JUNE 16, 2006 AS DOCUMENT NO. 2006-0410008, DOCUMENT NO. 2006-0410248 AND RECORDED NOVEMBER 19, 2007 AS DOCUMENT NO. 2007-704184, ALL O.R. RIV. CO., CA. SAID EASEMENT BEING BLANKET IN NATURE.

G INDICATES AN EASEMENT FOR PUBLIC UTILITY (INTERNET SYSTEM FACILITIES) IN FAVOR OF VERIZON CALIFORNIA INC., RECORDED MARCH 27, 2012 AS DOCUMENT NO. 2012-0140615, O.R. RIV. CO., CA

H INDICATES AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED FEBRUARY 18, 2015 AS DOCUMENT NO. 2015-0065034, O.R. RIV. CO., CA.

INDICATES AN EASEMENT FOR TRANSPORTATION AND DISTRIBUTION OF NATURAL GAS AND COMMUNICATIONS IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED MAY 27, 2015 AS DOCUMENT NO. 2015-0219112, O.R. RIV. CO., CA



SDH & ASSOCIATES, INC.		TENTATIVE PARCEL MAP 37901 MS VAN BUREN II, LLC
SCALE: 1"=50'	BASIS OF BEARINGS: THE ℄ STATION'ING OF ECONOMIC DRIVE BEING N 89°01'37" E AS SHOWN ON TRACT NO. 30857-4 (PER MB 435/6-14)	SHEET 1 OF 1 SHEETS
DATE: MAY 2020		

EXHIBIT "B"

Conditions of Approval

EXHIBIT B

Conditions of Approval

Tentative Parcel Map 20-03: MS Van Buren II Business Park

Tentative Parcel Map 37901

PLANNING DEPARTMENT General Conditions:

1. This Tentative Parcel Map is approved, as shown in Exhibit A (dated May 2020) as approved by the March Joint Powers Commission on July 22, 2020.

2. This Tentative Parcel Map approval shall expire 36 months or three (3) years after such approval unless within that period of time a completed final map meeting all applicable conditions of approval shall have been filed with the March JPA Executive Director for completion of processing, approving and recording. Prior to the expiration date, the land divider may apply in writing for an extension of time. Each application shall be made to the March JPA Planning Director no more than 60 days prior to the expiration date of the tentative map and shall be accompanied by the fee set by the March Joint Powers Commission.(MJPA 9.14.080)

3. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

4. The site shall be developed in accordance with the approved Plot Plan (PP 17-05) on file with the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Plot Plan. (MJPA 9.14.020)

5. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approvals, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

6. This Tentative Parcel Map (TPM 20-03) is located within the Meridian North Campus Specific Plan SP-5. Requirements of the Specific Plan (SP-5) 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)

7. All new and existing utilities located on the site shall be under grounded. (MJPA 9.13.130)

8. Development shall abide by the building standards, intensity provisions, restrictions on use, population densities, and project noise attenuation requirements of the 2005 Air Installation Compatible Use Zone (AICUZ).

9. 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.

Planning Conditions to be Performed Prior to Final Parcel Map approval:

10. Prior to Final Parcel Map approval, the Project Applicant must meet the requirements of Section 9.14.090 Final Land Division Maps of the March JPA Development Code.

11. Prior to Final Parcel Map approval, the Project Applicant must submit a Master Covenant, Conditions and Restrictions to the March JPA for review and approval.

12. Prior to Final Parcel Map approval, the Project Applicant must submit a draft Reciprocal Access and Drainage Easement for review and approval.

13. Prior to Final Parcel Map approval, a 11-foot wide easement in favor of the March Joint Powers Authority will be dedicated along Economic Drive as shown in this Tentative Parcel Map (TPM 20-03).

14. Final Parcel Map 37901 shall convey an avigation easement to the March Inland Port Authority/March Air Reserve Base. To do so, please contact receptionist@marchjpa.com for further information.

MJPA PUBLIC WORKS DEPARTMENT

In a letter dated April 28, 2020, Trilake Consultants provided the following Conditions of Approval for the project: With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards and pursuant to the exhibits identified and shown on the site plan. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage course with appropriate Q's and that their omission may require the site plan to be resubmitted for further consideration.

15. The project shall adhere to the conditions of the original Tract Map 30857 including dedication of all street improvements. Dedications shall be free from all encumbrances as approved by the Public Works Engineer.

16. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the Public Works Engineer.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

17. 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.

18. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

    a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

    b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

    c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

    e) Children's schools day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.

19. The following notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice.

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)

20. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall be utilized in project landscaping.

21. 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.

22. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

23. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study No. 2017-AWP-8057 through 8067-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with the FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

24. The proposed buildings shall not exceed a height of 36 feet above ground level and a maximum elevation at top point of 1,607 feet above mean sea level.

25. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration;

provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

26. Temporary construction equipment used during actual construction of the building shall not exceed 36 feet in height and a maximum elevation of 1,607 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

27. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

28. The project does not proposed 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.

29. The maximum square footage of restaurant dining area permitted within the Retail Building is 1,110 square feet on 1.44 acres (Parcel 2). No other Type A occupancies shall be permitted within the retail building without subsequent evaluation as to consistency with the applicable ALUCP.

30. Buildings 1 through 5 on 4.12 acres (Parcel 3) proposes 7,996 square feet of office area and 57,654 square feet of manufacturing area. No other Type A occupancies shall be permitted within the retail building or changes to the parcel size within subsequent evaluation as to consistency with the applicable ALUCP.

31. Buildings 6 through 9 on 5.15 acres (Parcel 4) proposes 14,332 square feet of office area and 38,929 square feet of manufacturing area. No other Type A occupancies shall be permitted within these buildings or changes to the parcel size without subsequent evaluation as to consistency with the applicable ALUCP.

32. Buildings 10 through 12 on 2.90 acres (Parcel 1) proposes 32,628 square feet of office area. No other Type A occupancies shall be permitted within these buildings or changes to the parcel size without subsequent evaluation as to consistency with the applicable ALUCP.

    For Buildings 10, 11, and 12 only:

33. The Federal Aviation Administration conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos 2019-AWP-1147 through 1149-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular

70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

34. The proposed buildings shall not exceed a height of 20 feet above ground level and a maximum elevation at top point of 1,592 feet above mean sea level.

35. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

36. Temporary construction equipment used during actual construction of the building shall not exceed 20 feet in height and a maximum elevation of 1,592 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the form 7460-1 process.

37. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

38. Any roof-top mounted equipment or change in height that exceeds a total height of 36 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

Attachment 8
Notice of Exemption.

NOTICE OF EXEMPTION

TO:	FROM: (Public Agency)
☒ Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	March Joint Powers Authority
☒ Clerk of the Board of Supervisors or County Clerk County of: Riverside	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

1.	Project Title:	Tentative Parcel Map 20-03 (TPM 20-03) for condominium purposes for the MS Van Buren II Business Park
2.	Project Applicant:	MS Van Buren II, 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):	Street Address: 21750 -21880 Van Buren Boulevard Riverside, CA 92518 Cross streets: Meridian Parkway and Van Buren Boulevard
4.	(a) Project Location – City:	(b) Project Location – County: County of Riverside
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Parcel Map 20-03 (TPM 20-03) for condominium purposes was approved to create separate air space for each of the thirteen buildings previously approved as part of the MS Van Buren II Business Park. The condominium map will allow individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility. In addition to the condominium conversion described above, the parcel map will make minor adjustments to internal parcels lines to better align with existing parking lot improvements.
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	MS Van Buren II, LLC 16130 Ventura Blvd. Suite 510 Encino, CA 91436
8.	Exempt status: (check one)	
	(a) ☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
	(b) ☐ Not a project.	

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951) 656-7000 ★ FAX (951) 653-5558
E-MAIL info@marchjpa.com ★ WEBSITE www.marchjpa.com

(c)	☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	☒	Categorical Exemption. State type and section number:	Per State CEQA Guidelines Section 15061 (b)(3) The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment."
(e)	☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	☐	Statutory Exemption. State Code section number:	
(g)	☐	Other. Explanation:	
9.	Reason why project was exempt:		The March Joint Powers Commission finds Tentative Parcel Map 20-03 exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 20-03 does not propose any new construction activities as the thirteen previously approved buildings are already under construction. Rather, Tentative Parcel Map 20-03 for condominium purposes was approved to create separate air space for each building. The condominium map allows individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-03 does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Initial Study for Plot Plan 17-05. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.
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 hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☐		
	If yes, the date of the public hearing was: July 22, 2020		

Signature:_____ Date:_____ Title:_____

Name:

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951) 656-7000 ★ FAX (951) 653-5584
E-MAIL: info@rctlma.org ★ WEBSITE: www.rctlma.org

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951) 686-7070 ★ FAX (951) 686-5358
E-MAIL: info@matthewsea.com ★ WEBSITE: www.matthewsea.com

Attachment 1
MS Van Buren II Business Park Approved Site Plan

TABULATION



LEGEND

- OFFICE
- WAREHOUSE
- 1 STORY OFFICE
- RETAIL
- DRIVE THRU DOOR



NORTH

HPA architecture

M S Development B - 13.60 acres

COUNTY of RIVERSIDE, CA

SDM

Lee & Associates

Job No. 16488.00

CONCEPTUAL COLORED SITE PLAN

01.06.2020

Attachment 2
Trilake Conditions of Approval dated April 28, 2020

CONDITIONS OF APPROVAL

MJ-098
April 28, 2020
Parcel Map 37901

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 Power Authority requirements and Standards and pursuant to exhibits identified and shown on site plan. It is understood that the site plan correctly shows all existing and proposed easements, traveled ways, rights-of-way, and drainage course with appropriate Q's and that their omission may require the site plan to be resubmitted for further consideration.

1. The project shall adhere to the conditions of the original Tract Map 30857 including dedication of all street improvements. Dedications shall be free from all encumbrances as approved by the Public Works Engineer.
2. Associated existing signing and striping shall be refreshed and any appurtenances damaged or broken during development of this project shall be repaired or removed and replaced by the developer/property owner to the satisfaction of the Public Works Engineer.

Stuart E. McKibbin
MJPA Engineer

Attachment 3
Riverside County Fire Department Correspondence dated
April 01, 2020

Lauren Sotelo

From: Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>
Sent: Wednesday, April 01, 2020 1:56 PM
To: Lauren Sotelo
Subject: RE: TPM20-03

Thank you Lauren. I do not have any comments or additional conditions.

Adria Reinertson
Deputy Fire Marshal/Office of the Fire Marshal
CAL FIRE/Riverside County Fire Department
Direct: 951-955-5272 | Main: 951-955-4777

From: Lauren Sotelo <sotelo@marchjpa.com>
Sent: Wednesday, April 1, 2020 12:05 PM
To: Reinertson, Adria@CALFIRE <Adria.Reinertson@fire.ca.gov>
Subject: RE: TPM20-03

Warning: this message is from an external user and should be treated with caution.

Hi Adria,

You are correct, this project is approved and currently under construction. Does Fire have any comments/conditions to apply to the Map? I have attached both the electronic files and the previously issued COA's for the development.

Thank you,

Lauren Sotelo
(951) 656-7000

Effective 03/18/2020, the March JPA offices will be closed to the public, however I will be available via email or phone. Please visit www.marchjpa.com for more information.

From: Reinertson, Adria@CALFIRE [mailto:Adria.Reinertson@fire.ca.gov]
Sent: Wednesday, April 01, 2020 10:16 AM
To: Lauren Sotelo <sotelo@marchjpa.com>
Subject: TPM20-03

Hi Lauren. Can you send me the electronic files for this case? Also, since this project has been previously approved, can you please verify that there are existing fire conditions? Thank you.

Attachment 4
Western Municipal Water District Memo dated May 20, 2020

Craig D. Miller
General Manager

Robert Stockton | Gracie Torres | Brenda Dennstedt | Donald D. Galleano | S R "Al" Lopez
Division 1 | Division 2 | Division 3 | Division 4 | Division 5

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply

May 20, 2020

Lauren Sotelo
Associate Planner
March Joint Powers Authority
14205 Meridian Pkwy., Suite 140
Riverside, CA 92518

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP 20-03 FOR CONDOMINIUM PURPOSES
MS VAN BUREN II – DEVELOPMENT B
CASE No. TENTATIVE PARCEL MAP 20-03 (TPM 20-03)
TRANSMITTAL RECEIVED: MARCH 16, 2020

Western Municipal Water District (Western) has reviewed the transmittal for TPM 20-03 receive on March 16, 2020, and we have no new conditions on the property. The property is subject to the previous Conditions of Approval for Revised Plot Plan No. 17-04, Amendment 1 (attached).

Thank you for giving Western the opportunity to review this application. Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

Tom Scott

Thomas G. Scott, P.E.
Principal Engineer

TGS:dsc

Enclosure(s): Copy of Conditions of Approval Plot Plan 17-04

Donald D. Galleano
S.R. "Al" Lopez

Securing Your Water Supply

RECEIVED
SEP 23 2019
By M.F.

September 23, 2019

Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Pkwy., Suite 140
Riverside, CA 92518

CONDITIONS OF APPROVAL FOR REVISED PLOT PLAN NO. 17-04 – AMENDMENT 1

In response to your letter received on August 14, 2019, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the March Joint Powers Authority Ordinance.

2. All applicable Added Facilities Charges (for water facilities), Sewer Connection Fees, and Meter Installation Fees must be paid as well as Cross Connection Testing and regulatory compliance approved prior to the installation of any water meter.

3. Proposed facilities for water, sewer, recycled water service as well as onsite irrigation facilities must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan submittal and Deposit for Inspection must be received prior to approval of the plans.

4. Western, as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Efficiency Guideline requirements for water conservation.

5. The property is located within the 1837 and 1900 Pressure Zones. Currently, Western has an existing 18-inch water pipeline located in Van Buren Blvd. and Economic Dr. for service connection to the proposed project. There is an existing 2" potable water lateral available to connect to for service. There may be additional required conditions for improvements based on the results of the fire flow model.

6. Western has a tentative 12-inch recycled water pipeline in Van Buren Blvd. for service connection to the proposed project. There is an existing 2" recycled water lateral available to connect to for service.

7. Western has a tentative 12-inch sewer pipeline in Van Buren Blvd. for service connection to the proposed project. There is an existing 8" sanitary sewer lateral available to connect to for service.

8. Any existing service laterals not utilized to serve the proposed project are required to be abandoned back to the main per Western Standards.

9. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

10. Preliminary water, sewer and/or recycled water plans shall show the following items:
    a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
    b. Delineate all easements within project boundaries.
    c. Delineate all proposed and existing lots, streets, and storm drains.
    d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

11. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Water, Sewer and/or Recycled Water Improvement Plans.

12. Water, Sewer and/or Recycled Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Developer Handbook for submittal formats and requirements online at:

    http://www.wmwd.com/162/Developer-Handbook

13. Water, Sewer and Recycled Water Commercial Plans for connections only shall be designed per Western's Standards and Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at:

    http://www.wmwd.com/DocumentCenter/Home/View/237

14. Developer to submit grading plans for Western's review and approval before grading permit is issued.

15. Water, Sewer and/or Recycled Water Improvement Plans or Commercial Plans shall not be approved until all items mentioned above are received and approved by Western.

16. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of water, sewer and/or recycled water facilities including laterals in the public

right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners. Proof of private easement must be provided to Western prior to plan approval.

17. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

18. For water, sewer and/or recycled water service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.

19. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.

KARL FRANCIS, **P.E.**
Deputy Director of Engineering

KF:pm:tp

Enclosure: Transmittal (copy)

Attachment 5
Riverside County Flood Control Memo dated March 25, 2020

JASON E. UHLEY
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

230331

March 25, 2020

March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

Attention: Lauren Sotelo

Re: TPM 20-03 and TPM 37901
APNs 294-050-053, 054, 055, 056 and
294-050-065, 066, 067 and 068

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received March 17, 2020. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

☐ This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.

☒ This project involves District proposed Master Drainage Plan facilities, namely, Perris Valley MDP Line B-2, that runs through the project between Economic Way and Meridian Parkway. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.

☐ This project proposes channels, storm drains 36 inches or larger in diameter, or other facilities that could be considered regional in nature and/or a logical extension of the adopted _____ Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required.

☒ 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 by cashier's check or money order only

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.

☒ An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the District's Encroachment Permit Section at 951.955.1266.

☐ The District's previous comments are still valid.

GENERAL INFORMATION

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.

If this project involves a Federal Emergency Management Agency (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 that 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.

If a natural watercourse or mapped floodplain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Wildlife and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

Deborah de Chambeau

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: Riverside County Planning Department
Attn: John Hildebrand

SLJ:blm

Attachment 6
Riverside County ALUC Consistency letter dated July 16, 2020

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

July 16, 2020

Ms. Lauren Sotelo, Project Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside CA 92518

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.:	ZAP1419MA20
Related File Nos.:	TPM20-03 (Tentative Parcel Map No. 37091)
Compatibility Zone:	Zone C1
APNs:	294-050-083 through 294-050-086

Dear Ms. Sotelo:

On July 9, 2020, the Riverside County Airport Land Use Commission (ALUC) found March Joint Powers Authority Case No. TPM20-03 (Tentative Parcel Map No. 37091), a proposal to divide 13.60 acres located on the northwest corner of Van Buren Boulevard and Meridian Parkway into four commercial parcels, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

   (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, places of assembly (including churches and theaters), noise sensitive outdoor nonresidential uses, and hazards to flight.

3. The attached notice shall be provided to all prospective purchasers of the property and tenants or lessees of the buildings, and shall be recorded as a deed notice.

4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2017-AWP-8057 through 8067-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

8. The proposed buildings shall not exceed a height of 36 feet above ground level and a maximum elevation at top point of 1,607 feet above mean sea level.

9. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

10. Temporary construction equipment used during actual construction of the building shall not exceed 36 feet in height and a maximum elevation of 1,607 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

11. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

13. 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.

14. The maximum square footage of restaurant dining area permitted within the Retail Building is 1,110 square feet of restaurant area on a 1.44 acres (Parcel 2). No other Type A occupancies shall be permitted within the retail building or changes to the parcel size without subsequent evaluation as to consistency with the applicable ALUCP.

15. Buildings 1 through 5 on 4.12 acres (Parcel 3) proposes 7,996 square feet of office area and 57,654 square feet of manufacturing area. No other Type A occupancies shall be permitted within these buildings or changes to the parcel size without subsequent evaluation as to consistency with the applicable ALUCP.

16. Buildings 6 through 9 on 5.15 acres (Parcel 4) proposes 14,332 square feet of office area and 38,929 square feet of manufacturing area. No other Type A occupancies shall be permitted within these buildings or changes to the parcel size without subsequent evaluation as to consistency with the applicable ALUCP.

17. Buildings 10 through 12 on 2.90 acres (Parcel 1) proposes 32,628 square feet of office area. No other Type A occupancies shall be permitted within these buildings or changes to the parcel size without subsequent evaluation as to consistency with the applicable ALUCP.

For Buildings 10, 11, 12 only:

18. The Federal Aviation Administration has conducted an aeronautical study of the proposed buildings (Aeronautical Study Nos. 2019-AWP-1147 through 1149-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.

19. The proposed buildings shall not exceed a height of 20 feet above ground level and a maximum elevation at top point of 1,592 feet above mean sea level.

20. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

21. Temporary construction equipment used during actual construction of the building shall not exceed 20 feet in height and a maximum elevation of 1,592 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

22. Within five (5) days after construction reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable building.

23. Any roof-top equipment or change in height that exceeds a total height of 36 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 7-09-20 Agenda, Bookmark Agenda Item No. 3.3.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Rob Van Zanten, SDH & Associates, Inc (applicant)
Mario Calvillo, Lee & Associates (representative)
Moshe Silagi, MS Van Buren II, LLC (property owner)
Gary Gosliga, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

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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 mav 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)

Attachment 7
Resolution #JPA 20-18

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 10d

Meeting Date: July 22, 2020

Action: **ADOPT RESOLUTION #JPA 20-18 APPROVING TENTATIVE PARCEL MAP 20-03 (TPM 20-03) FOR CONDOMINIUM PURPOSES FOR THE MS VAN BUREN II BUSINESS PARK, AN EXISTING DEVELOPMENT COMPRISED OF 13 BUILDINGS ON 13.60-ACRES LOCATED IN THE SOUTHERN PORTION OF THE MERIDIAN NORTH CAMPUS SPECIFIC PLAN (SP-5) AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Motion: Move to Adopt Resolution #JPA 20-18 approving Tentative Parcel Map 20-03 (TPM 20-03) for Condominium purposes for the MS Van Buren II Business Park, an existing development comprised of 13 Buildings on 13.60-Acres located in the Southern Portion of the Meridian North Campus Specific Plan (SP-5) and direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Applicant: MS Van Buren II, LLC.

Background:

On September 12, 2018, the March Joint Powers Commission approved the MS Van Buren II – Development B project for the development of eleven (11) speculative buildings on 13.60-acres in the southerly portion of the Meridian North Campus Specific Plan (SP-5). Specifically, the project is located on the northwest corner of the Van Buren Boulevard and Meridian Parkway intersection and north of the Riverside National Cemetery. The property was zoned for Mixed Use (MU) and (OF). The site design lends itself to an array of complementary uses including office, commercial retail, business enterprise, research and development, and light and custom manufacturing. Building's 1 through 9 range in square footage at 7,180 SF to 27,398 SF and are designed to accommodate multiple tenants. The two-story office building located near the southwest corner of Meridian Parkway and Economic Drive was entitled for 32,628 SF with 16,314 SF on each floor. Site access for the business park is located off Van Buren Boulevard, Meridian Parkway and Economic Drive.

Then on December 11, 2019, the March Joint Powers Commission approved Specific Plan Amendment (SP 19-01) for amendment #5 to the Meridian North Campus Specific Plan (SP-

5). This amendment approved the rezoning of Unit 4, Lot 9 and Unit 4, Lot 12 (which is under a separate Plot Plan – Plot Plan 17-04, Amendment #1) from the Office (OF) zoning designation to the Mixed Use (MU) zoning designation.

Figure 1: Previously Approved Site Plan



Summary of Previous Administrative Approvals:

Determination of Substantial Conformance No. 1: On April 11, 2019, the March JPA Planning Director approved Determination of Substantial Conformance No. 1 for minor changes to the previously approved Plot Plan 17-05, specifically to Unit 4-Lot 9. The minor changes included the following:

1) Convert the two-story office building into 3 single-story office buildings
2) Modify building elevations as a result of the above changes
3) Adjust the setbacks to accommodate the three proposed buildings
4) Modify the parking layout to accommodate the three proposed buildings; and
5) Reduce total onsite landscape to accommodate the three proposed buildings.

The March JPA Planning Director found these aforementioned changes to be minor alterations to the previously approved Plot Plan and therefore exempt from the requirements of CEQA under Section 15061 (b)(3). Pursuant to CEQA, staff filed a Notice of Exemption with the Riverside County Clerk's Office.

Preparation Date: July 16, 2020

Determination of Substantial Conformance No. 2: On May 22, 2020, the March JPA Planning Director approved Determination of Substantial Conformance No. 2 for supplemental changes to the previously approved Plot Plan 17-05. The minor changes included the following:

Building's 10-12:

1) Remove landscaping behind Building's 10 and 11 to accommodate the proposed concrete service area.
2) Add one (1) 14'x10' glass roll up door to each building elevation facing the service area.
3) Modify the paint scheme to match the MS Van Buren I Business Park, the business park to the east of the project site.
4) Eliminate 46 parking stalls along Economic Drive to accommodate the pre-treatment area as per the Precise Grading Plans.

Retail Building:

5) Modify the paint scheme to match the MS Van Buren I Business Park, the business park to the east of the project site.
6) Replace the previously approved yellow awning to blue to match the retail building located at the MS Van Buren I Business Park located to the east of the project site.
7) Add decorative steel trellis and landscape along the west and east building elevations.

Buildings 1-9:

8) Replace the previously approved accent color Sherwin Williams "Pottery Urn" with "Denim Blue" to match the MS Van Buren I Business Park, the business park located to the east of the project.

Overall Site Plan changes:

9) Due to the proposed changes, the total onsite landscape has been reduced from 136,695 sf to 118,790 sf with a percent landscape change from 23.1% to 20%.
10) Due to the proposed changes, the total number of parking spaces has been reduced from 527 spaces to 481 spaces.

The March JPA Planning Director found these aforementioned changes to be minor alterations to the previously approved Plot Plan and therefore exempt from the requirements of CEQA under Section 15061 (b)(3). Pursuant to CEQA, staff filed a Notice of Exemption with the Riverside County Clerk's Office.

Provided below is the final site plan for the MS Van Buren II Business Park.

Figure 2: Approved Site Plan

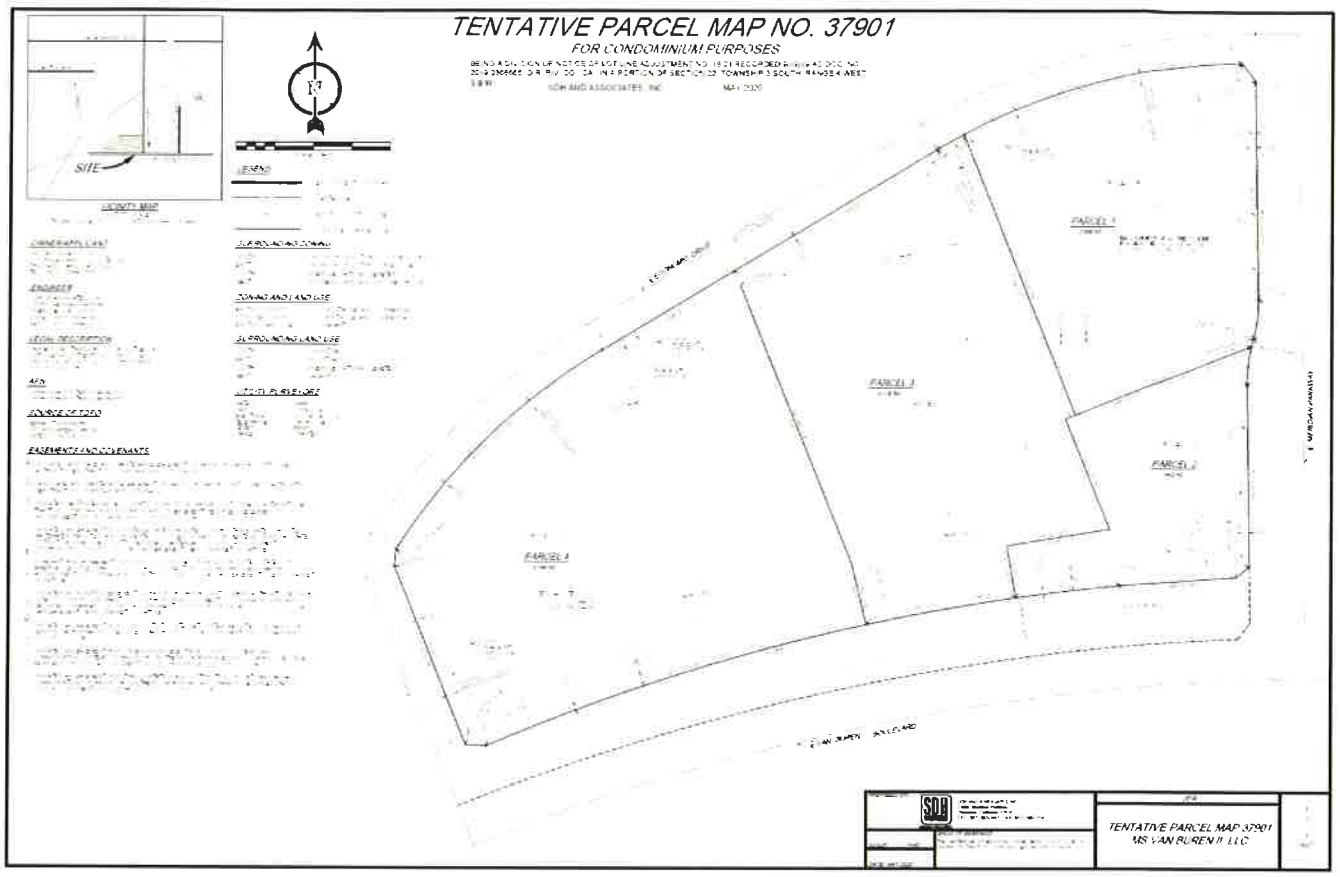


Project Description:

Today, the applicant is requesting the approval of Tentative Parcel Map 20-03 for condominium purposes. The current development consists of thirteen buildings located within four parcels (Unit 4- Lots 8-11). A parcel map for condominium purposes is proposed to create separate air space for each building. The condominium map will allow individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility.

Covenants, conditions and restrictions are made a condition of approval to ensure that the common areas and facilities, and designate owners' rights and responsibilities for maintenance and use of shared improvements. In addition to the condominium conversion described above, the parcel map will make minor adjustments to internal parcels lines to better align with existing parking lot improvements. Also, on July 09, 2020, the proposed Tentative Parcel Map 20-03 was found consistent with the 2014 March Air Reserve Base/ March Inland Port Airport Compatibility Plan with Conditions of Approval by the Riverside County Airport Land Use Commission. A copy of the approval letter can be found in Attachment #7.

Figure 3: Proposed Tentative Parcel Map 20-03



Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	13 buildings with a combined total of 160,593 SF (For Reference Only)
Gross Site Area	30,000 square feet (minimum)	**13 buildings with a combined total gross site area of 592,546 SF (For Reference Only)**
Number of Buildings (range in size)	N/A	**13 Buildings (For Reference Only)** Building 1: 25,930 SF Building 2: 9,420 SF Building 3: 14,140 SF Building 4: 8,960 SF Building 5: 7,180 SF Building 6: 9,600 SF Building 7: 12,000 SF Building 8: 12,000 SF Building 9: 19,661 SF

Preparation Date: July 16, 2020

		Building 10: 9,400 SF Building 11: 10,708 SF Building 12: 12,520 SF Retail Building: 9,054 SF
Floor Area Ratio (Maximum)	40%	27.1%
Setbacks	**Mixed Use:** Front Yard-20 ft. Interior Side Yard- 0 ft. Street Side Yard- 15 ft. Rear Yard- 10 ft.	**Mixed Use:** Front Yard- 120 ft. Interior Side Yard- 144 ft. Street Side Yard- 36.5 ft (Meridian Parkway) and 96 ft. (Economic Way) Rear Yard- 36 ft.
Landscape Required (Minimum)	20% or 118,790 SF	20% or 118,790 SF
Building Height (Maximum)	**Mixed Use:** 50 feet/ Up to 3 stories	**Mixed Use:** 26 feet/ 1 story
Parking	316 stalls	481 stalls

CEQA Analysis:

Findings Under State CEQA Guidelines Section 15061 (b)(3): Tentative Parcel Map 20-03 is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Tentative Parcel Map 20-03 does not propose any new construction activities as the thirteen previously approved buildings are already under construction. Rather, Tentative Parcel Map 20-03 for condominium purposes is proposed to create separate air space for each building. The condominium map will allow individual sale and ownership of each building. This will facilitate small business owners to occupy and own their own facility. Tentative Parcel Map 20-03 does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the Initial Study for Plot Plan 17-05.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-18 approving Tentative Parcel Map 20-03 for condominium purposes for MS Van Buren II Business Park, an existing development comprised of 13 buildings on 13.60-acres located in the southern portion of the Meridian North Campus Specific Plan (SP-5)
2. Direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) MS Van Buren II Business Park Approved Site Plan.
2) Trilake Conditions of Approval dated April 28, 2020.
3) Riverside County Fire Department Correspondence dated April 01, 2020.
4) Western Municipal Water District Memo dated May 20, 2020.
5) Riverside County Flood Control Memo dated March 25, 2020.
6) Riverside County ALUC Consistency letter dated July 16, 2020.
7) Resolution #JPA 20-18 adopting Tentative Parcel Map 20-03 for condominium purposes for the MS Van Buren II Business Park, an existing development comprised of 13 buildings on 13.60 acres located in the southern portion of the Meridian North Campus Specific Plan (SP-5)
    a. **Exhibit A**: Proposed Tentative Parcel Map 20-03
    b. **Exhibit B**: Conditions of Approval
8) Notice of Exemption.

RESOLUTION #JPA 20-17

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING PLOT PLAN NO. 20-01 (PP 20-01), CONDITIONAL USE PERMIT 20-01 (CUP 20-01), PUBLIC CONVENIENCE AND NECESSITY (PCN 20-01) TENTATIVE PARCEL MAP 20-01 (TPM 20-01 FOR PARCEL MAP 37874 FOR THE DEVELOPMENT OF A 4.17 NET ACRE PROJECT KNOWN AS THE CACTUS SQUARE RETAIL COMMERICIAL PROJECT LOCATED WITHIN THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, in July 2010, the March JPA certified the Meridian SP-5 Subsequent Environmental Impact Report (Meridian SP-5 SEIR; SCH#2009071069), thus creating the North Campus of the Meridian Specific Plan.

WHEREAS, Meridian Park, LLC ("Applicant") proposes the development of 4.17 net-acre development known as the Cactus Square Retail Commercial Center consisting Plot Plan (PP 20-01) to allow for the construction of the 15,293 square foot retail shopping center, consisting of 3 separate retail buildings, and a gas station with two fuel island canopies for the Cactus Square Retail Center, Conditional Use Permit (CUP-20-01) allowing for the sale of alcoholic beverages for off-site consumption of beer and wine in conjunction with use/operation at a Gas Station/Convenience Store, as well as two drive-thru windows for speculative fast-food restaurants, Public Convenience and Necessity (PCN 20-01) associated with CUP 20-01, as well as Tentative Parcel Map (TPM 20-01) creating three new parcels subject to conditions of approval; and

WHEREAS, in December 2019, Applicant submitted certain land use applications (collectively, the "Project Entitlements") requesting the following:

1. A Plot Plan No. 20-01 (PP 20-01) application
2. A Conditional Use Permit 20-01 (CUP 20-1) application; and
3. A Tentative Parcel Map 20-01 (TUP 20-01) application

WHEREAS, the Addendum to the SEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff has prepared and pursuant to Resolution # JPA 20-16 the Commission has adopted an Addendum to the SEIR for the Project Entitlements; and

WHEREAS, on July 22, 2020, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. Pursuant to Resolution # JPA 20-16 the Commission has considered and adopted an Addendum to the 2010 Subsequent EIR (SEIR) (SCH#2009071069) for the Project, including Plot Plan No. 20-01 (PP 20-01), Conditional Use Permit 20-01 (CUP 20-01), and Tentative Parcel Map 20-01 (TPM 20-01 for Parcel Map 37847 in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission has reviewed and considered the SEIR, the Addendum to the SEIR, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on the aforementioned applications.

SECTION 3. Findings for Plot Plan No. 20-01 (PP 20-01) 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 Plot Plan No. 20-01 (PP 20-01) in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objective, policies, and programs of the March JPA General Plan because 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 SEIR (SCH #2009071069); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project facilitates

the construction of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Project maximizes redevelopment opportunities on former military properties by developing a much-needed regional job center in a housing rich area.

SECTION 4. Findings for Conditional Use Permit 20-01 (CUP 20-01). 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 20-01 (CUP 20-01) in accordance with Section 9.02.060 of the March JPA Development Code to allow an Automotive Service Station with the concurrent and ancillary sale of beer and wine for off-premises consumption (Alcohol Beverage Outlet) and two (2) drive-thru windows for two (2) speculative fast-food restaurants to be located at the southwest corner of the Cactus Avenue and Meridian Parkway, Lot 7 of the Meridian West Lower-Plateau project.

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 North Campus of the Meridian Specific Plan (SP-5, A5) and will systematically implement the goals and objective of the General Plan and the Specific Plan (SP-5, A5) which allows for commercial retail development, including Automotive Service Stations as well as Alcoholic Beverage Outlet(s) and fast-food restaurants with drive-thru service with the issuance of a Conditional Use Permit. The proposed project includes a gas station (Automotive Service Station) with a convenience store that proposes the sale of beer and wine for off-site consumption. The sale of beer and wine is considered ancillary to the main use as a gas station and convenience store, but still falls under the "Alcoholic Beverage Outlet" which requires the Conditional Use Permit, and is thus consistent with the goals, objectives, policies and programs of the March JPA General Plan; and

2. The proposed Project complies with all applicable zoning and other regulations because the project is located within the North Campus of the Meridian Specific Plan (SP-5, A5), specifically within the Commercial Land Use Designation, and Land Use Table III-I describes certain uses as either Permitted (P) or Conditional (C), and "Automotive Service Stations" as well as "Alcohol Beverage Outlet(s)" and Fast-Food restaurants with drive-thru service are all listed as Conditional Uses within the Commercial designation; 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 Project is consistent with the March Business Center Specific Plan (SP-1), and the General Plan as amended. The overall Project will include commercial office and retail commercial uses. Furthermore, the Automotive Service Station is not located near any residential uses, nor is it within 1,000 feet of a school or public park as the proposed retail center is surrounded by two major roadways and large industrial warehouses: and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity as uses immediately surrounded the Automotive Service Station and convenience store will serve the largely industrial and business center setting within the Meridian Park area. Additionally, the overall adjacent uses include industrial uses to the south and west, business park and mixed-use developments to the north and east. The sounding land uses are compatible with those proposed for the site due to the fact that the Automotive Service Station and convenience store will provide retail services to the nearby businesses, those who work within the general vicinity of the Meridian Park developments. Furthermore, the proposed project is consistent with Riverside County Ordinance No. 348, Section 18.48 which requires noticing to property owners within 1,000 feet of the project site. Additionally, the project is not situated in a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. The closest use conducting the sale of beer and wine are convenience stores located across the I-215 Freeway in Moreno Valley, across the roadway from the entrance to the March Air Reserve Base. Additionally, there are currently no other Automotive Service Stations with convenience stores within a mile+ of the proposed location.

SECTION 5. Findings for Public Convenience and Necessity 20-01 (PCN 20-01). The following findings are necessary to determine if PCN findings can be made to support the sales of alcohol (beer and wine only) from the project location:

1. The California Alcoholic Beverage Control (ABC) Act requires the local jurisdiction to make a finding of Public Convenience or Necessity prior to the ABC granting the license for alcohol sales, when said retail liquor license would be located in a census tract of undue concentration of retail liquor licenses or if the granting of the retail liquor license would cause a census tract to have an undue concentration.

2. The California ABC Board has determined that for this Census Tract No. 467, five (6) off-site (Type 20 and 21) licenses have been permitted and that all licenses are currently active. Therefore, the granting of this liquor license would cause this census tract to be over-concentrated by ABC's determination.

3. There are no public or private schools located within 1,000 feet of the subject site.

4. There are no public or private park or playground is located within 1,000 feet of the proposed convenient store use. The subject property is located within the Central portion of the of the Meridian Campus/March Business Center Specific Plan area which is comprised mostly of large industrial uses, and some commercial office uses.

5. There are no churches (or similar facility for the sole purpose of the exercise of religion) located within 1,000 feet of the subject site.

6. The Automotive Service Station also includes a convenience store which will sell beer and wine, requiring a Type 20 beer and wine license. The Type 20 license allows for the sale of beer and wine exclusively for off-site consumption only and does not allow patrons to consume alcohol on-site.

7. The Automotive Service Station convenience store use is primarily engaged in the sale of fuel and common convenience store items, such as snacks, beverages (soda fountain, coffee and tea) sundries, and some limited grocery items. The sales of beer and wine would be ancillary to the sales of those other items as listed above.

8. The proposed use shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a hazard to a school, church, park or playground. The site is not located adjacent to schools, churches or playground areas.

9. The convenience store use is located within Lot 7 of the Meridian West Lower Plateau Project area. The project is buffered from residential uses by the large Nissan Distribution building as well as the 600+ acre Conservation Easement area. There are no residential uses within approximately one-mile of the site.

10. The proposed convenience store building is located at the prominent intersection of Meridian Parkway and Cactus Avenue to the east and north, to the west and south, the project site is surrounded by the large Nissan Distribution building.

11. No beer, wine, or other alcoholic beverage advertisements shall be located in such a manner so as to be viewed from outside of the mini-market use.

12. There are no other existing liquor stores, convenience stores, mini-markets or service stations selling beer, wine, or liquor within the vicinity of the project. The nearest point of sales for beer and wine is the located within the City of Moreno Valley approximately 1.5 miles east of the subject site.

13. The Automotive Service Station convenience store use is primarily engaged in the sale of fuel and general merchandise, and the sale of beer and wine is considered ancillary. Customers picking up general merchandise would be able to purchase beer and wine at the same time as purchasing these other items. Therefore, the project satisfies the public necessity and provides the public convenience for the residents of the surrounding community.

SECTION 6. Findings for Tentative Tract Map 20-01 for Parcel Map No. 37847, (TPM 20-01). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Tentative Tract Map No. 37847, (TPM 20-01), in accordance with Government Code section 66410 *et seq*. and Sections 9.14.050 and 9.14.070 of the March JPA Development Code:

1. The Tentative Parcel Map No. 37847, (TPM 20-01) is consistent with the March JPA General Plan and the North Campus of the Meridian Specific Plan because it establishes and provides for a comprehensive transportation system that captures the assets and opportunities of the planning area, existing transportation facilities, and planned transportation facilities for the future growth and development of the planning area and sub- region; and

2. The design or improvement of the Tentative Parcel Map No. 37847, (TPM 20-01) is consistent with applicable March JPA General Plan and North Campus of the Meridian Specific Plan because it facilitates 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. 37847, (TPM 20-01) is physically suitable for the type of development because it facilitates 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. 37847, (TPM 20-01) is physically suitable for the proposed density of development because it provides a balanced transportation system that ensures the safe and efficient movement of people and goods throughout the planning area, while minimizing the use of land for transportation facilities; and

5. The design of the Tentative Parcel Map No. 37847, (TPM 20-01) 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. 37847, (TPM 20-01) 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. 37847, (TPM 20-01) and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because no such easements currently exist within the Project site; and

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. 37847, (TPM 20-01) and the associated design and improvements are consistent with all applicable ordinances as the Project is designed consistent with the provisions and standards of the March Business Center adopted ordinances of the March JPA; and

10. The design of the Tentative Parcel Map No. 37847, (TPM 20-01) provides the ability to split the individual ownership of Commercial uses with the Meridian Specific Plan area; and

11. The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map No. 37847, (TPM 20-01) will not cause a violation of existing requirements prescribed by the local water quality control board because the Project will improve existing sewer system capacity to support local and regional growth; and

12. The effect of the Tentative Parcel Map No. 37847, (TPM 20-01) on the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources because the Project facilitates the construction

of a regional job center that will improve residents' ability to live where they work which yields a higher quality of life and more sustainable communities.

SECTION 7. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including Plot Plan No. 20-01 (PP 20-01), Conditional Use Permit 20-01 (CUP 20-01), and Tentative Parcel Map 20-01 (TPM 20-01 for Parcel Map 37847, shown as Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "B", attached hereto and incorporated herein by this reference.

SECTION 8. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 10. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 11. 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 12. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 22nd day of July, 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-17 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on July 22, 2020, by the following vote of the Commission:

Ayes:	Conder, Jeffries, Vargas, Thornton, Hewitt, Rogers, Baca
Noes:	None
Abstain:	Melendrez
Absent:	None

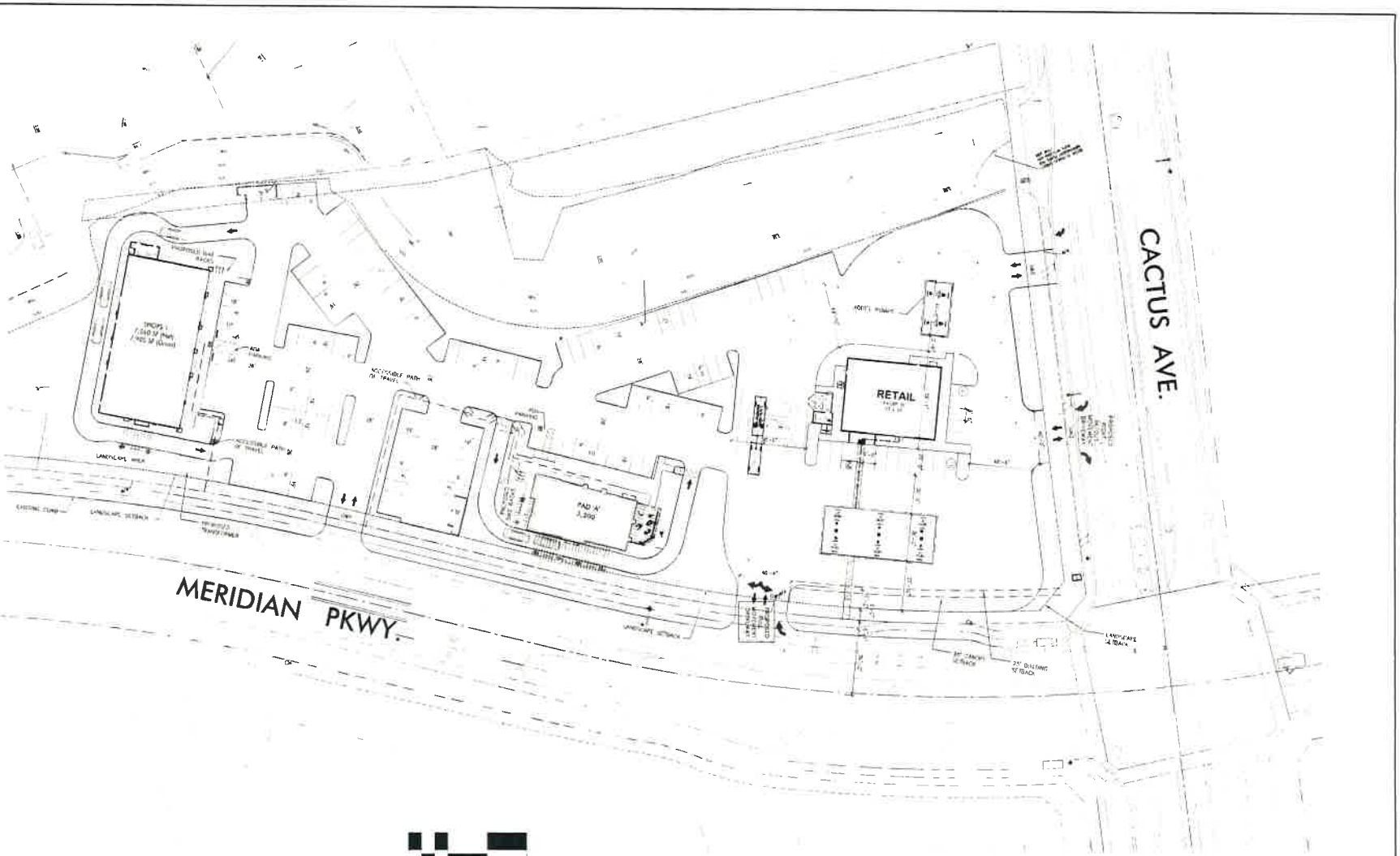
Dated: July 22, 2020

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

Project Entitlements

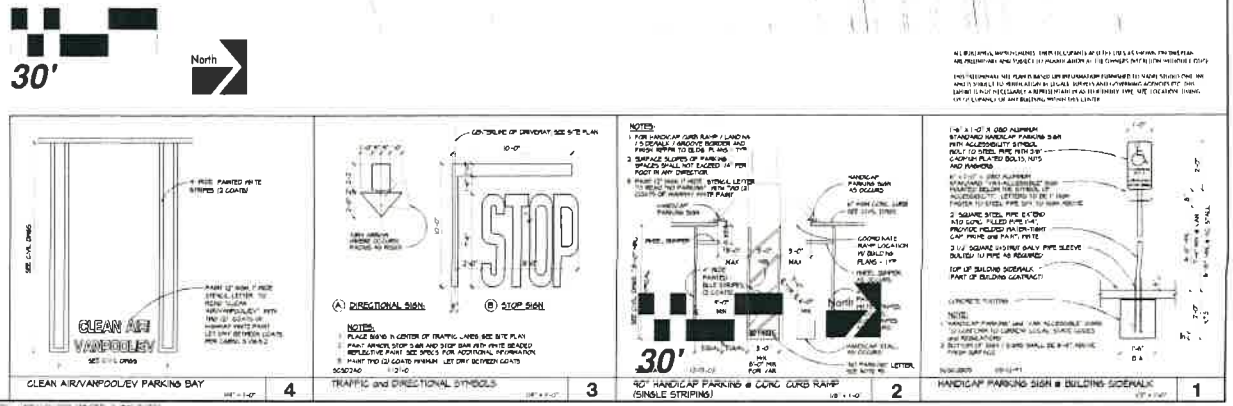
EXHIBIT "A" Plot Plan 20-01



Summary- Overall

Land	±4.17 AC	±181,645 SF
Building		±15,293 SF
Parking Provided		145 stalls
Parking Ratio		9.3 /1000

SITE KEY LEGEND



NADEL

NADEL STUDIO ONE INC
SUITE 400
LOS ANGELES, CA 90025
T 310.826.2100
F 310.826.0182
WWW.NADELARC.COM
LOS ANGELES
LAS VEGAS

LEWIS RETAIL

WEST CAMPUS

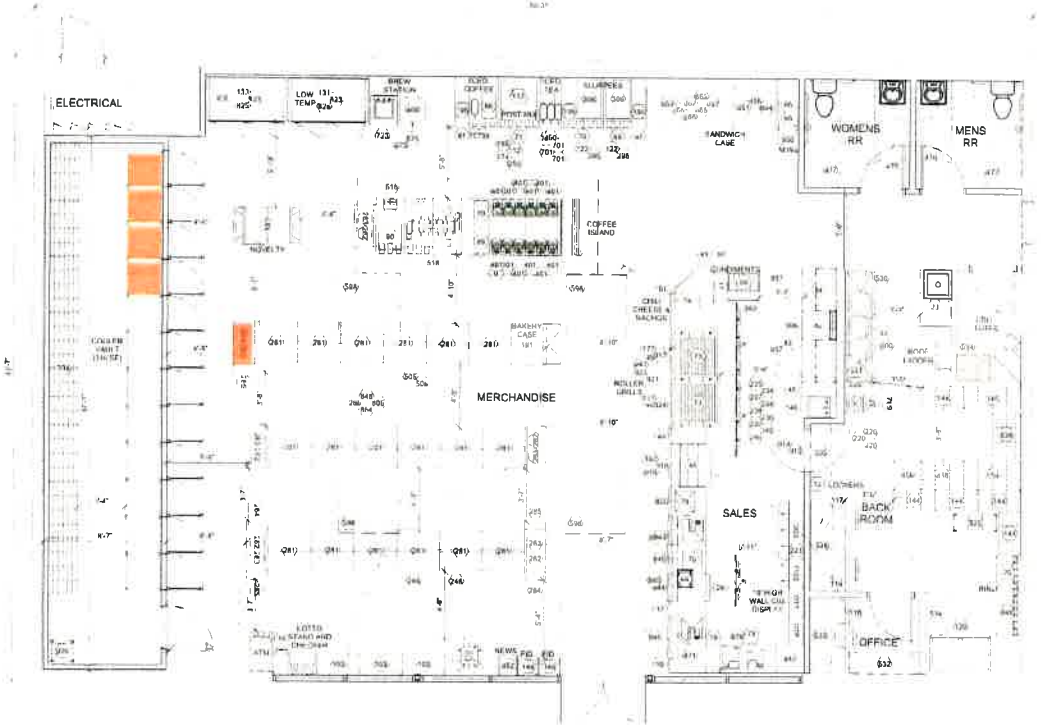
NEC OF MERIDIAN & CACTUS
MERIDIAN, CA

ENTITLEMENT SET

RETAIL SITE PLAN

SP-1

EXHIBIT "A" - Conditional Use Permit 20-01 Convenience Store
Floor Plan with Beer and Wine Location



LEGEND:

BEER AND WINE

N

1042846 - RIVERSIDE, CA - LAYOUT 4

02/08/2018

SCALE: 1/4"=1'-0" TDG #18-082 APPROVED: YES NO
02/08/18

7-ELEVEN, INC.
3200 Hackberry Rd Irving, Texas 75063

7-11 #1042846
ORANGE TERRACE & VAN BUREN
RIVERSIDE, CA

DIMENSION GROUP
ARCHITECTURE
CIVIL ENGINEERING
MEP ENGINEERING
PLANNING

Job# 18-082
Scale: AS NOTED
Date 2/8/2018
Drawn By:
Checked By

SHEET:

EXHIBIT "A" - Landscape Reduced Site Plan



PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	COMMENTS
		TREES				
	ARB MAR	ARBUTUS marina	Strawberry Tree	24" Box		Standard
	QUE AGR	Quercus agrifolia	Coast Live Oak	24" Box		STANDARD
	[illegible]	[illegible]	[illegible]	36" Box	M	Multi-Trunk
	PIS MAU	PINUS mauna	Calabrese Pine	24" Box		Standard
	PLA ACE	Platanus acerifolia 'Columbia'	London Plane Tree	15" dia.	M	STANDARD
		EXISTING TREES TO REMAIN, PROTECT IN PLACE				
		SHRUBS				
	CAL PIN	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal	M	
	DAS WHI	Dasylirion wheeleri	Desert Spoon	5 Gal	L	
	HES PAR	Hesperaloe parviflora 'Perpa Tights'	Red Yucca	5 Gal	L	
	LAV C'DO	Lavandula 'Goodwin Creek Grey'	Goodwin Creek Grey Lavender	1 Gal	L	Standard
	LEU FRI	Leucophyllum frutescens 'Green Cloud'	Texas Ranger	5 Gal	L	
	MUH CAP	Muhlenbergia capillaris 'White Cloud'	White Muhly	5 Gal	L	
	MYO PAR	Myoporum parvifolium 'Putah Creek'	N C N	1 Gal	L	
	[illegible]	[illegible]	[illegible]	1 Gal	L	
	RHA ICC	Rhaphiolepis indica 'Eleanor Tabor'	Indian Hawthorn	5 Gal	M	
	ROS OFF	Rosmarinus officinalis 'Huntington Carpet'	Huntington Blue Rosemary	1 Gal	L	
	SAL GRE	Salvia greggii	Red Chalk Sage	1 Gal	L	
	VAU CAL	Vauquelinia californica 'Sierra Sunset'	Arizona Rose Bush	5 Gal	L	
		VINES				
	BOU SPE	Bougainvillea spectabilis	Brick-Red Bougainvillea Vine	5 Gal	L	

AREA LANDSCAPE LAND AND EASEMENT PLANT PALETTES

EXISTING NATIVE LANDSCAPE PROJECT IN PLACE

NADEL

NADEL STUDIO ONE INC
1990 S BUNDY DRIVE
SUITE 400
LOS ANGELES CA 90025
T. 310 820 2100
F. 310 826 0182
WWW.NADELARC.COM
LOS ANGELES
LAS VEGAS

CONSULTANT

HAL

CLIENT

LEWIS RETAIL

1156 North Mountain Avenue
Upland CA 91785-0670

PROJECT

WEST CAMPUS

SWC OF MERIDIAN AND CACTUS AVE
MERIDIAN, CA

SUBMITTAL
RESUBMISSION
FOR CONSTRUCTION

NO.	REVISIONS / ISSUE / SUBMISSION	BY	DATE
1			
2			
3			

ENTITLEMENT SET

CONCEPTUAL LANDSCAPE PLAN

CLP-1

TREES


Arbutus Marina - Strawberry Tree


Quercus Agrifolia - Live Oak


Lagerstroemia Indica 'Natchez' - Crape Myrtle


Pinus Bruia - Calabrian Pine


Platanus acerifolia 'Columbia' - London Plane Tree

SHRUBS & ACCENT PLANTS


Leucanthemum Imitatis 'Little John' - Dwarf Nettle Mush


Dasylirion wheeleri - Desert Spoon


Hesperaloe parviflora 'Brake Lights' - Red Yucca


Lavandula 'Goldwin Creek Gray'
Goldwin Creek Gray Lavender


Leucophyllum Hassians 'Green Cloud' - Texas Ranger


Muhlenbergia capillaris 'White Cloud'
White Muhly


Nassella tenuissima
Mexican Feather Grass


Rhaphiolepsis indica 'Eleanor Tabel'
Indian Hawthorn

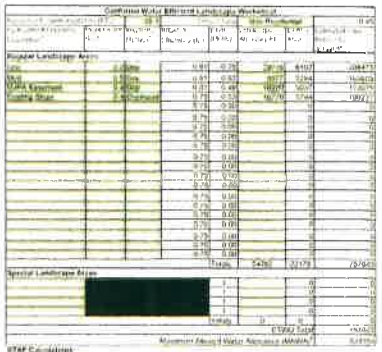

Rosmarinus officinalis 'Huntington Carpet'
Trailing Rosemary


Salvia Setgwis - Blue Chalks

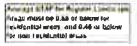

Yucca 'Color Guard'

VINE


Distictis buccinatoria
Blood Red Trumpet Vine







NADEL

NADEL STUDIO ONE INC
1964 S. BUNDY DRIVE
SUITE 400
LOS ANGELES CA 90025
T 310 826 2100
F 310 826 0182
WWW.NADELARC.COM

LOS ANGELES
LAS VEGAS

COASTLINE

HALL & ASSOCIATES, INC

CLIENT

LEWIS RETAIL

1156 North Mountain Avenue
Upland CA 91785 0670

PROJECT

WEST CAMPUS

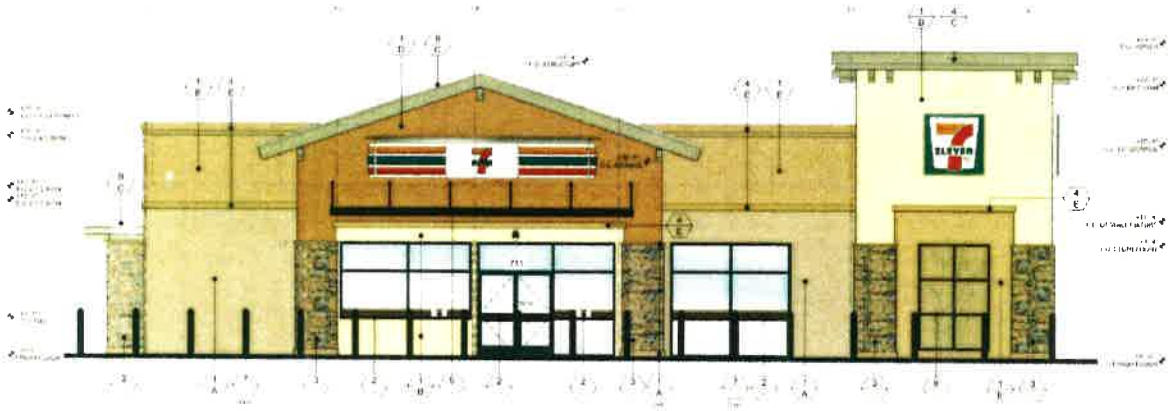
SWC OF MERIDIAN AND CACTUS AVE
MERIDIAN CA

ICON	DATE
△	
△	
△	

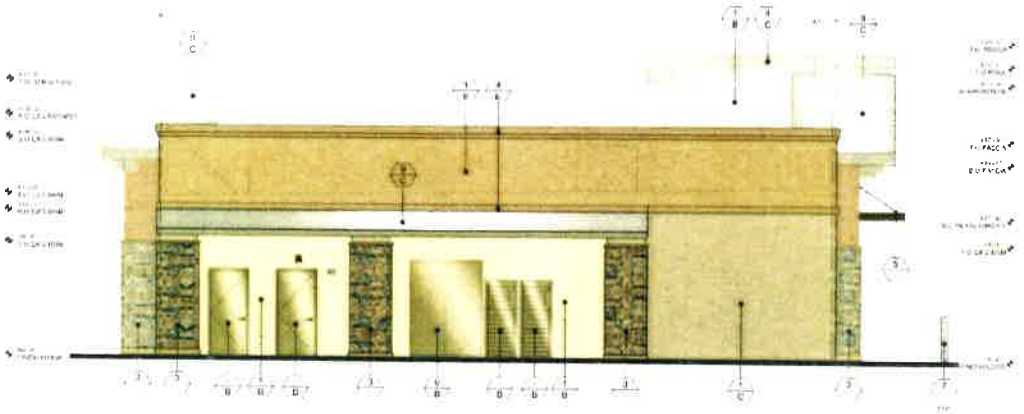
ENTITLEMENT SET

CONCEPTUAL
PLANT
EXHIBIT

EXHIBIT "A" - Reduced Colored Building Elevations

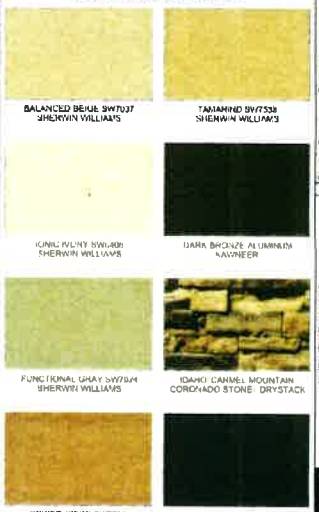


EXTERIOR ELEVATION - EAST (STOREFRONT FACING MERIDIAN AVE) SCALE 1/4" = 1'-0" 2



EXTERIOR ELEVATION - SOUTH SCALE 1/4" = 1'-0" 1

MATERIAL SAMPLES



FINISHES

1 7/8" EXTERIOR CEMENT PLASTER OVER 3.4# EXP
DIAMOND MESH OVER "TYVEK" COMMERCIAL WRAP OVER
15# BUILDING PAPERS
MANUFACTURER: LA HABRA STUCCO
A LIGHT DASH MACHINE APPLY

2 ALUMINUM STOREFRONT FRAME SYSTEM
FINISH ANODIZED ALUMINUM
MFR KAWNEER

3 STONE VENEER
FINISH IDAHO DRYSTACK CARMEL MOUNTAIN
MFR CORONADO STONE

4 EIFS TRIM/CORNICE
FINISH 7/8" EXTERIOR STUCCO SMOOTH FINISH
MFR

5 ALUMINUM STOREFRONT GROUP
FINISH DARK BRONZE ANODIZED
MFR TAPCO, INC.

6 METAL ELECTRICAL SWITCHGEAR CABINET
FINISH T.B.D.
MFR T.B.D.

7 PAINTING BOLLARD PLASTIC COVER
FINISH BROWN - PANTONE PQ-440C
MFR T.B.D.

8 DECORATIVE METAL WALL TRELLIS
MFR T.B.D.
MFR T.B.D.

9 ROOF TILES
FINISH METALLIC SILVER
MFR METAL SALES

MATERIAL SAMPLES

A BALANCED BEIGE SW 7037
SHERWIN WILLIAMS

B IONIC IVORY SW 6406
SHERWIN WILLIAMS

C FUNCTIONAL GRAY SW 7024
SHERWIN WILLIAMS

D SPICED CIDER SW 7702
SHERWIN WILLIAMS

E TAMARIND SW 7538
SHERWIN WILLIAMS

7-ELEVEN, INC.
2016 HANDLEY RD. SUITE 100 SOUTLAKE, TX 76092

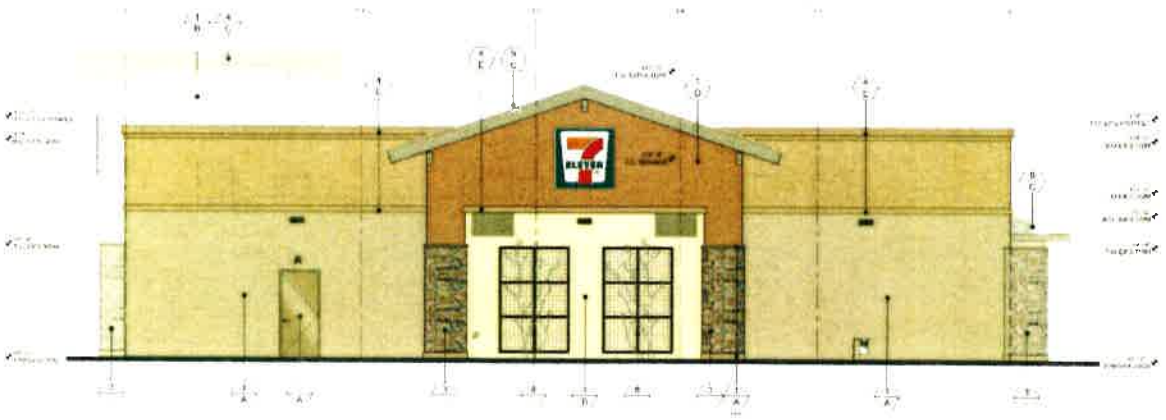
7-ELEVEN #1045326
LA HABRA
EARLICH AVE NEWPORT BLVD. LA HABRA, CA 90631

EXTERIOR ELEVATIONS

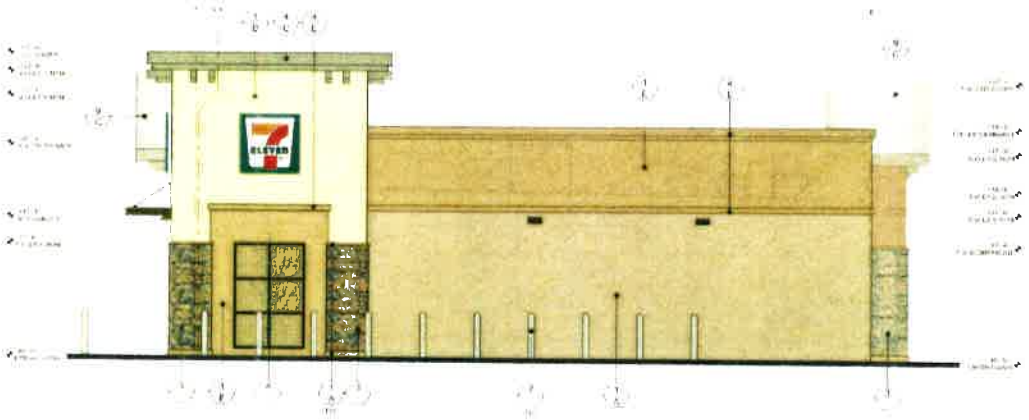
TAIT

Job# SE12510
Scale AS NOTED
Date 03/08/17
Drawn By KJ
Checked By DF

SHEET
EL-2



EXTERIOR ELEVATION - WEST | SCALE 1/4" = 1'-0" | 2



EXTERIOR ELEVATION - NORTH (FACING CACTUS AVE.) | SCALE 1/4" = 1'-0" | 1

MATERIAL SAMPLES



FINISHES

1 7/8" EXTERIOR CEMENT PLASTER OVER 3.4 LB EXP. DIAMOND MESH OVER "TYVEK" COMMERCIAL WRAP OVER 1/2" BUILDING PAPER(S)
MANUFACTURER: LA HABRA STUCCO
A-TIGHT DASH MACHINE APPLY

2 ALUMINUM STOREFRONT FRAME SYSTEM
FINISH: ANODIZED ALUMINUM
MFR: KAWNEER

3 STONE VENEER
FINISH: IDAHO DRYSTACK CARMEL MOUNTAIN
MFR: CORONADO STONE

4 EIFS TRIM/CORNICE
FINISH: 1/8" EXTERIOR STUCCO - SMOOTH FINISH
MFR:

5 ALUMINUM STOREFRONT CANOPY
FINISH: DARK BRONZE ANODIZED
MFR: MAPES, INC.

6 METAL ELECTRICAL SWITCHGEAR CABINET
FINISH: T.B.D.
MFR: T.B.D.

7 PARKING BOLLARD PLASTIC COVER
FINISH: BROWN, PANTONE PQ-4405
MFR: T.B.D.

8 DECORATIVE METAL WALL TRELLIS
MFR: T.B.D.
MFR: T.B.D.

9 ROOF TILES
FINISH: METALLIC SILVER
MFR: METAL SALES

MATERIAL SAMPLES

A BALANCED BEIGE SW 7037 — SHERWIN WILLIAMS
B IONIC IVORY SW 6406 — SHERWIN WILLIAMS
C FUNCTIONAL GRAY SW 7024 — SHERWIN WILLIAMS
D SPICED CIDER SW 7702 — SHERWIN WILLIAMS
E TAMARIND SW 7535 — SHERWIN WILLIAMS

7-ELEVEN, INC
3200 HACKBERRY RD. IRVING, TEXAS 75063

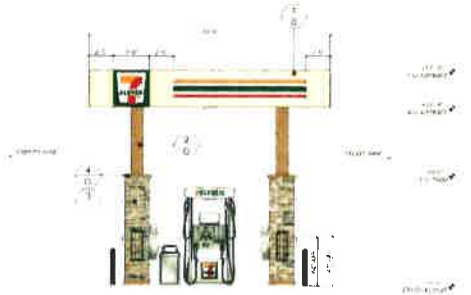
7-ELEVEN #1045326
CACTUS AVE & THOMAS DRIVE
PARTH AIR RESERVE BASE, CA 92518

EXTERIOR ELEVATIONS

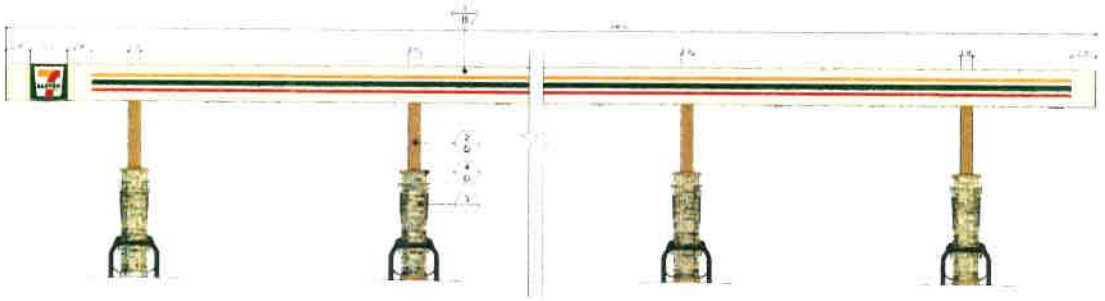
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Job: SE12510
Scale: AS NOTED
Date: (CAD)
Drawn By: NJ
Checked By: DP

SHEET
EL-3



EXTERIOR ELEVATION - NORTH (FACING CACTUS AVE.) SCALE: 2



EXTERIOR ELEVATION - EAST (FACING MERIDIAN PRKWY.) SCALE: 1

MATERIAL SAMPLES



IONIC IVORY SW6400
SHERWIN WILLIAMS

IDAHO CARMEL MOUNTAIN
CORONADO STONE - DRYSTACK

SPICED CIDER SW7710
SHERWIN WILLIAMS

PANTONE PQ 440C
BRILLARD COVER TYP

FINISHES

1 [illegible]

2 ALUMINUM STONE MOUNT FRAME SYSTEM
FINISH ANODIZED ALUMINUM
MFR KAWNEER

3 STONE VENEER
FINISH IDAHO DRYSTACK CARMEL MOUNTAIN
MFR CORONADO STONE

4 EIFS TRIM/CORNICE
FINISH 1/8" EXTERIOR STUCCO - SMOOTH FINISH
MFR

MATERIAL SAMPLES

B IONIC IVORY SW6400
SHERWIN WILLIAMS

D SPICED CIDER SW 7710
SHERWIN WILLIAMS

7-ELEVEN, INC.

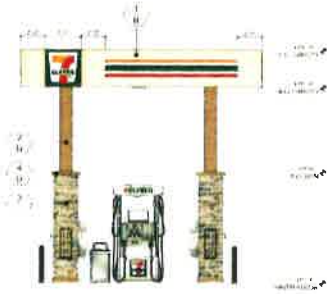
7-ELEVEN #1045326
CACTUS AVE & MERIDIAN PKWY
MARCH AIR RESERVE BASE, CA 92518

EXTERIOR ELEVATIONS - FUEL

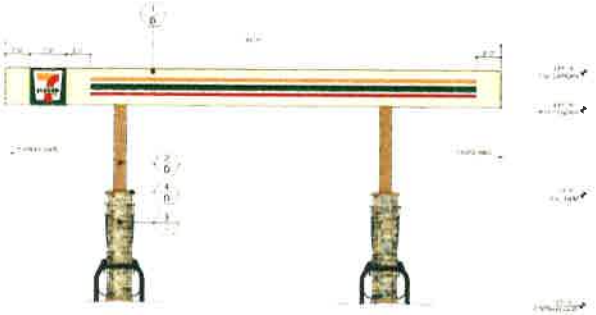
TAIT

Job# SE12810
Scale AS NOTED
Date 05/04/2016
Drawn By MPS
Chkd/Appd By PW

SHEET
EL-4



EXTERIOR ELEVATION - WEST SCALE: 2



EXTERIOR ELEVATION - NORTH (FACING MERIDIAN PRKWY.) SCALE: 1

MATERIAL SAMPLES



FINISHES

1. ACM CANOPY FASCIA
2. ALUMINUM STOREFRONT FRAME SYSTEM
   FINISH: ANODIZED ALUMINUM
   MFR: KAWNEER
3. STONE VENEER
   FINISH: IDAHO DRYSTACK, CARMEL MOUNTAIN
   MFR: CORONADO STONE
4. EIFS TRIM/CORNICE
   FINISH: 1/8" EXTERIOR STUCCO - SMOOTH FINISH
   MFR:

MATERIAL SAMPLES

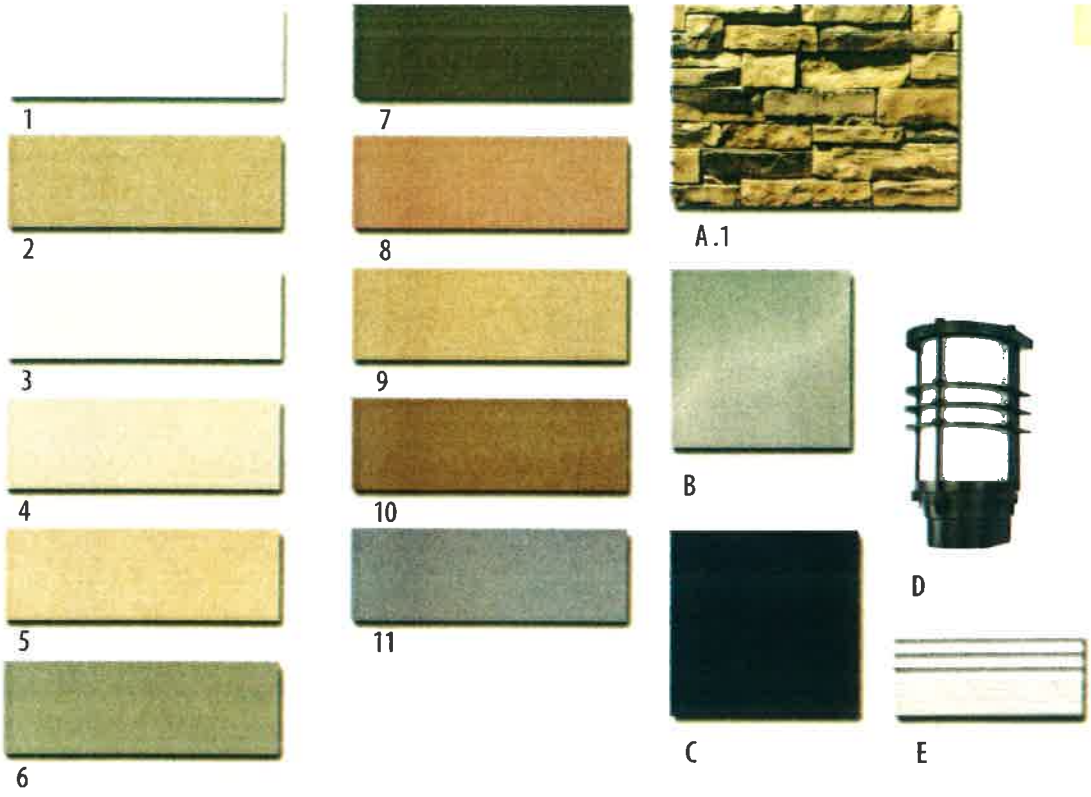
1. IONIC IVORY - SW6406
   SHERWIN WILLIAMS
2. SPICED CIDER - SW 7709
   SHERWIN WILLIAMS

7-ELEVEN, INC.
7-ELEVEN #1045326
CALTUS AVE & MERIDIAN PKWY
MARCH AIR RESERVE BASE, CA 92518
EXTERIOR ELEVATIONS - DIESEL

TAIT

Job# SE12810
Scale AS NOTED
Date 05/04/2015
Drawn By MRS
Checked By PW

EL-5



COLOR & MATERIALS

PAINT
1. SHERWIN WILLIAMS SW 7570 - EGRET WHITE
2. SHERWIN WILLIAMS SW 7702- SPICED CIDER
3. SHERWIN WILLIAMS SW 6106- KILIM BEIGE
4. SHERWIN WILLIAMS SW 7037- BALANCED BEIGE
5. SHERWIN WILLIAMS SW 7538- TAMARIND
6. SHERWIN WILLIAMS SW 7024- FUNCTIONAL GRAY
7. SHERWIN WILLIAMS SW 6083- SABLE
8. SHERWIN WILLIAMS SW 7701- CAVERN CLAY
9. SHERWIN WILLIAMS SW 6115- TOTALLY TAN
10. SHERWIN WILLIAMS SW 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

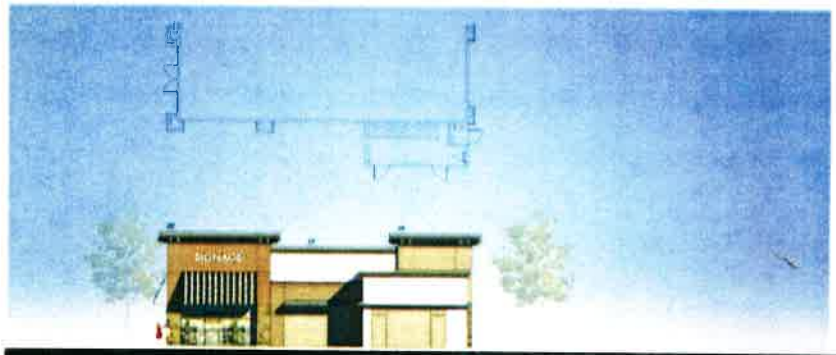
COLORS & MATERIALS

CACTUS SQUARE WEST CAMPUS- RETAIL
MERIDIAN, CALIFORNIA

DATE JANUARY 6, 2020
NADEL JOB# 17082

NADEL STUDIO ONE INC
1990 S. BUNDY DR. FOURTH FLOOR
LOS ANGELES, CA 90025
T 310 826 2100 F 310.826.6132
WWW.NADELARC.COM

NADEL



SHOPS 1 - WEST ELEVATION



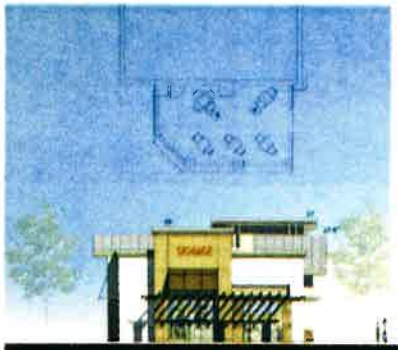
SHOPS 1 - NORTH ELEVATION



SHOPS 1 - EAST ELEVATION



SHOPS 1 - SOUTH ELEVATION



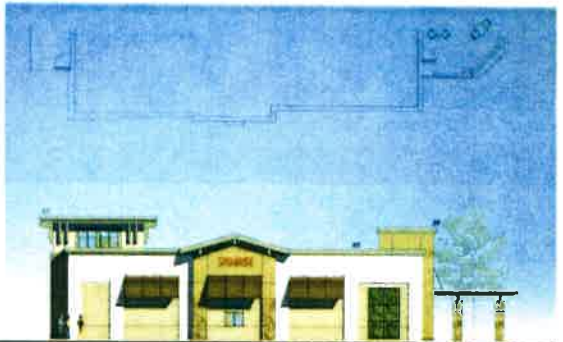
PAD A - NORTH ELEVATION



PAD A - WEST ELEVATION



PAD A - SOUTH ELEVATION



PAD A - EAST ELEVATION

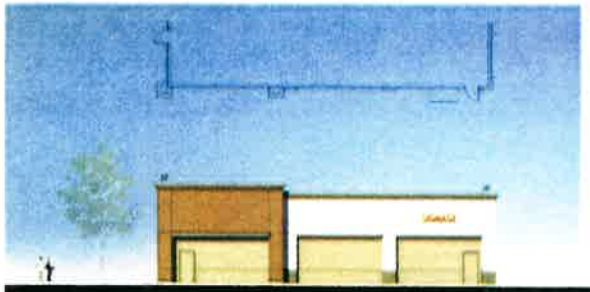
A-1

CACTUS SQUARE WEST CAMPUS - PROPOSED EXTERIOR ELEVATIONS

SWC of MERIDIAN PKWY. & CACTUS AVE.

MERIDIAN, CALIFORNIA

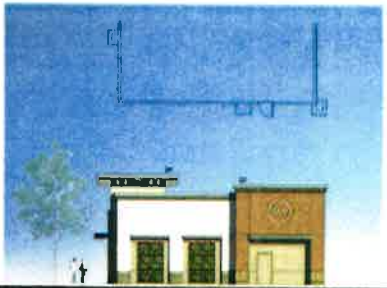
NADEL



FOODMART/GAS SALES- WEST ELEVATION



FOODMART/GAS SALES- SOUTH ELEVATION



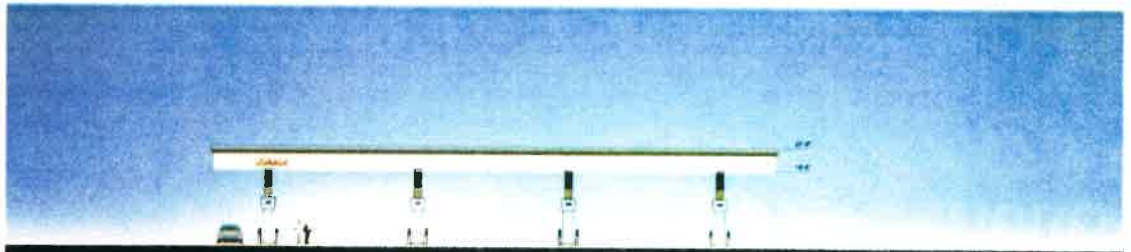
FOODMART/GAS SALES- NORTH ELEVATION



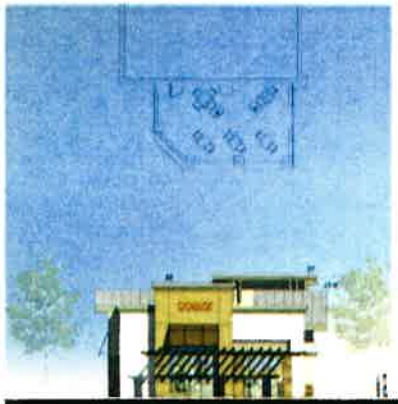
FOODMART/GAS SALES- EAST ELEVATION



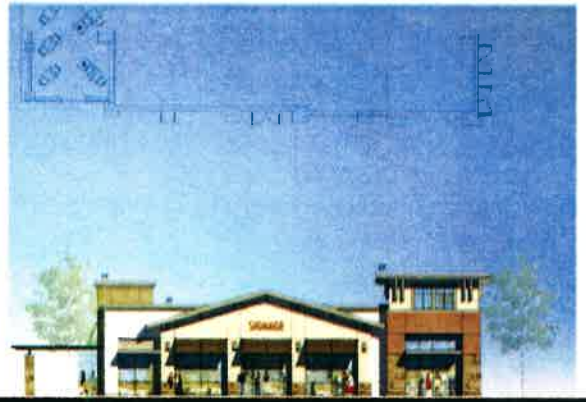
FUEL PUMP - TYPICAL SIDE ELEVATION



FUEL PUMP - TYPICAL FRONT & REAR ELEVATION



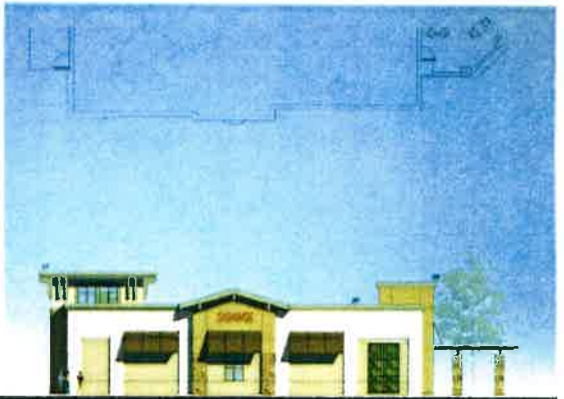
PAD A - NORTH ELEVATION



PAD A - WEST ELEVATION



PAD A - SOUTH ELEVATION



PAD A - EAST ELEVATION

A-2

MERIDIAN WEST CAMPUS - PROPOSED EXTERIOR ELEVATIONS

NEC of MERIDIAN & CACTUS

RIVERSIDE, CALIFORNIA

NADEL

EXHIBIT "A" - Reduced Tentative Parcel Map 37874

VESTING TENTATIVE PARCEL MAP No. 37874

OWNER
LEWIS RETAIL
1156 MORENO MOUNTAIN AVE
HIGHLAND, CA 91785-0870

DEVELOPER
MERIDIAN PARK WEST, LLC
C/O SAVANNAH PROPERTY GROUP
567 SAN NICOLAS DRIVE, SUITE 270
CONTACT: MR. JEFF GORDON
TELEPHONE: (949) 200-8733

SURVEYOR OF RESPONSIBLE CHARGE
DHC ENGINEERING, INC.
340 SOUTH OLD SPRINGS ROAD
ANAHEIM, CA 92808
TELEPHONE: (714) 685-6880
EMAIL:

DATE
R.C.E. P.L.S.

SOURCE OF TOPOGRAPHY
BY PHOTOGRAMMETRIC METHODS COMPILED 3/2016 BY KIMLEY-HORN AND ASSOCIATES, INC.

BENCHMARK
A STANDARD U.S.C. & G.S. BRASS DISC STAMPED "J 1143 1981" IN A CONCRETE POST ALONG THE A.T.S.F. RAILROAD SOUTH OF VAN BUREN BOULEVARD.

ELEVATION: 1532.197 FEET DATUM: NGVD 29

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, EPOCH 1983.0(B), BASED LOCALLY ON THE W'LY LINE OF LOT 15 AS SHOWN ON TRACT 30807-1, M.B. 371/28-38, BEARING: NORTH 00°47'08" EAST

LEGAL DESCRIPTION
LEGAL DESCRIPTION

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF LAND SHOWN AS LOT 7 IN TRACT NO. 37107 FILED IN BOOK 403, PAGES 1-9, INCLUSIVE, OF RECORDS OF SURVEY, IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY.

SITE INFORMATION

SITE ADDRESS:	VACANT LAND LYING ON SOUTHWEST CORNER OF CACTUS AVE. AND MERIDIAN PARKWAY.
	WEST ½ OF SEC. 15 & T2.7.S3.,R.4W
APN:	297-110-043
EXISTING USE:	VACANT-BUSINESS PARK
PROPOSED USE:	RETAIL
NUMBER OF EXISTING LOTS:	1
NUMBER OF PROPOSED BUILDABLE LOTS:	3
NUMBER OF PROPOSED LETTERED LOTS:	3
AREA OF SUBDIVISION BOUNDARY:	4.52 ACRES
NET AREA OF BUILDABLE LOTS:	4.17 ACRES

PROPOSED LOT AREA SUMMARY

LOT TABLE

LOT NO.	GROSS AC.	NET AC.
LOT 1	1.75	1.59
LOT 2	1.38	1.31
LOT 3	1.39	1.27
TOTAL	4.52	4.17

UTILITIES

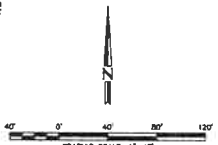
WATER	WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000
SEWER	WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000
STORM DRAIN	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT (951) 955-1200
GAS	SOUTHERN CALIFORNIA GAS COMPANY (800) 427-2000
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO. (800) 655-4555
TELEPHONE/CATV	VERIZON (800) 483-5000



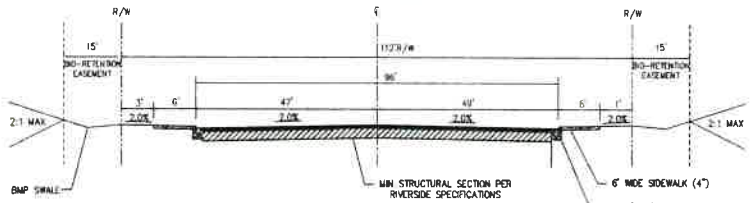
VICINITY MAP
N.T.S.

LEGEND
BOUNDARY LINE/RIGHT OF WAY
EXISTING LOT LINES
CENTERLINE
EASEMENT LINE
CURB AND GUTTER
EXISTING ELECTRICAL LINE
EXISTING GAS LINE
EXISTING VERTICAL LINE
EXISTING ASSY LINE
EXISTING WATER LINE
EXISTING STORM DRAIN
EXISTING SEWER

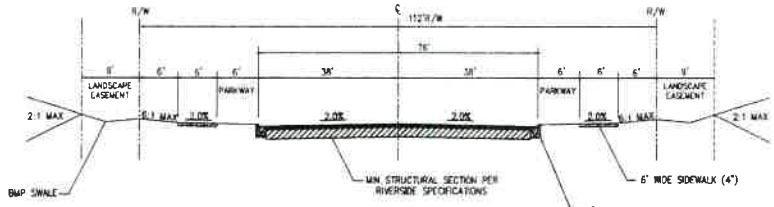
ABBREVIATIONS
A.P.N. = ASSESSOR'S PARCEL NUMBER
℄ = PROPERTY LINE
R/W = RIGHT OF WAY
MH = STORM DRAIN
SD = STORM DRAIN
SS = SANITARY SEWER
SSMH = SEWER MANHOLE
TC = TOP OF CURB
TG = TOP OF GRADE
TYP. = TYPICAL
VIF = VERIFY
WM = WATER METER
W = WATER VALVE



TYPICAL STREET CROSS SECTIONS

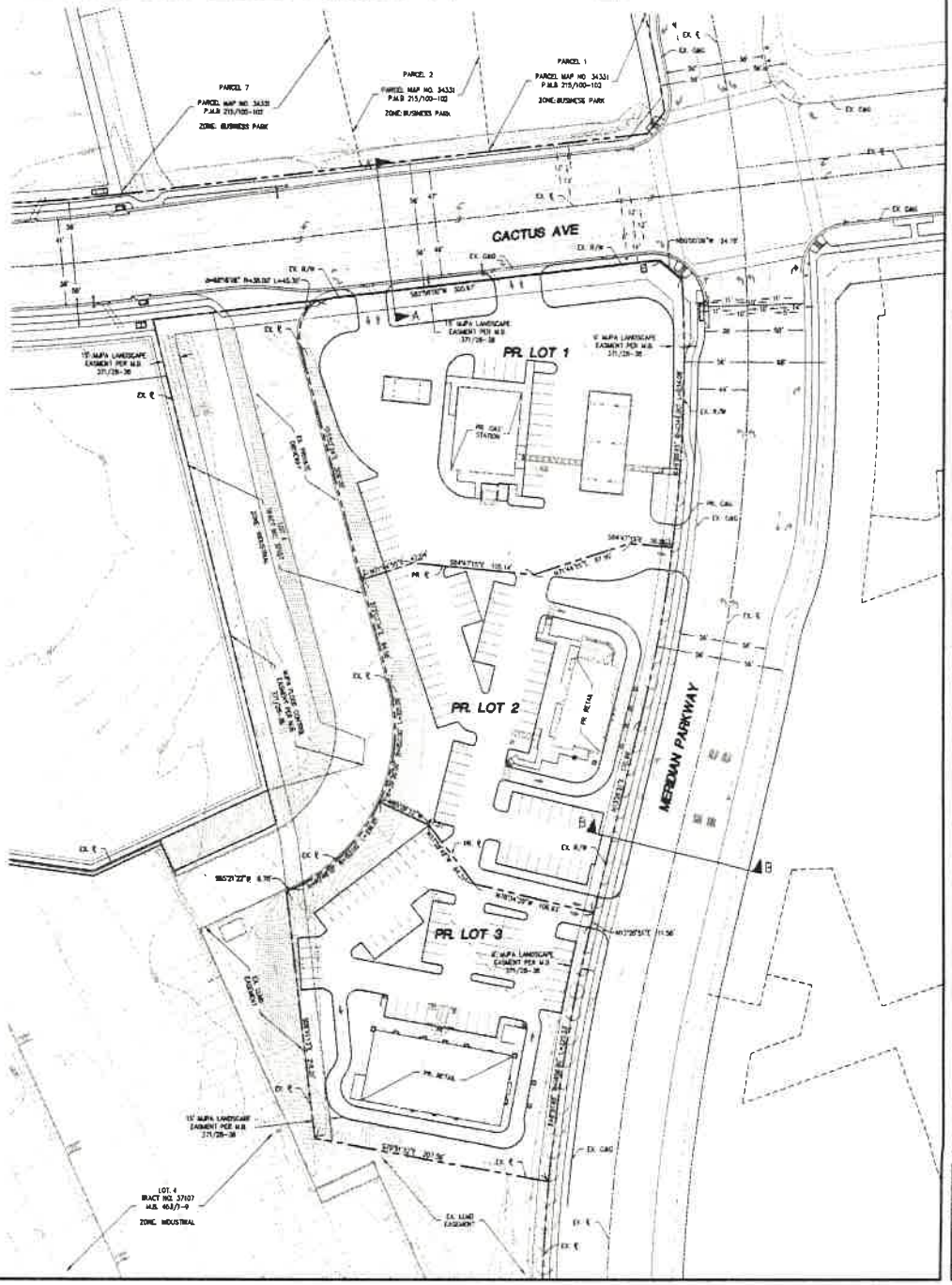


SECTION A-A
CACTUS AVENUE
N.T.S.



SECTION B-B
MERIDIAN PARKWAY
N.T.S.

DATE OF PREPARATION: September 28, 2018



NOT FOR CONSTRUCTION

PROJECT: CACTUS SQUARE
SWC CACTUS & MERIDIAN
M.PA, CALIFORNIA
DRAWING NAME: TENTATIVE PARCEL MAP

ISSUE: TPM
DATE: 11/28/2018
CHECKED BY: DRAWN BY:
DRAWING FILE: 18-384 TPM
PROJECT NO: 18-384
SHEET NUMBER: 1
OF 1 SHEETS
SCALE: AS SHOWN

EXHIBIT "B" - Conditions of Approval for Plot Plan 20-01

Conditions of Approval
The Cactus Square Retail Center
Project - Plot Plan 20-01

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of these approvals is conditioned upon the subsequent approval of Specific Plan Amendment Ordinance #JPA 20-17.

2. The site shall be developed in accordance with the approved Plot Plan 20-01 on file in the Planning Division, Conditional Use Permit (CUP 20-01), the JPA Development Code regulations, 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 and structural elevations shall comply with the color scheme and materials approved with Plot Plan 20-01. (MJPA 9.14.020)

3. 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.

4. The Plot Plan approval shall expire three years after the date of approval (July 22, 2020) 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)

5. This development is located within Specific Plan SP-5, A5. Requirements of the North Campus of the Meridian Specific Plan, including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

6. ~~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).~~ **Not Applicable – Not within the Clear Zone or Accident Potential Zones.**

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 car pools 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 Business Center Design Guidelines and the March JPA Development Code. If requirements differ, the proposed signage shall meet the stricter of the provisions. In a multiple tenant facility, all signage shall meet the approved Sign Program for the development. (MJPA 9.12.020)

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 where feasible or to the extent practical, and increasing insulation beyond Title 24 requirements. (SEIR)

12. 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 a 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)

13. 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 grass areas (if applicable) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area Plot Plan to the March JPA for review and approval. (MMRP)

14. 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)

15. 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)

16. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the March Business Center EIR. (MMRP)

17. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

18. All development shall use proper erosion control measures during and following construction. (MMRP)

Planning Conditions to be Performed Prior to Issuance of Grading Permits:

19. If construction activity is planned during nesting/breeding season, a qualified environmental scientist shall conduct a field review of the affected areas prior to vegetation clearing activity assess the areas for occupancy by the least bell's vireo. (MMRP)

20. Prior to the issuance of a grading permit, the developer shall provide a plan to protect in place the existing LLMD landscaping, including protection of water lines, water valves, all existing landscaping and ground cover, trees, shrubs and other landscape features within the LLMD areas on both Meridian Parkway and Cactus Avenue. Prior to removal of any landscaping, developer shall coordinate an onsite meeting to physically delineate future driveways that will require removal of landscaping or re-location of existing irrigation pipes, valves, or water meters.

Planning Conditions to be Performed Prior to Issuance of Building Permits:

21. Prior to building permit issuance, the owner/developer must submit plans to the County of Riverside, Department of Environmental Health, Environmental Resources Management Branch (ERM) for review/approval.

22. Prior to building permit issuance, the owner/developer must submit plans to the County of Riverside, Department of Environmental Health, Hazardous Materials Management Branch for review/approval of the proposed Underground Storage Tanks (USTs) installation. Additional permits will be required which include the following:

    a) Hazardous Materials Disclosure permit; b) Hazardous Waste Generator permit; and c) Underground Storage Tank permit.

23. Prior to building permit issuance, the tenant improvement plans for the Convenience Store use relating to Conditional Use Permit 20-01 (CUP 20-01) for off-premises Beer and Wine sales will require review/approval by the Riverside County Sheriff's Department. Please note that additional documentation relating to the ABC Licensing may be requested by the Department.

24. 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)

25. For noise attenuation, please provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

26. 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 North Campus of the Meridian Specific Plan SEIR (SCH 2009071069). (MMRP)

27. 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)

28. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

29. The Project shall contribute on a fair share basis toward the cumulative off-site impacts identified in Specific Plan Chapter IV.B Transportation/Traffic of the March Business Center Final Focused Environmental Impact Report. (MMRP)

30. 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.

31. 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)

32. 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 parking lots shall be limited to high pressure sodium lighting. As an option, LED lighting at 2,700 Kelvin or within 100 Kelvin shall be permitted. 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).

33. 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.

34. 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:

35. 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.)

36. Prior to Certificate of Occupancy, the developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained. (MEIR)

37. 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).

Landscape Provisions (Timing Varies)

38. All landscape located adjacent to parking areas shall be protected by a raised 6" extruded curb. (MJPA Design Guidelines)

39. 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#16-02.

40. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD. #16-02)

41. All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP)

42. 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)

43. The facility shall incorporate an on-site green/landscape waste recycling/mulching area, or as an option the facility operator may identify in writing how green/landscape waste recycled off-site. (MMRP)

44. 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.

48. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 40 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be 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.

49. 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.

50. 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.

51. All damaged LLMD plant material shall be replaced with like sized material within three (3) business days unless an extension is approved, in writing, by the LLMD manager.

52. At no time shall any contractor store or place equipment, signs, temporary utilities or any other items within the public right-of-way or LLMD landscape easement areas.

NPDES Provisions (Timing Varies)

53. 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.

54. 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.

55. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

56. 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.

57. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall submit and receive approval of a Storm Water Management Plan addressing long term development storm water mitigation measures.

58. 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).

59. The development shall be subject to all requirements of the March JPA NPDES Guidelines, Provision 1.8, which establishes stormwater/urban runoff management and discharge controls. These ensure compliance with federal regulations, subsequent amendments, revisions, or ordinances.

60. 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)

61. Preferential parking spaces shall be offered to car pools and van pools. (MMRP)

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)

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. The North Campus of the Meridian Specific Plan requires implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan. (MMRP)

65. The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley. (MMRP)

66. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

67. Developer is encouraged to use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way. (MMRP)

68. Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic insulation above Title 24 requirements. (MMRP)

69. All construction activities shall be limited to between 7:00 a.m. and 8:00 p.m. as feasible, and additionally, construction activities are subject the requirements of Section 9.10.140 of the March JPA Development Code. (MEIR)

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

70. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to JPA and WMWD for review and approval.

71. The project is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts including partial reimbursement for maintenance of traffic signal located at Meridian Parkway and Cactus Ave.

72. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's for review and approval.

73. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with ADA requirements and standards. The two driveway closest to the intersection of Meridian Parkway and Cactus Avenue shall be designated as right-in, right-out only.

74. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

BUILDING DEPARTMENT, WILLDAN

Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building and Safety will need for plan review for each building. The initial plan review will take approximately two weeks on most projects.

Building & Safety General Information

75. All structures shall be designed in accordance with the latest California Building Code, The latest California Mechanical Code, latest California Plumbing Code, and the latest California Electrical Code, and the latest California Green Buildings Standards adopted by the State of California.

76. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department and division prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety Job Card.

77. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact 951-656-7000. You may also request inspections at the Building & Safety public counter.

78. All construction sites must be protected by a security fence and screening. The fencing and screening shall be maintained always to protect pedestrians.

79. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI ZA.3.

80. Construction projects which require temporary electrical power shall obtain an Electrical Permit from Building & Safety. No temporary electrical power will be granted to a project unless one of the following items is in place and approved by Building & Safety and the Planning Department.

    (A) Installation of a construction trailer, or,
    (B) Security fenced area where the electrical power will be located.

81. Installation of construction/sales trailers must be located on private property. No trailers can be located on the public street right of way.

82. 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.

83. The City enforces the State of California provisions of the California Building Code disabled access requirements. The Federal Americans with Disabilities Act (ADA) standards may differ in some cases from the California State requirements; therefore it is the building owner's responsibility to be aware of those differences and comply accordingly.

84. Site facilities such as parking open or covered, recreation facilities, and trash dumpster areas, and common use areas shall be accessible per the CBC, Chapter 11.

85. Separate plan submittals and permits are required for all accessory structures; example would be trash enclosures, patios, block walls, play equipment and storage buildings. Trash enclosures shall closely match the architectural design of each building associated with the trash enclosure structure.

86. 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.

87. 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.

88. Engineering, (Tri Lakes Engineering) will review plans, inspect the construction in the right of way as well as the grading and precise grading on site. This includes curb and gutter on the site and sidewalks on site.

89. Storm Water, (CG Recourse Management) will inspect the Storm Water requirements on and off site.

Building & Safety Conditions

90. Prior to the issuance of a building permit, the applicant shall pay all Development Improvement Fee's to the City; 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.

91. All on site utilities shall be underground to the new proposed structure unless prior approval has been obtained by the utility company or the JPA.

92. 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.

93. Prior to the 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.

94. Prior to issuance of building permits, provide Building & Safety with a will service letter from Western Municipal Water District.

95. All construction projects shall comply with the National Pollutant Discharge Elimination Systems (NPDES).

96. 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 City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

97. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved.

FIRE MARSHALL, RIVERSIDE COUNTY FIRE DEPARTMENT

98. California Fire Code requirements to be provided by Riverside County Fire Department on an individual project basis.

Fire Marshall, Riverside County Fire Department (Project-Specific)

99. With respect to the conditions of approval 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:

- Fire Hydrants and Fire Flow: Provide or show there exist fire hydrant(s) capable of delivering required fire flow per the California Fire Code, Riverside County Fire Department within 400 feet to all portions around the proposed structure. Reference latest California Fire Code (CFC) Section 507.5.1.
- Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish two copies of the water system fire hydrant plans to 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. Ref. CFC 105.4.1.
- Blue Dot Reflectors: Blue retro-reflective pavement markers shall be installed to indicate the location of fire hydrants. Reference CFC Section 507.5.8 as amended by Riverside County Ordinance 787.8.
- Fire Department Access: Fire Department apparatus access shall be provided to within 150 feet to of all portions of all buildings. Fire apparatus roads shall have an unobstructed width of not less than 24 feet. Driveway loops, fire apparatus access lanes and entrance curb radius should be designed to adequately allow access of emergency fire vehicles. Reference CFC Sections 503.1.1 and 503.2.1 as amended by Riverside County Ordinance 787.7.
- Fire Sprinkler System: All structures 3,600 square feet or larger will be required to install a fire sprinkler system in accordance with the CFC and NFPA 13. Ref. CFC 903.2 as amended by Riverside County Ordinance 787.8.
- Fire Alarm and Detection System: A water flow monitoring system and/or a fire alarm system will be required per the CFC and NFPA 72. Ref. CFC 903.4/907.2.
- Address: The address shall be posted per Riverside County Fire Department standards and will be clearly visible from public roadway. Ref. CFC 505.1 as amended by Riverside County Ordinance 787.8 and the County of Riverside Fire Prevention Standard #07-01 Premises Identification.

100. These conditions are preliminary and further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

WESTERN MUNICIPAL WATER DISTRICT (WMWD)

Conditions of Approval were not made available to the JPA Staff before the time of this posting. Final WMWD Conditions of Approval will be made available at the time of the March Joint Powers Authority meeting.

UNITED STATES POSTAL SERVICE

101. 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.

ARCHEOLOGY/PALEONTOLOGY

102. **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.

103. **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:

i. 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.
ii. 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 4 and COA 5.

E. Prior to the issuance of a grading permit, the Developer shall secure agreements with the Pechanga Band of Luiseño Indians and Soboba Band of Luiseño Indians for tribal monitoring. The Developer is also required to provide a minimum of 30 days advance notice to the tribes of all mass grading and trenching activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth moving activities in the affected area if suspected archaeological resources are unearthed. If the Native American Tribal Representatives suspect that an archaeological resource may have been unearthed, the Project Archaeologist or the Tribal Representatives shall immediately redirect grading operations in a 100-foot radius around the find to allow identification and evaluation of the suspected resource. In consultation with the Native American Tribal Representatives, the Project Archaeologist shall evaluate the suspected resource and make a determination of significance pursuant to California Public Resources Code Section 21083.2.

F. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources and cultural resources. If the landowner and the Tribe(s) cannot come to a consensus on the significance or the mitigation for the archaeological or cultural resources, these issues will be presented to the March Joint Powers Authority Planning Director (Director) for decision. The Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources, recommendations of the project archeologist and shall consider the cultural and religious principles and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Director shall be appealable to the March Joint Powers Authority Council."

104. **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.

105. **Native American Monitoring - Pechanga.** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Pechanga Band of Mission Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area for proper treatment and disposition through one or more of the methods listed in section of the Conditions of Approval

106. **Native American Monitoring (Soboba).** Tribal monitor(s) shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, etc. The land divider/permit holder shall retain a qualified tribal monitor(s) from the Soboba Band of Luiseno Indians. Prior to issuance of a grading permit, the developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land divider/permit holder for the monitoring of the project to the Planning Department and to the Engineering Department. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground-disturbance activities to allow recovery of cultural resources, in coordination with the Project Archaeologist.

The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found in the project area for proper treatment and disposition through one or more of the methods listed in section of the Conditions of Approval

PALEONTOLOGY

107. **Paleontologist Required.** This site is mapped as having a high potential for paleontological resources (fossils) at shallow depth. Therefore, PRIOR TO ISSUANCE OF GRADING PERMITS:

The permittee shall retain a qualified paleontologist approved by the March Joint Powers Authority Planning Director to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the Planning Department for review and approval prior to

issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B. Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D. If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to inspect the remains.

E. If fossil remains are encountered, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be reburied on-site in a pre-determined location, typically within the landscape areas and away from any drainage basins to the best possible extent.

G. A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the Planning Department for review and approval prior to building final inspection as described elsewhere in these conditions.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the Planning Department along with a copy of this condition, deposit-based fee and the grading plan for appropriate case processing and tracking.

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.

7. No parking, standing or equipment is allowed in or on the MJPA public right of way at anytime during construction.

8. No standing, sitting or allowing lunch breaks or materials in or on the LLMD or right of ways. A daily fine of $500 per occurrence and/or incident will be payable to the MJPA and immediate repair of the damage or wear and tear to the right of way will be contracted by MJPA approved contractor.

9. The cost for any damage will be billed to the applicant/developer and no certificate of occupancy will be issued without all fines and repairs completed and any outstanding invoices paid in full.

EXHIBIT "B" - Conditions of Approval for CUP 20-01

Conditions of Approval
Cactus Square Retail Project
Conditional Use Permit 20-01

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. Description. Planning Application Conditional Use Permit No. 20-01 is to allow the sale of beer and wine (only) for off-premise consumption (Type 20 State of California ABC license) at the proposed Service Station Convenience Store/mini-market to be located within "Cactus Square Retail Project" located on the southwest corner of Cactus Avenue and Meridian Parkway, approximately 0.5 miles west of the intersection of Cactus Avenue and the I-215 Freeway, and approximately 0.25 miles south of the March JPA offices, (APN: 297-110-043). Planning Application Public Convenience and Necessity (PCN) No. 20-01 is an application for public convenience and necessity findings to allow for the sale of beer and wine for off-premise consumption at a proposed Service Station Convenience Store/mini-market located within the Common's at Meridian project as described above.

2. Indemnification. Applicant/developer shall indemnify, defend, and hold harmless the March JPA and its elected Council and, employees, volunteers, contractors, consultants, and agents from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either the March JPA's approval of the Project or actions related to the Property or the acts, omissions, or operations of the applicant/developer and its directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the applicant/developer with respect to the ownership, planning, design, construction, and maintenance of the Project and the Property for which the Project is being approved. In addition to the above, within 15 days of this approval, the developer/applicant shall enter into an indemnification agreement with the March JPA. The indemnification agreement shall be substantially the same as the form agreement currently on file with the March JPA.

3. Definitions. The words identified in the following list that appear in all capitals in the attached Conditions of Approval for Conditional Use Permit No. 20-01 shall be henceforth defined as follows: APPROVED EXHIBIT A = Site Plan and Floor Plan for Plot Plan No. 20-01 dated May 20, 2020.

4. Ninety (90) Days to Protest. The applicant has ninety (90) days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government

Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

5. Comply with Specific Plan. The development of these premises shall comply with the standards of the North Campus of the Meridian Specific Plan (SP-5, A5) and all other applicable ordinances of the March JPA and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A 12 (Site Plan and Floor Plan layout for the Automotive Service Station Convenience Store/mini-market, and the two additional speculative retail buildings), unless otherwise amended by these Conditions of Approval.

6. Compliance with Plot Plan 20-01. The general site development standards as well as the site design, layout, location, setbacks, landscaping, walls, and other features for the Automotive Service Station and convenience store/mini-market shall be in substantial conformance with those approved for Plot Plan 20-01, dated May 20, 2020.

7. Licensing. At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Department of Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

8. Alcohol Warnings. The owner and the management of the Automotive Service Station Convenience Store/mini-market shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase.

9. Alcohol Education. The owner and the management of the Automotive Service Station Convenience Store/mini-market shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws.

10. Alcohol Training. The owner and the management of the Automotive Service Station Convenience Store/mini-market shall provide adequate training for all employees at the location as to these matters.

11. Hours of Operation. The hours of operation for the Automotive Service Station Convenience Store/mini-market is permitted to be twenty-four (24) hours a day, seven (7) days per week.

12. Beer and Wine Sales – Time of Sales Limitation. The sale of alcoholic beverages (beer and wine) shall cease between the hours of 2:00 A.M. to 6:00 A.M. At least one employee age

21 years or older, shall be on duty between the hours of 10:00 P.M. to 6:00 A.M. to ensure compliance with this requirement.

13. State of California Department of Alcoholic Beverage Control (ABC) License. The property owner or Automotive Service Station Convenience Store/mini-market operator is responsible for obtaining the appropriate ABC license. Proof of such license shall be submitted to the March JPA prior to the sales of beer or wine.

14. Ceased Operations. In the event the use hereby permitted ceases operation for a period of one (1) year or more, excluding renovation and casualty, this approval shall become null and void.

15. Beer and Wine Sales. The following development standards shall apply to the sale of beer and wine:

    A. The property owner, tenant of the premises and their management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the property owner, tenant of the premises and their management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the property owner, tenant of the premises and their management shall provide adequate training for all employees at the location as to these matters.

    B. Only beer and wine may be sold.

    C. No displays of alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

    D. Beer shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Alcoholic beverages sold from ice chests shall be prohibited. Wine shall be displayed near, or within the electric cooler.

    E. No alcoholic beverage advertising shall be located on gasoline islands; and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

    F. No sale of alcoholic beverages shall be made from a drive-in window.

16. Off-Site Consumption Only. This approval is for the sale of beer and for offsite consumption only.

17. No Permanent Occupancy. No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

18. Distilled Spirits Not Allowed. The CUP is for the sale of Beer and Wine as classified by the State of California Department of Alcoholic Beverage Control only. The sales of other alcoholic beverages are not permitted.

19. Liquor Store Not Approved. The CUP is not for the approval of a liquor store.

20. Bar or Restaurant Not Approved. The CUP is not for the approval of a bar or restaurant.

21. Subsequent Submittals and Fees. Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with. Prior to Building Permit Issuance.

22. Security Systems. Prior to the issuance of a building permit, the applicant shall prepare a security plan for the site. Pursuant to recommendations from the Riverside County Sheriff's Department, in addition to the common burglary/security alarm system, the applicant shall also install exterior cameras to monitor all parking stalls surrounding the exterior of this store. These cameras shall be attached to the proposed light poles in the parking lot and/or the exterior of the building itself. Security cameras shall be installed in the interior of this business that records the shopping aisles as well as the counters and cash registers. The interior and exterior cameras shall be equipped with recording capabilities allowing it to save a minimum of four months of recording time. Prior to Final Occupancy

23. Security System Inspection. The Riverside County Sheriff Department and/or Planning Division of the March JPA shall verify that the security system has been installed in compliance with the Riverside County Sheriff Department's requirements prior to final occupancy.

EXHIBIT "B" - Conditions of Approval for TPM 20-01

Conditions of Approval
Tentative Parcel Map 37874
TPM 20-01

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. The effectiveness of this approval is conditioned upon the subsequent approval of the recordation of Final Map 37874 (TPM 20-01).

2. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related approval, including but not limited to CEQA approvals, permits, variances, design plans, plot plans, maps, licenses and amendments. March JPA shall promptly notify the Applicant of any and all claims, actions, and proceedings, covered by this Agreement. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against March JPA, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

3. The 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-5, A5. Requirements of the North Campus of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. This project is subject to the Mitigation Monitoring and Reporting Program for the Certified Environmental Impact Report for the North Campus of the Meridian Specific Plan, as well as the Addendum to the Subsequent EIR (SEIR) as approved on July 22, 2020 by Resolution JPA #20-17 (SCH#2009071069).

6. The site shall be developed in accordance with the approved Plot Plan 20-01, as well as the subsequent Determination of Substantial Conformance 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 the Plot Plan. (MJPA 9.14.020)

7. The recordation of the Final Parcel Map 37874 shall include a cross-access agreement providing permanent access for all parcels in perpetuity.

8. Prior to the recordation of Final Parcel Map 37874, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, if any, are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

9. The project shall adhere to the conditions of the original Parcel Map 37874 including dedication of all street improvements (if any).

10. The Final Tract Map shall be submitted to JPA for review and approval.

11. All monuments shall be set prior to recordation or in lieu fee deposited with JPA (if any).

12. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: **Riverside** Address: **PO Box 751** **2724 Gateway Drive** **Riverside, CA 92502-0751**	FROM:	Public Agency/Lead Agency: **March Joint Powers Authority (Lead Agency)** Address: **14205 Meridian Parkway, Suite 140 Riverside, CA 92518** Contact: **Mathew Evans** Phone: **(951) 656-7000**

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above)
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Address: Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): **2009071069**		
Project Title: **Cactus Square Retail Commercial Center Project**		
Project Applicant: **Meridian Park, LLC**		
Specific Project Location – **The project site located on the southwest corner of Cactus Avenue and Meridian Parkway, approximately 0.5 miles west of the intersection of Cactus Avenue and the I-215 Freeway, and approximately 0.25 miles south of the March JPA offices (APN 297-110-043). Additionally, the project is located adjacent to the recently constructed Nissan Building located to the south and west of the site, including the Nissan Building secondary access from Cactus Avenue, located to the west of the project**		
General Project Location (City and/or County): **Unincorporated Riverside County**		
Project Description: **The March JPA Commission took the following action on July 22, 2020 to:** Adopted Resolution #JPA 20-16 for an addendum to the North Campus of the Meridian Specific Plan (SP-5, A5) Subsequent Environmental Impact Report SEIR (SCH#2009071069); and Adopted Resolution #JPA 20-17, approving Plot Plan (PP 20-01) to allow for the construction of the 15,293 square foot retail shopping center, consisting of 3 separate retail buildings, and a gas station with two fuel island canopies for the Cactus Square Retail Center, Conditional Use Permit (CUP-20-01) allowing for the sale of alcoholic beverages for off-		

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX (951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

site consumption of beer and wine in conjunction with use/operation at a Gas Station/Convenience Store, as well as two drive-thru windows for speculative fast-food restaurants, approve Public Convenience and Necessity (PCN 20-01) associated with CUP 20-01, as well as approval of Tentative Parcel Map (TPM 20-01) creating three new parcels subject to conditions of approval.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **July 22, 2020** and has made the following determinations regarding the above described project:

1.	☒	The project will have a significant effect on the environment.
	☐	The project will NOT have a significant effect on the environment
2.	☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures were made a condition of the approval of the project.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was adopted for this project.
	☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	☒	A Statement of Overriding Considerations was adopted for this project.
	☐	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	Findings were made pursuant to the provisions of CEQA.
	☐	Findings were NOT made pursuant to the provisions of CEQA.
		This certifies that Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at the following location(s):

	Custodian: **Mathew Evans, March Joint Powers Authority**	Location: **14205 Meridian Parkway, Suite 140** **Riverside, CA 92518**

Date: _____	_____ **Signature:**

Date Received for Filing: _____	_____ **Title:**

Authority cited: Sections 21083, Public Recourse Code.
Reference Section 21000-21174, Public Resources Code.

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 10b

Meeting Date: July 22, 2020

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO CACTUS SQUARE RETAIL COMMERCIAL PROJECT: 1) ADOPT RESOLUTION #JPA 20-16 FOR AN ADDENDUM TO THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN (SP-5, A5) SUBSEQUENT ENVIRONMENTAL IMPACT REPORT SEIR (SCH#2009071069); AND 2) ADOPT RESOLUTION #JPA 20-17, APPROVING A PLOT PLAN 20-01 FOR THE 15,293 SQUARE FOOT CACTUS SQUARE RETAIL COMMERCIAL CENTER. CONDITIONAL USE PERMIT (CUP 20-01) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION OF BEER, WINE IN CONJUNCTION WITH THE USE/OPERATION AT A GAS STATION/CONVENIENCE STORE AS WELL AS TO ALLOW FOR TWO (2) DRIVE-THRU WINDOWS FOR TWO (2) SPECULATIVE FAST-FOOD RESTAURANTS, APPROVE PUBLIC CONVENIENCE AND NECESSITY (PCN 20-01) ASSOCIATED WITH CUP 20-01, AND APPROVING TENTATIVE PARCEL MAP (TPM 20-01) A PROPOSAL TO SUBDIVIDE LOT 7 OF THE MERIDIAN WEST LOWER-PLATEAU INTO THREE SEPARATE PARCELS; AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES**

Motions: 1) Adopt Resolution #JPA 20-16 for an addendum to the North Campus of the Meridian Specific Plan (SP-5, A5) Subsequent Environmental Impact Report SEIR (SCH#2009071069); and

2) Adopt Resolution #JPA 20-17, approving Plot Plan (PP 20-01) to allow for the construction of the 15,293 square foot retail shopping center, consisting of 3 separate retail buildings, and a gas station with

two fuel island canopies for the Cactus Square Retail Center, Conditional Use Permit (CUP-20-01) allowing for the sale of alcoholic beverages for off-site consumption of beer and wine in conjunction with use/operation at a Gas Station/Convenience Store, as well as two drive-thru windows for speculative fast-food restaurants, approve Public Convenience and Necessity (PCN 20-01) associated with CUP 20-01, as well as approval of Tentative Parcel Map (TPM 20-01) creating three new parcels subject to conditions of approval; and

3) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Background:

Originally known as U1-Lot 8 of the North Campus of the Meridian Specific Plan (SP-5, A-5), the Cactus Square Retail Commercial Project site is now known as Lot 7 of the Meridian West Lower Plateau project site. Although the Meridian West project included this site within the map for the overall project, specific approvals for the retail center were not contemplated at that time the map was approved by the JPC, and it was noted that additional approvals would be needed for future development for the site. The proposed project consists of three retail buildings, which include a service station with a mini-mart and gas island canopy and two additional retail commercial buildings with drive-thru services, the 4.17-acre site at the southwest corner of Cactus Avenue and Meridian Parkway. In December 2019, the pre-application was reviewed by the Pre-Application Development Review Committee where several comments were received. On January 13, 2020, the applicant, Meridian Park, LLC, submitted a formal application for the project.

Proposed Project:

Cactus Square is a proposed retail shopping center located on Lot 7 of the Meridian West Lower Plateau project site and has a Specific Plan zoning designation under the Meridian Specific Plan (SP-5) of "Commercial." The proposed project consists of the following entitlements needed for the project:

Plot Plan (PP 20-01):

The proposed Plot Plan would allow for the development of three new commercial buildings totaling 15,293 square feet, including a 4,088 square foot mini-mart building associated with the service station, a 3,300 square foot speculative retail commercial building with a drive-thru lane for potential fast-food/takeout restaurant use, and a 7,905 square foot building, also with a drive-thru for speculative fast-food/takeout restaurant use. The Plot Plan also includes an approximately 3,000 square foot gas-island canopy with 6 fuel pumps, 145 parking stalls, and 54,262 square feet (approximately 30%) of landscaping.

Conditional Use Permit (CUP 20-01):

The proposed service station and mini mart is proposing to sell beer and wine, which requires a Type 20 California ABC license for off-site consumption. A CUP and likely PCN findings are required prior to the issuance of the license and required by the March JPC Development Code.

Also required by the Development code is a CUP for drive-thru windows and service, as the proposed Plot Plan includes two (2) speculative fast-food restaurants with drive-thru service.

Public Convenience and Necessity (PCN 18-01):
Findings for Public Convenience and Necessity are required in order to allow for the sale of beer and wine sales for off-site consumption from the proposed gasoline service station convenience store location located on the proposed project site.

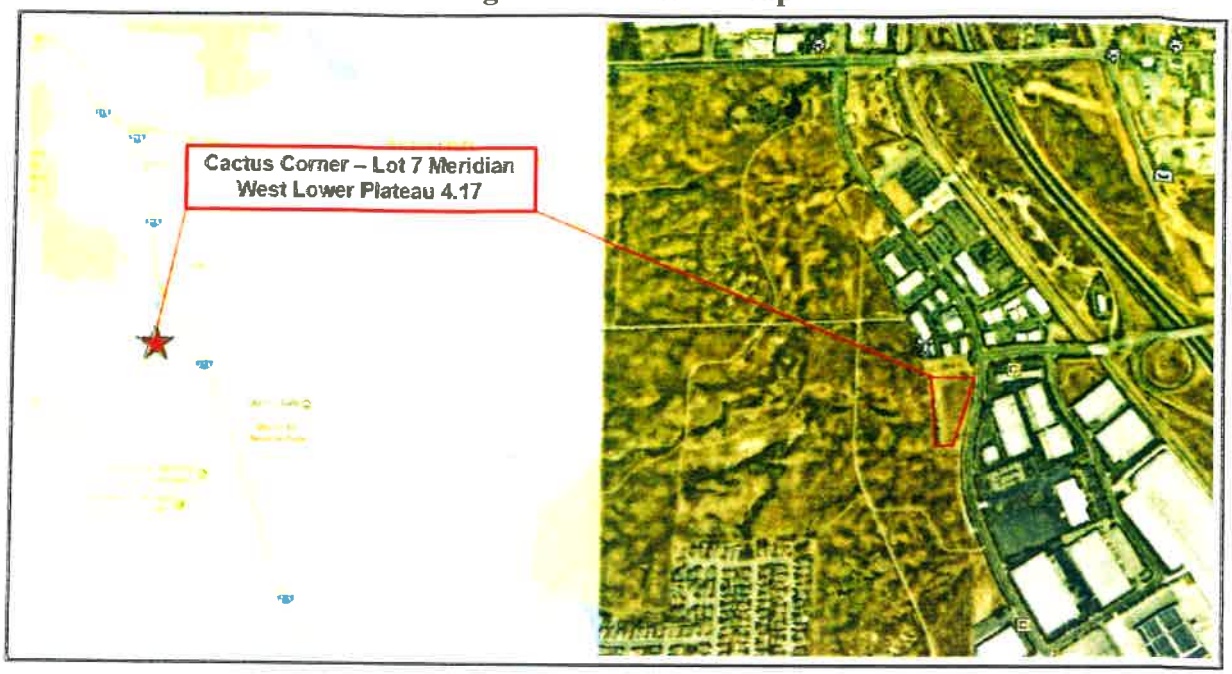
Tentative Parcel Map (PP 20-01):

The applicant is proposing Tentative Parcel Map 37874 for the purposes of subdividing the existing 4.17 net acre lot (4.52 gross acres) into three separate parcels of property. Proposed Lot 1 consists of a 1.75 acre corner lot, and includes the service station property with two points of access, one from Meridian Parkway and the second from Cactus Avenue, Lot 2 consists of a 1.38 acre property for the second speculative retail building with one-point of access and Lot 3 consists of a 1.39 acre property for the third speculative retail building with one-point of access. Both Lots 2 & 3 will share a driveway that is split by the property line. All three parcels will be required to record a shared access and parking agreement prior to the issuance of occupancy for the first building constructed.

Location

The proposed project site located on the southwest corner of Cactus Avenue and Meridian Parkway, approximately 0.5 miles west of the intersection of Cactus Avenue and the I-215 Freeway, and approximately 0.25 miles south of the March JPA offices (APN 297-110-043). Additionally, the project is located adjacent to the recently constructed Nissan Building located to the south and west of the site, including the Nissan Building secondary access from Cactus Avenue, located to the west of the project (see Figure 1, Location Map provided below).

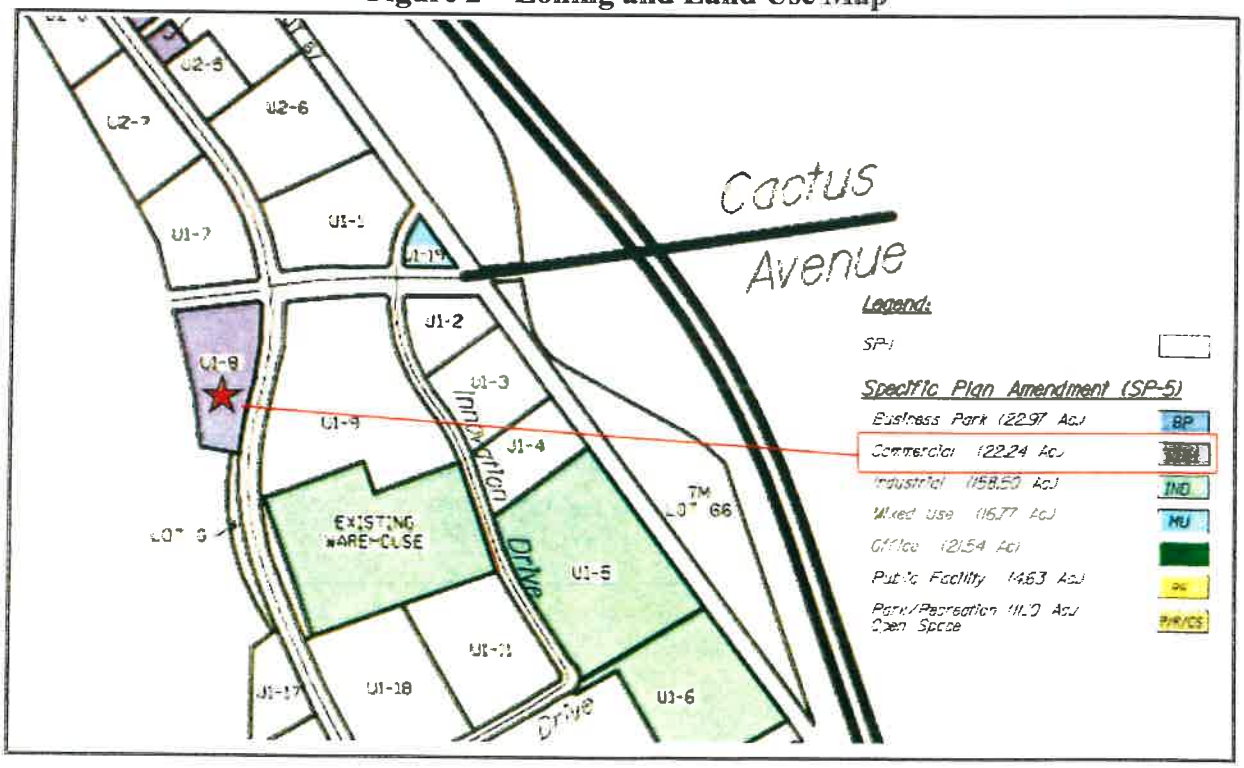
Figure 1 – Location Map



Zone and Land Use Designation:

The proposed project, which is identified in the North Campus of the Meridian Specific Plan (SP-5, A5), is identified within the Specific Plan Zoning Map as "Commercial." Additionally, the site is also designed as "Commercial" on the March JPA General Plan Map (see Zoning and Land Use map in Figure 2 below).

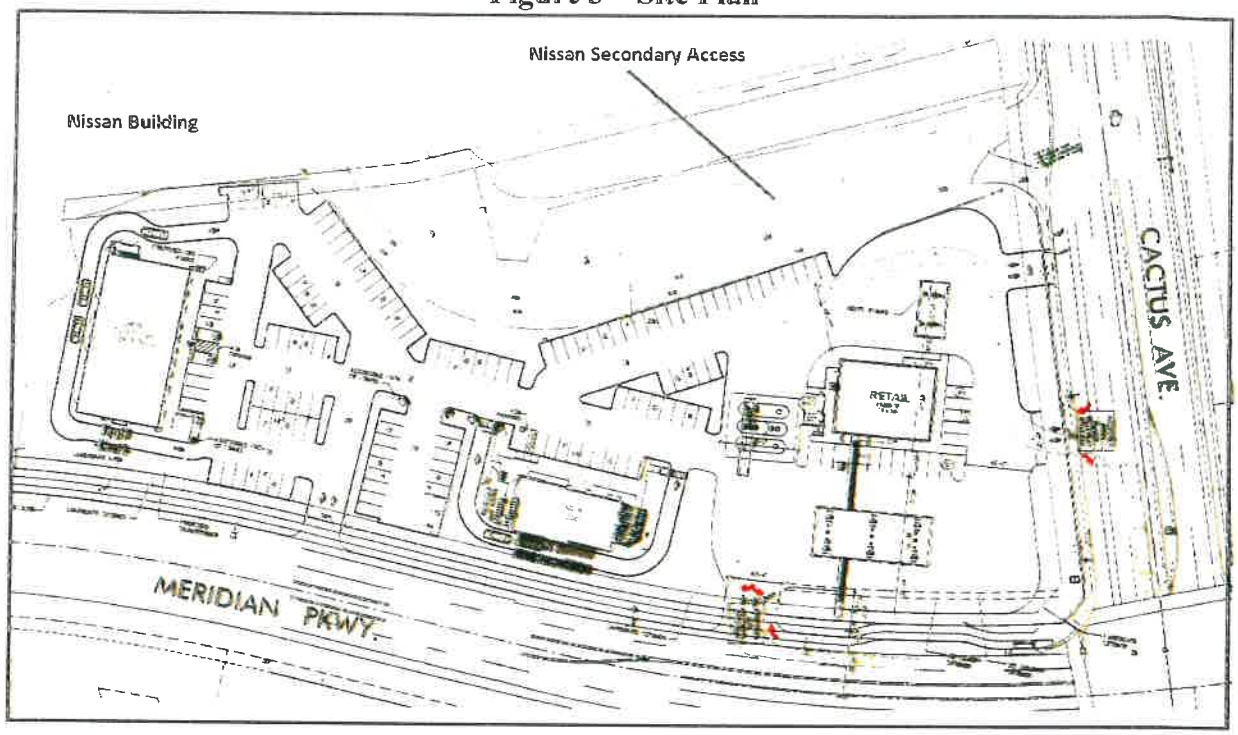
Figure 2 – Zoning and Land Use Map



Site Access

Access to the site is achieved from four total driveways leading from both Meridian Parkway and Cactus Avenue. The site will ultimately consist of three parcels each with three buildings. A total of four separate driveways are proposed, including two from Meridian Parkway and two from Cactus Avenue. The southernmost driveway furthest from the Meridian Parkway/Cactus Avenue intersection will allow for all movements in and out of the shopping center, while the remaining three driveways will be limited to right-in, right-out turning movements only. This is due to their proximity to the intersection of Meridian Parkway and Cactus Avenue, as well as driveway placements of adjacent developments (see Figure 3 – Site Plan, provided below):

Figure 3 – Site Plan



Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Business Park	Existing Office/Warehouse development
West	Industrial	Existing Meridian West Lower-Plateau Project – Nissan Distribution Building.
South	Industrial	Existing Meridian West Lower-Plateau Project – Nissan Distribution Building.
East	Mixed Use	Existing Office Complex/Existing Business Park

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	3 buildings totaling 15,293 square feet on 4.17 acres
Gross Site Area	30,000 square feet (minimum)	3 building totaling 15,293 square feet, including a 4,088 square foot gas station/minimart, a 3,000 square foot fuel-island canopy, a 3,300 square foot speculative retail commercial building, and a 7,905 square foot speculative retail building
Floor Area Ratio (Maximum)	**Commercial** = 25%	Allowed: 43,629 sf (25%) Proposed: 15,293 sf (13%)
Setbacks	**Commercial:** Front Yard-25 ft. Interior Side Yard-0 ft. Street Side Yard-15 ft. Rear Yard-10 ft.	Front Yard- 40-90 ft. Interior Side Yard- 45 +/- ft. Street Side Yard- 50 ft. +/- Rear Yard -40-100 ft. +/-
Landscape Required (Minimum)	**Commercial:** 20% or 35,196-sf	54,262 sf or 30%
Building Height (Maximum)	**Commercial:** 50 feet/ Up to 3 stories	Building 1: 28 feet Building 2: 27 feet Building 3: 24 feet Gas Station Canopy: 23 feet
Parking	**Commercial:** Ranges depending upon use:	54-120 Required 145 Provided

Conformance with March Business Center Design Guidelines:

The March Business Center Design Guidelines establish design requirements for all Projects within the March Business Center development, including projects located within the North Campus of the Meridian Specific Plan. The Guidelines institute criteria for site planning, architecture, landscaping, lighting, and project signage. The following summarizes the consistency with the criteria:

Architecture/Color Palette:

Staff has reviewed the proposed building architecture, color palette and glazing, and has concluded that both of the proposed Project's comply with the requirements of the March Business Center Design Guidelines. The proposed retail speculative buildings will be constructed using earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize each of the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural elements include the use of dry-stack stone and wall mounted trellises to assure an attractive development. The gas station canopy is proposing to incorporate Dry-stack stone at each column to the top of the canopy as suggested by staff. These elements are also incorporated on the columns at each proposed drive-through.

Additionally, the proposed architectural design of the shopping center closely mirrors that of "The Commons at South Campus" project, located at Van Buren Boulevard and Orange Terrace Parkway. The project consists of three separate buildings, including a mini mart associated with the proposed gas station, and two stand-alone retail buildings. Each building is similar to the other with the regards to architectural design, consisting of mainly smooth stucco buildings with stacked-stone veneer, metal roofing and awnings over windows and entrances, and trellis structures over drive-thru windows and seating areas. After its initial review, Staff asked the applicant to apply stacked-stone veneer to the gasoline island canopies to better match the building. The proposed color pallet is also closely similar to those used for "The Commons at South Campus." Staff has reviewed the March Business Center Design Guidelines and has determined that the project is consistent with respect to the proposed architectural design, materials and approved colors. Below in Figure 4a and 4b is the proposed elevations for the gas station mini-mart, fuel-island canopy (Meridian Viewpoint) and also provided in Figure 5 below, is a photo of the recently constructed retail building located with the Commons project, of which is very similar to the two stand-alone retail buildings proposed within the Cactus Square project.

Figure 4a – Proposed Elevations for the Gas Station Mini-Mart



Figure 4b – Proposed Elevations for the Gas-Island Canopy Exhibit

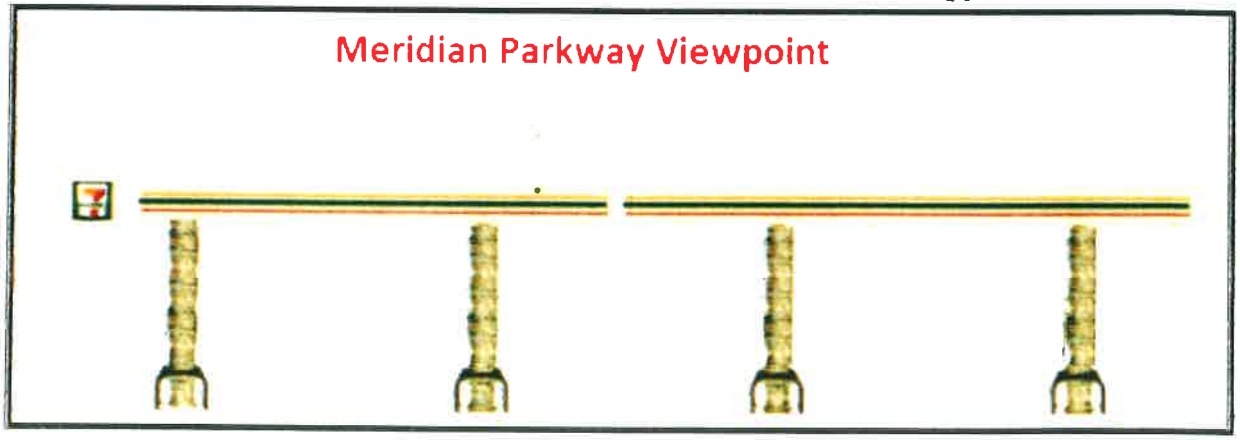


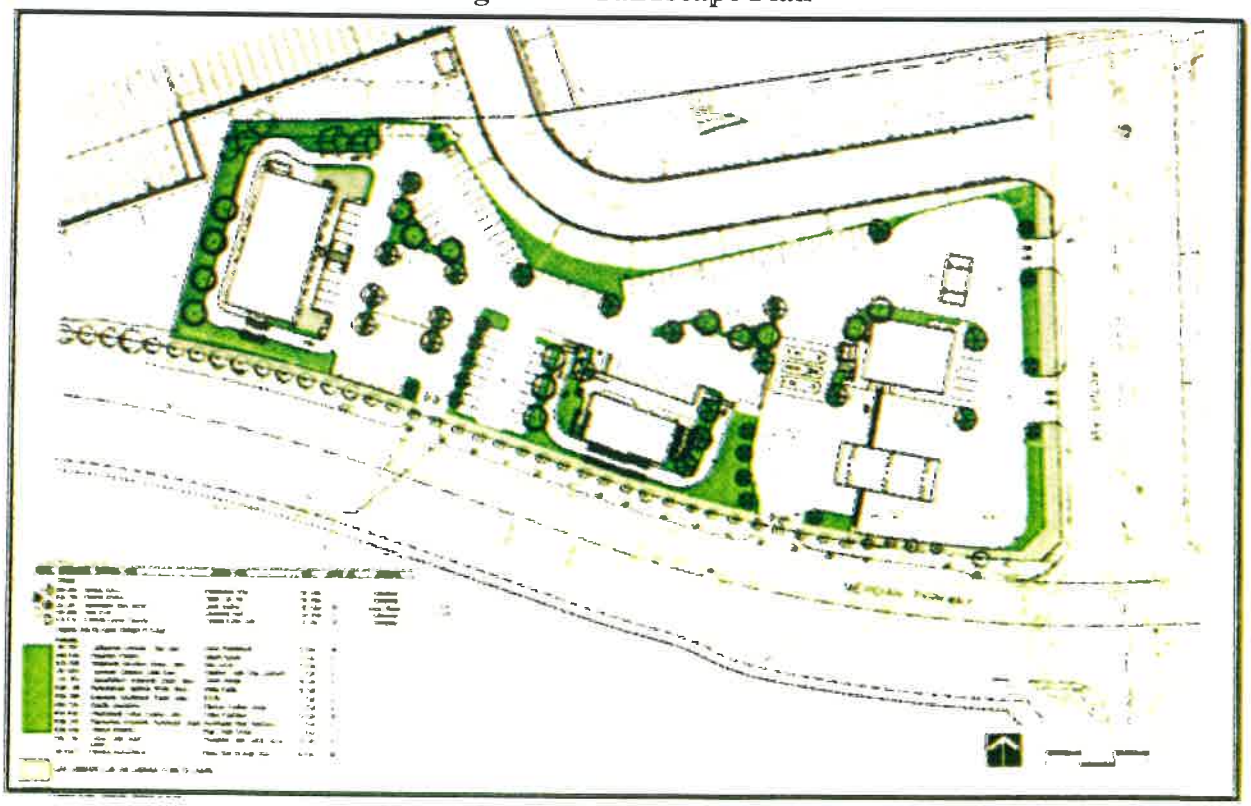
Figure 5 – Existin Retail Construction – Commons at South Campus



Site Landscaping:

The North Campus of the Meridian Specific Plan requires a minimum of 20% landscaping for the overall site. As designed, the proposing to landscape plan identifies that 30% of the overall project site will be landscaped, not including the existing LLMD landscaping along Meridian Parkway and Cactus Avenue. Thus, the applicant is exceeding the minimum requirement by 10%. The landscaping pallet is similar to most other projects within the JPA boundaries, and includes a mixture of trees, drought tolerant and California Native shrubs and ground cover (see Figure 6 provided below).

Figure 6 – Landscape Plan



Site Signage:

All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted in association with this design review but is required to be approved by March JPA planning staff prior to construction of any on-site signage. A future sign program/sign permit application is required (Condition of Approval #10) prior to the issuance of a sign permit or the placement of any signage at the site.

Exterior Lighting:

Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon) that meet the following standards:

- High pressure or low-pressure sodium lighting;
- Maximum of 750 watts;
- Maximum fixture height of 25' above finished grade; and
- Maximum lighting of 0.5 candle/foot^2 at the property line.

LED lighting is also permitted; however, the LED lighting must be at or within 100 Kelvin. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Airport Compatibility:

Based on communications received from ALUC staff on February 13, 2020, the proposed project site is located within the MJPA March Business Center/Meridian exception area, and according to the MJPA letter dated November 8, 2017, the underlying development agreement for the March Business Center Specific Plan and Meridian has been extended for this project site, and therefore ALUC review of this project is not required.

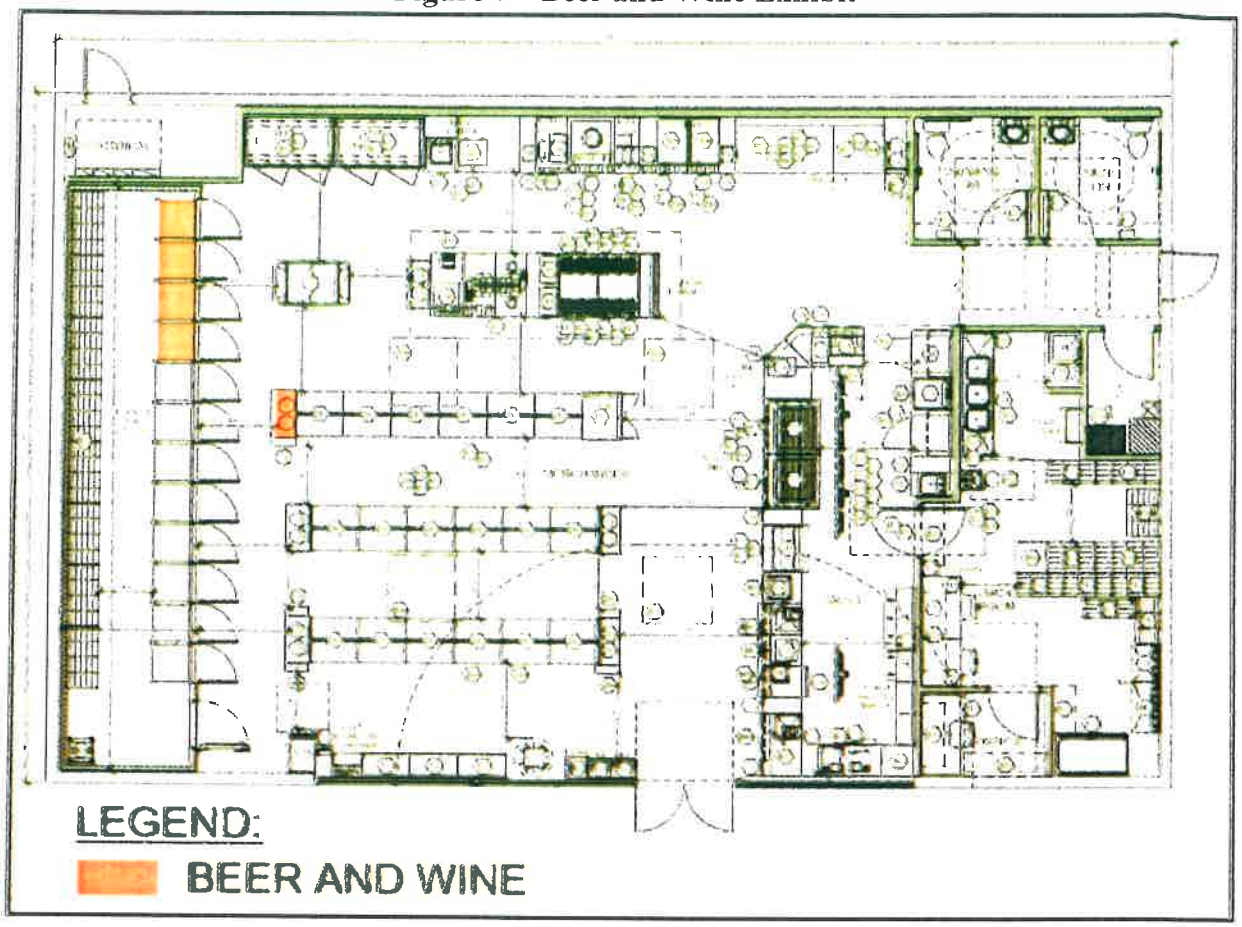
Conditional Use Permit (CUP 20-01):

A Conditional Use Permit CUP is necessary to allow for a gasoline service station with the concurrent sale of beer and wine for off-premises consumption (California Department of Alcoholic Beverage Control Type 20 License), as well as the drive-thru windows for the speculative retail buildings. The March JPA Commission has the authority to grant the approval of the CUP following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.060 and Section 9.02.200. In addition to the CUP requirements, the Plot Plan is also required to adhere to these development standards as it is a condition of the CUP for the sale of beer and wine for off-site consumption from the gas station convenience store. Because the proposed commercial retail center is not located near any residential uses, and because the site is well screened from public view on all sides, staff is not proposing any additional specific conditions for approval for the drive-thru windows, as both drive-thru windows will be screened from public view.

The applicant anticipates the operation of the convenience store to be 24 hours a day, 7-days per week. Furthermore, staff has also included a condition of approval requiring that beer and wine sales cease between the hours of 2:00 AM to 6:00 AM (Condition of Approval No. 12) in

addition to other conditions of approval, such as requiring employee Alcohol Education, Training, and health risks and warning signs within the convenience store. Additionally, the owner/operator of the convenience store is responsible for obtaining the appropriate ABC license and provide such proof to the March Joint Powers Authority prior to commencing operations (Condition of Approval No. 13). As noted in Figure 7 below (Beer and Wine Exhibit), alcohol sales will be limited to a small section within the mini-mart footprint.

Figure 7 – Beer and Wine Exhibit



Public Convenience and Necessity 20-01 (PCN 20-01):

Staff has determined that findings of "Public Convenience and Necessity" (PCN) will need to be made in order to allow for the sale of beer and wine for off-site consumption from the proposed convenience store location. Although the off-site consumption of alcohol requires the approval of a conditional use permit, the Department of Alcoholic Beverage Control (ABC) also requires that the March JPA make findings for PCN at this location based on an overconcentration of ABC licenses within each census tract.

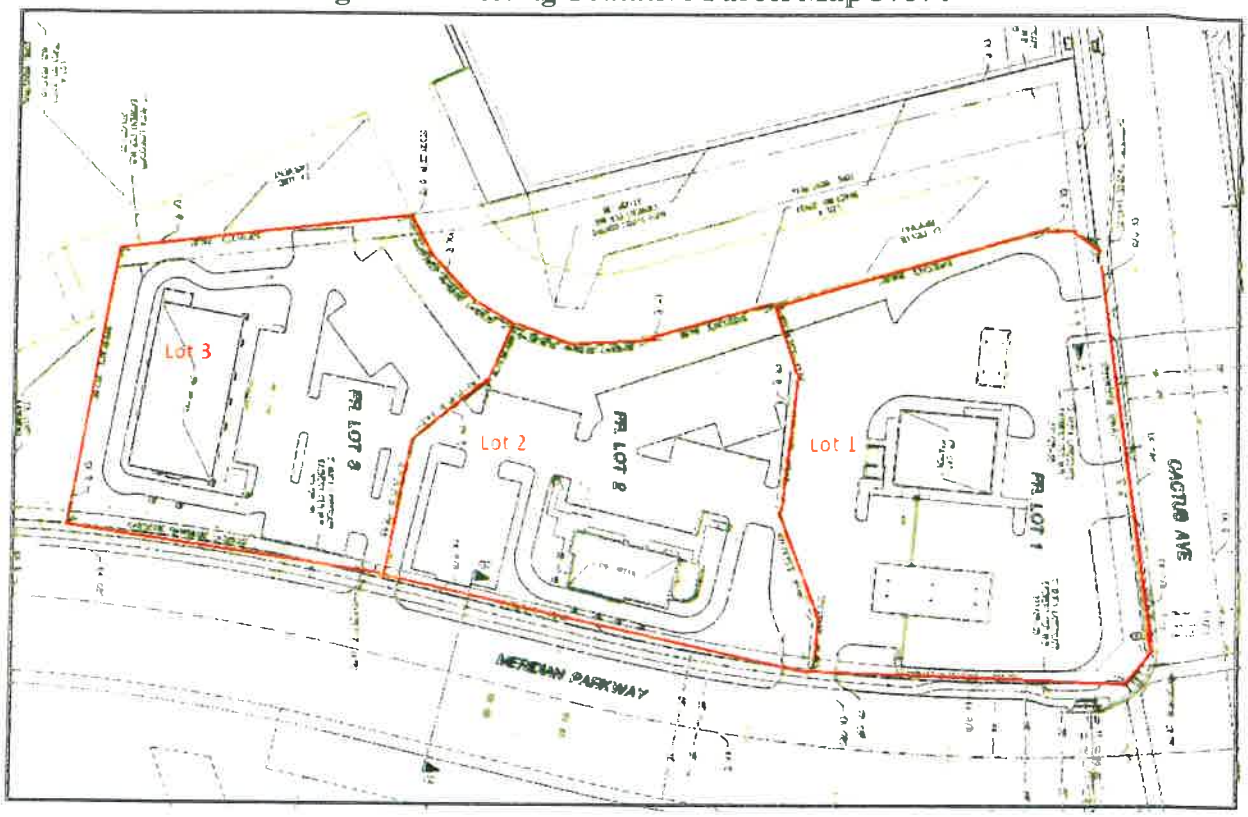
The project is located in Census Tract 467, which encompasses the entirety of the March JPA boundaries, including properties within the City of Moreno Valley north of the March Air Reserve Base along Cactus Avenue and Alessandro Boulevard. The project site is located within the same Census Tract as the Veterans Plaza (see item 10a above) and the recently approved and currently under-construction Commons at the South Campus project. All three projects were thus required to make the same PCN findings. Additionally, staff has analyzed the proposal for beer and wine sales at this location and determined that the proposed project is

consistent with Riverside County Ordinance No. 348, Section 18.48. The required findings address the project's proximity to schools, parks, churches, and the future operations of the applicant. The developer is proposing to construct a gas station for a national brand and well-established gas station and convenience store chain that offers the sale of beer and wine, in most if not all of its locations. Approval of the request would provide a convenience to the public as customers would be able to purchase alcoholic beverages as part of their convenience store shopping and not have to make a separate trip to a different merchant. There are no schools or churches located within 1,000 feet of this site. Thus, the finding of public convenience and necessity can be made and are found in Resolution #JPA 20-17 (Attachment 2).

Tentative Parcel Map 37874:

Tentative Parcel Map 20-01 is a proposal to subdivide an existing 4.17 net acre lot (4.57 gross acres) into three (3) separate parcels. The purpose of the map is to separate the ownership of all three proposed buildings so that each building is located on its own lot. Thus, a Parcel Map approval is needed to subdivide existing Lot 7 of the Meridian West Lower-Plateau, into the requested three separate parcels. As noted in the project description above, Proposed Lot 1 consists of a 1.75-acre corner lot and includes the service station property with two points of access, one from Meridian Parkway and the second from Cactus Avenue. Proposed Lot 2 consists of a 1.38-acre property for the second speculative retail building with one-point of access from Meridian Parkway. And lastly, Lot 3 consists of a 1.39-acre property for the third speculative retail building with one-point of access, also from Meridian Parkway. Both Lots 2 & 3 will share a driveway that is split by the property line. As conditioned, all three parcels will be required to record a shared access and parking agreement prior to the issuance of occupancy for the first building constructed. It should be noted that the proposed parcel map meets/exceeds Development Code Standards with respect to lot size, Floor Area Ratio, and setbacks and other development standards (see Compliance with Development Code Standards above). Additionally, the proposed map will also create a separate parcel for the existing secondary access driveway and accompanied landscaping for the adjacent Nissan Building (see Figure 8, Tentative Parcel Map provided below).

Figure 8 – Vesting Tentative Parcel Map 37874



TAC Review:

This item originally came before the TAC on February 3, 2020 as an introduction item, and then again on May 18, 2020. After a robust presentation by staff to the TAC members, no additional questions or comments were offered, and the TAC agreed that the item should move forward for final JPC review.

Addendum to the Project Environmental Impact Report:

Overview: Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*Local CEQA Guidelines* Section 8.04 or 8.05). CEQA recommends that brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the conditions has been met (*Local CEQA Guidelines* Section 8.04):

(a) Substantial changes are proposed in the project which will require major revisions of a previous EIR due to the identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is to be undertaken which will require major revisions of a previous EIR due to the

identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(c) New information, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, becomes available and shows any of the following:

(1) the project will have one or more significant effects not discussed in a previous EIR or Negative Declaration;

(2) significant effects previously examined will be substantially more severe than shown in a previous EIR;

(3) mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects, but the project proponent declines to adopt the mitigation measures or alternatives; or

(4) mitigation measures or alternatives which were not considered in a previous EIR would substantially lessen one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

The attached Addendum under Resolution #JPA 20-17 was prepared because the proposed Project is consistent with the overall Project evaluated in the Subsequent EIR (SEIR), and major changes to that Project are not proposed. The Addendum found that the proposed Project does not require major revisions to the SEIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the attached initial study, have been analyzed and mitigated accordingly in the SEIR, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the SEIR and are applicable to the proposed Project are identified within the Addendum and associated Initial Study.

California Environmental Quality Act (CEQA) Compliance:

CEQA and the State Guidelines for Implementing CEQA ("State CEQA Guidelines"; California Code of Regulations Section 15000 et seq.) require that state and local agencies:

(1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify the ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in Projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the Project in the manner the agency chose if significant environmental effects are involved.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-16,; and

2. Adopt Resolution #20-17 approving Plot Plan (PP 20-01) to allow for the construction of the 15,293 square foot retail shopping center, consisting of 3 separate retail buildings, and a gas station with two fuel island canopies for the Cactus Square Retail Center, Conditional Use Permit (CUP-20-01) allowing for the sale of alcoholic beverages for off-site consumption of beer and wine in conjunction with use/operation at a Gas Station/Convenience Store, as well as two drive-thru windows for speculative fast-food restaurants, approve Public Convenience and Necessity (PCN 20-01) associated with CUP 20-01, as well as approval of Tentative Parcel Map (TPM 20-01) creating three new parcels subject to conditions of approval; and

3. Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 20-16 approving the Addendum to the North Campus of the Meridian Specific Plan (SP-5, A5) Subsequent Environmental Impact Report SEIR (SCH#2009071069);
   Exhibit A: Initial Study and Addendum
   Exhibit B: Initial Study Technical Studies available at the office of March JPA (Available in electronic format)
2) Resolution #JPA 20-17 Approving Plot Plan (PP 20-01), Conditional Use Permit (CUP 20-01), Public Convenience and Necessity (PCN 20-01), and Tentative Parcel Map 37874 subject to Conditions of Approval.
   Exhibit A: Project Entitlements
   - Plot Plan 20-01
   - Landscape Reduced Site Plan
   - Reduced Colored Building Elevations
   - Reduced Tentative Parcel Map 37874

   Exhibit B: Conditions of Approval
   - Plot Plan 18-02 Conditions of Approval
   - Conditional Use Permit 18-02 Conditions of Approval
   - Tentative Parcel Map 37874 Conditions of Approval
3) Notice of Determination

North Campus of the Meridian Specific Plan Subsequent Environment Impact Report SEIR (SCH# 2009071069) available at the office of March JPA (available in electronic format).

RESOLUTION #JPA 20-15

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING CONDITIONAL USE PERMIT 19-06 (CUP 19-06), ALLOWING FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, RESTRICTIVE SERVICE OF BEER AND WINE IN CONJUNCTION WITH USE/OPERATION OF A HOTEL, LOCATED AT 22440 VAN BUREN BOULEVARD, WITHIN THE VETERANS PLAZA COMMERCIAL CENTER, WITHIN THE MERIDIAN SPECIFIC PLAN AREA

WHEREAS, the March Joint Powers Authority ("Authority" or "March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency, and airport authority for the former March Air Force Base; and

WHEREAS, the Authority is comprised of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base generally located generally located westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility; and

WHEREAS, the Meridian Specific Plan Amendment SP-5 was adopted by the March JPA in 2010 implementing revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and revisions to the land use designations, located in the northwestern portion of Riverside County, California just west of Interstate 215 and south of Alessandro Boulevard ("SPA Area"); and

WHEREAS, on April 12, 2017, the March Joint Powers Commission adopted Resolution #JPA 17-03, approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), and Variance (V16-01) for the development of a commercial center and the construction of ten buildings on Unit 4, Lot 4 within the Meridian Specific Plan (SP-5). The Commission also adopted Resolution #JPA 17-04, adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment. Finally, the Commission held a public hearing and introduced Ordinance #JPA 17-01 to modify the Meridian Specific Plan (SP-5) to allow hotels within the B2 airport compatibility zone, subject to conditional use permit approval, consistent with current Riverside County Airport Land Use Commission (ALUC) restrictions; and

WHEREAS, on April 26, 2017, the Commission adopted Ordinance #JPA 17-01, modifying the Meridian Specific Plan (SP-5) to allow hotels within the B2 airport compatibility zone, subject to conditional use permit approval, consistent with current Riverside County Airport Land Use Commission (ALUC) restrictions; and

WHEREAS, on November 29, 2018, the Planning Director for the March Joint Power Authority, approved a Determination of Substantial Conformance for Plot Plan 16-02. The proposed changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017; and

WHEREAS, on September 19, 2019, the Planning Director for the March Joint Power Authority, approved a Determination of Substantial Conformance II for Plot Plan 16-02. The proposed changes associated with the previously approved development project are in substantial conformance with Plot Plan 16-02, approved by the Joint Powers Commission on April 12, 2017; and

WHEREAS, on December 18, 2019, Greens Group/Greens INV 11, LLC, submitted a land use application (collectively the "Project Entitlements") requesting the following:

1. A Conditional Use Permit (CUP 19-06) to allow for the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction with use and operation of a hotel, located at 22440 Van Buren Boulevard; and

WHEREAS, Conditional Use Permit 19-06 (CUP 19-06) constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Final Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) ("FEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff prepared and the Commission certified a Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) ("SEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff has prepared and the Commission has adopted an Addendum to the certified SEIR for the Meridian Specific Plan Amendment (SP-5) for the Project Entitlements; and

WHEREAS, the Addendum to the certified SEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

WHEREAS, the Commission, on April 12, 2017, adopted Resolution #JPA 17-04 adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment.

WHEREAS, on July 22, 2020, the Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein as findings or fact.

SECTION 2. Compliance with the California Environmental Quality Act. On April 12, 2017, the Commission considered and adopted Resolution #JPA 17-04, an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) for the Project, including CUP 16-01, PP 16-02, TM 16-01, and V 16-01, in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission of the March JPA reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, oral or written comments received, and the administrative record prior to taking action on the Project, including action on CUP 16-01, PP 16-02, TM 16-01, and V 16-01.

SECTION 3. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project, including CUP 16-01, PP 16-02, TM 16-01, and V 16-01, may result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project, including CUP 16-01, PP 16-02, TM 16-01, and V 16-01, and reflects the independent judgment and analysis of the Commission

SECTION 4. Findings for Conditional Use Permit 19-06 (CUP 19-06). Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit 19-06 (CUP 19-06) in accordance with Section 9.02.060 of the March JPA Development Code to allow the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction with use/operation at a Hotel, located at 22440 Van Buren Boulevard, within the Veterans Plaza Commercial Center, with the Meridian Specific Plan Area:

1. The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed Project is a part of a balanced mix of land uses that contribute to the regional setting and expands upon the existing physical and economic potential of the General Plan and the Meridian Specific Plan Amendment (SP-5) and will systematically implement the goals and objective of the General Plan and the Meridian Specific Plan Amendment (SP-5) which allows for commercial retail development, including Hotels as well as Alcoholic Beverage Outlet(s) with the issuance of a Conditional Use Permit. The proposed project includes a Hotel with a food pantry area that proposes the sale of beer and wine for on-site consumption, restrictive service. The sale and consumption of beer and wine is for hotel guests

only. The sale of beer and wine requires a Conditional Use Permit, and is thus consistent with the goals, objectives, policies and programs of the March JPA General Plan; and

2. The proposed Project complies with all applicable zoning and other regulations because the project is located within the Meridian Specific Plan Amendment Area (SP-5), specifically within the Commercial Land Use Designation, and Land Use Table III-I describes certain uses as either Permitted (P) or Conditional (C), and "Hotels" as well as "Alcohol Beverage Outlet(s)" are both listed as Conditional Uses within the Commercial designation; 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 the March JPA Development Code Chapters 9.04 (Commercial Districts), 9.13 (Specific Plan) and Meridian Specific Plan Amendment SP-5, A3. The Hotel, which would sale beer and wine to its guests, is not adjacent to any residential uses, nor is it within 1,000 feet of a school or public park; 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 is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), ensuring that the proposed development is compatible with existing and planned development in the vicinity.

SECTION 5. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including Conditional Use Permit 19-06 (CUP 19-06), 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 "A3", attached hereto and incorporated herein by this reference.

SECTION 6. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 8. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 9. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 22nd day of July, 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-15 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on July 22, 2020, by the following vote of the Commission:

Ayes:	Conder, Jeffries, Vargas, Thornton, Hewitt, Rogers, Baca
Noes:	None
Abstain:	Melendrez
Absent:	None

Dated: July 22, 2020

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT A

Project Entitlements

EXHIBIT A1

Applicant's Project Narrative

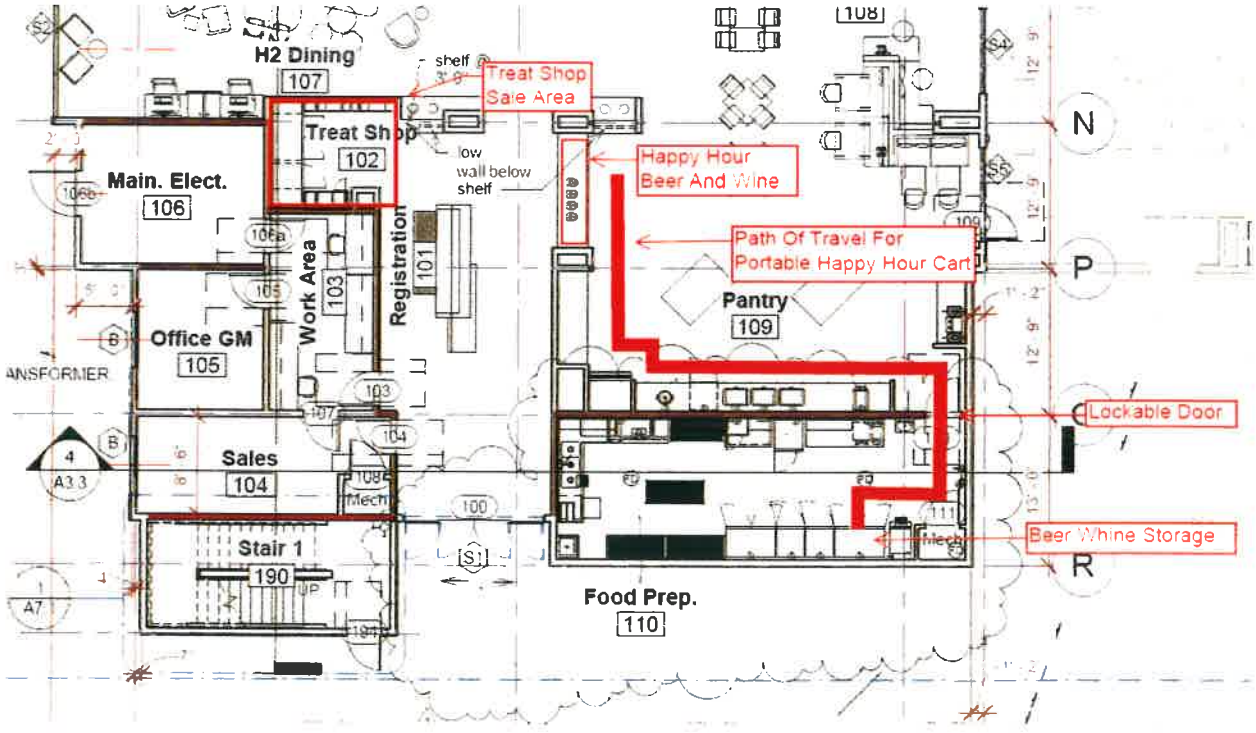
Conditional Use Permit 19-06
Hotel - Veterans Plaza Commercial Center
22440 Van Buren Boulevard

Greens Inv 2, LLC Project Description

Conditional Use Permit for Alcohol Sales

The Hampton Inn + Home 2 Suites, as owned and operated by Greens Inv 2, LLC., located at 22440 Van Buren Blvd., Riverside, California (the Project), is applying for a Conditional Use Permit to allow for the sale and consumption of alcoholic beverages used in conjunction with the use and operation of a 81,723 Square Feet, 157 Room Hotel, which requires a Type 70 Alcoholic Beverage Control (ABC) License.

Beer and Wine will be available for sale in the "Treat Shop" location 102 and will be offered to guests as part of the room rate and available during "happy hour" between locations 101 and 109 of the floor plan. Alcoholic beverages will be stored in a cooler in the food prep area behind a lockable door and transported on a portable cart for happy hour service. Hotel guests will be allowed to consume alcohol in the Lobby as well as their rooms. Alcohol will not be permitted to leave the premises. The consumption of alcoholic beverage is subject to the strict adherence of California state law as permitted and enforced by ABC.

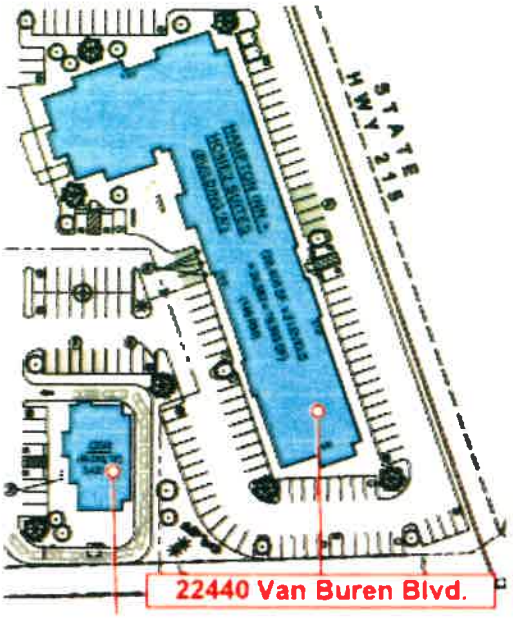


The Project is located within the Commercial designation of the Meridian Specific Plan, whereas the proposed application and corresponding use would be consistent with the general surroundings, e.g. the other retail businesses in the area. The use would require strict adherence to the laws governing the license, preventing unlawful sales and consumption, which may otherwise be detrimental to the health and safety of the general public.

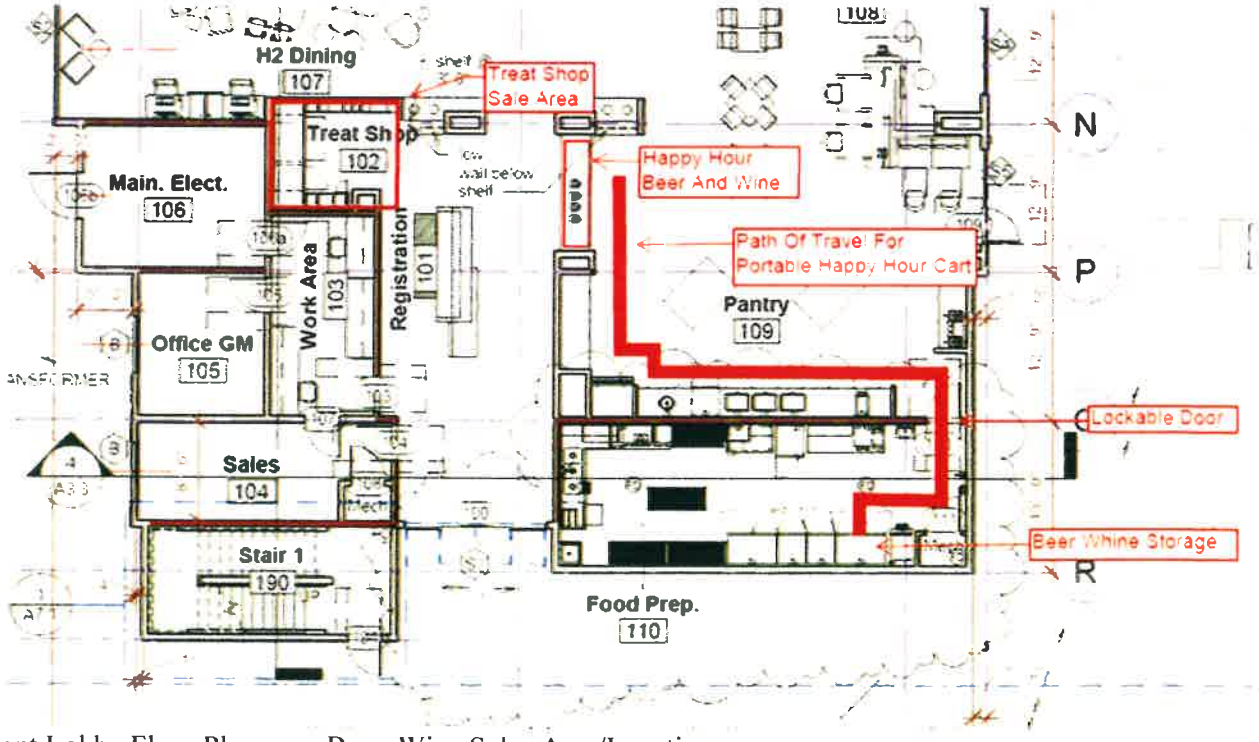
EXHIBIT A2

Front Lobby Floor Plan - Beer, Wine Sales Area/Location

Conditional Use Permit 19-06
Hotel - Veterans Plaza Commercial Center
22440 Van Buren Boulevard



Hotel – Veterans Plaza Commercial Center, 22440 Van Buren Boulevard



Front Lobby Floor Plan: Beer, Wine Sales Area/Location

EXHIBIT A3

Conditions of Approval

Conditional Use Permit 19-06
Hotel - Veterans Plaza Commercial Center
22440 Van Buren Boulevard

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

General Planning Conditions:

1. Description: Planning Application Conditional Use Permit No. 19-06 is to allow the sale of beer and wine (only) for on-site consumption, restrictive service (Type 70 State of California ABC License) at the proposed Hotel located within the Meridian Specific Plan (SP-5) Area, specifically within "Veterans Plaza Commercial Center", located on the northheast corner of the intersection of Opportunity Way and Van Buren Boulevard, specifically 22440 Van Buren Boulevard, Riverside, California.

2. Indemnification: Applicant/developer shall indemnify, defend, and hold harmless the March JPA and its elected Council and, employees, volunteers, contractors, consultants, and agents from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either the March JPA's approval of the Project or actions related to the Property or the acts, omissions, or operations of the applicant/developer and its directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the applicant/developer with respect to the ownership, planning, design, construction, and maintenance of the Project and the Property for which the Project is being approved. In addition to the above, within 15 days of this approval, the developer/applicant shall enter into an indemnification agreement with the March JPA. The indemnification agreement shall be substantially the same as the form agreement currently on file with the March JPA.

3. Ninety (90) Days to Protest: The applicant has ninety (90) days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

4. Compliance with Specific Plan: The development of these premises shall comply with the standards of the Meridian Specific Plan (SP-5) and all other applicable ordinances of the March JPA and State and Federal codes. The development of the premises shall conform substantially with that as shown on EXHIBIT A2 (Hotel, Front Lobby Floor Plan. Beer, Wine, Sales Area), unless otherwise amended by these Conditions of Approval.

5. Compliance with Master Conditional Use Permit 16-01 and Plot Plan 16-02: The general site development standards as well as the site design, layout, location, setbacks, landscaping, walls, and other features for the Gas Station/Convenience Store shall be in conformance with those approved for Master Conditional Use Permit 16-01 and Plot Plan 16-02, dated April 12, 2017, Determination of Substantial Conformance I, dated November 29, 2018 and Determination of Substantial Conformance II, dated September 19, 2020.

6. Licensing: At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Department of Alcohol Beverage Control, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

7. Alcohol Warnings: The owner and the management of the Hotel shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase.

8. Alcohol Education: The owner and the management of the Hotel educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws.

9. Alcohol Training: The owner and the management of the Hotel provide adequate training for all employees at the location as to these matters.

10. Hours of Operation: The hours of operation for the Hotel is permitted to be twenty-four (24) hours a day, seven (7) days per week. The sale of alcoholic beverages (beer and wine) shall take place during "happy hour", between the hours of 5:00 P.M. to 7:00 P.M.

11. Beer and Wine Sales – Time of Sales Limitation: The sale of alcoholic beverages (beer and wine) shall cease between the hours of 7:00 P.M. to 5:00 P.M., the following day. At least one employee age 21 years or older, shall be on duty between the hours of 5:00 P.M. to 7:00 P.M. to ensure compliance with this requirement.

12. State of California Department of Alcoholic Beverage Control (ABC) License: The property owner of the Hotel operator is responsible for obtaining the appropriate ABC license. Proof of such license shall be submitted to the March JPA prior to the sales of beer and wine.

13. Ceased Operations: In the event the use hereby permitted ceases operation for a period of one (1) year or more, excluding renovation and casualty, this approval shall become null and void.

14. Beer and Wine Sales: The following development standards shall apply to the sale of beer and wine:

    a. The property owner, tenant of the premises and their management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the

penalty associated with violation of these laws. In addition, the property owner, tenant of the premises and their management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the property owner, tenant of the premises and their management shall provide adequate training for all employees at the location as to these matters.

b. Only beer and wine may be sold.

c. No displays of alcoholic beverages shall be located within five feet of the Hotel building entrance or checkout/sales counter.

d. Beer and Wine shall be sold from, or displayed in, a mobile cart cooler only. Alcoholic beverages sold from ice chests shall be prohibited. When not in use, mobile cart shall not be accessible to the guests and will be stored in a secure location.

e. No alcoholic beverage advertising and no lighted advertising for beer, wine, or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

15. On-Site Consumption Only: This approval is for the sale of beer and for on-site consumption only for Hotel guests.

16. No Permanent Occupancy: No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

17. Distilled Spirits Not Allowed: The CUP is for the sale of Beer and Wine as classified by the State of California Department of Alcoholic Beverage Control only. The sales of other alcoholic beverages are not permitted.

18. Liquor Store Not Approved: The CUP is not for the approval of a liquor store.

19. Bar or Restaurant Not Approved: The CUP is not for the approval of a bar or restaurant.

20. Subsequent Submittals and Fees: Any subsequent submittals required by these conditions of approval, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with. Prior to Certificate of Occupancy.

21. Security Systems: Prior to Certificate of Occupancy, the applicant shall prepare a security plan for the Hotel site/location. Pursuant to recommendations from the Riverside County Sheriff's Department, in addition to the common burglary/security alarm system, the applicant shall also install exterior cameras to monitor all parking stalls surrounding the exterior of this store.

These cameras shall be attached to the proposed light poles in the parking lot and/or the exterior of the building itself. Security cameras shall be installed in the interior of this business that records the shopping aisles as well as the counters and cash registers. The interior and exterior cameras shall be equipped with recording capabilities allowing it to save a minimum of six (6) months of recording time. Prior to Certificate of Occupancy

22. Security System Inspection: The Riverside County Sheriff Department and/or Planning Division of the March JPA shall verify that the security system has been installed in compliance with the Riverside County Sheriff Department's requirements prior to final occupancy.

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ **County Clerk** **County of: Riverside** Address: County Clerk's Office 2720 Gateway Drive Riverside, CA 92502-0751	FROM:	**Public Agency/Lead Agency:** March Joint Powers Authority Address: 14205 Meridian Parkway, Ste. 140 Riverside, CA 92518 Contact: Jeffrey M. Smith, AICP Phone: 951 656-7000

TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044	Lead Agency (if different from above) Address:
	☐ 1400 Tenth Street (overnight or hand delivery) Sacramento, CA 95814	Contact: Phone:

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2009071069		

Project Title: Veterans Plaza Commercial Center – CUP 19-06, PCN 19-01
Sale of Alcoholic Beverages at Gas Station/Convenience Store
Sale of Alcoholic Beverages at Hotel

Project Applicant: Greens Group/Greens INV 11, LLC

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):
The project is located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, specifically Veterans Plaza Commercial Center is located at the northeast corner of Van Buren Boulevard and Opportunity Way, in the County of Riverside, CA.

General Project Location (City and/or County):
The project is located in the County of Riverside

Project Description:
Conditional Use Permit (CUP 19-06), Public Convenience of Necessity (PCN 19-01): to allow the sale of alcoholic beverages within the Veterans Plaza Commercial Center. Specifically, the CUP and PCN are necessary to allow for the following:

1. Gas Station / Convenience Store: To allow the sale of alcoholic beverages for off-site consumption of beer, wine and distilled spirits in conjunction with use/operation of a soon to be constructed 5,447 sq. ft. Gas Station/Convenience Store, located at 22400 Van Buren Boulevard. The Applicant is seeking a California

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

Department of Alcoholic Beverage Control Type 21 License (Off Sale General).

2. Hotel: To allow the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction with use and operation of a soon to be constructed 81,723 sq. ft., 157 room "suite-type" hotel, located at 22440 Van Buren Boulevard. The Applicant is seeking a California Department of Alcoholic Beverage Control Type 70 License (On Sale General-Restrictive Service).

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.

Greens Group/Greens INV 11, LLC

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **July 22, 2020** and has made the following determinations regarding the above described project:

1. ☐	The project will have a significant effect on the environment.
☒	**The project will NOT have a significant effect on the environment**
2. ☐	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. ☐	Mitigation measures were made a condition of the approval of the project.
☒	**Mitigation measures were NOT made a condition of the approval of the project.**
4. ☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.
☒	**A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.**
5. ☐	A Statement of Overriding Considerations was adopted for this project.
☒	**A Statement of Overriding Considerations was NOT adopted for this project**
6. ☒	**Findings were made pursuant to the provisions of CEQA.**
☐	Findings were NOT made pursuant to the provisions of CEQA.
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at:

Custodian:	**Location:**
March Joint Powers Authority	14205 Meridian Parkway, Suite 140 Riverside, CA 92518

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

Date: _____	_____ **Signature** **Name: Jeffrey M. Smith** **Title: Senior Planner**
Date Received for Filing: _____	

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

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MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 10a

Meeting Date: July 22, 2020

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO VETERANS PLAZA COMMERCIAL CENTER PROJECT: 1) ADOPT RESOLUTION #JPA 20-14, APPROVING A CONDITIONAL USE PERMIT-CUP 19-06, TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION OF BEER, WINE AND DISTILLED SPIRITS IN CONJUNCTION WITH THE USE/OPERATION AT A GAS STATION/CONVENIENCE STORE, LOCATED AT 22400 VAN BUREN BOULEVARD, SUBJECT TO CONDITIONS OF APPROVAL, AND APPROVE PUBLIC CONVENIENCE AND NECESSITY (PCN 19-01) ASSOCIATED WITH CUP 19-06; AND 2) ADOPT RESOLUTION #JPA 20-15, APPROVING CONDITIONAL USE PERMIT CUP 19-06, TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION, RESTRICTIVE SERVICE OF BEER AND WINE AT A HOTEL, LOCATED AT 22440 VAN BUREN BOULEVARD, SUBJECT TO CONDITIONS OF APPROVAL; AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution #JPA 20-14, approving Conditional Use Permit (CUP 19-06) to allow for sale of alcoholic beverages for off-site consumption of beer, wine and distilled spirits in conjunction with use/operation at a Gas Station/Convenience Store, located at 22400 Van Buren Boulevard, subject to conditions of approval; approve Public Convenience and Necessity (PCN 19-01) associated with CUP 19-06; and

2) Adopt Resolution #JPA 20-15, approving Conditional Use Permit (CUP 19-06) to allow for the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction

with use and operation of a Hotel, located at 22440 Van Buren Boulevard; and

3) Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Applicant: Greens Group/Greens INV 11, LLC.

Background:

Veterans Plaza Commercial Center Project consists of a commercial/service center within the North Campus of the Meridian Specific Plan Area, specifically at the northeast corner of Van Buren Boulevard and Opportunity Way. Veterans Plaza, proposed to be developed in two phases, consists of a 14.4-acre site that will be used for a mix of commercial uses, including hotels, convenience store, gas station, fast food, restaurants, dining, and retail uses. The total building area on-site is approximately 219,695 square feet and includes 606 parking spaces.



On April 12, 2017, the March Joint Powers Commission adopted Resolution #JPA 17-03, approving a Master Conditional Use Permit (CUP 16-01), Plot Plan (PP 16-02), Tentative Tract Map (TM 37116), and Variance (V16-01) for the development of a commercial center and the construction of ten buildings on Unit 4, Lot 4 within the Meridian Specific Plan (SP-5). The Commission also adopted Resolution #JPA 17-04, adopting an Addendum to the Certified Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment. Finally, the Commission held a public hearing and introduced Ordinance #JPA 17-01 to modify the Meridian Specific Plan (SP-5) to allow hotels within the B2 airport compatibility zone, subject to conditional use permit approval, consistent with current Riverside County Airport Land Use

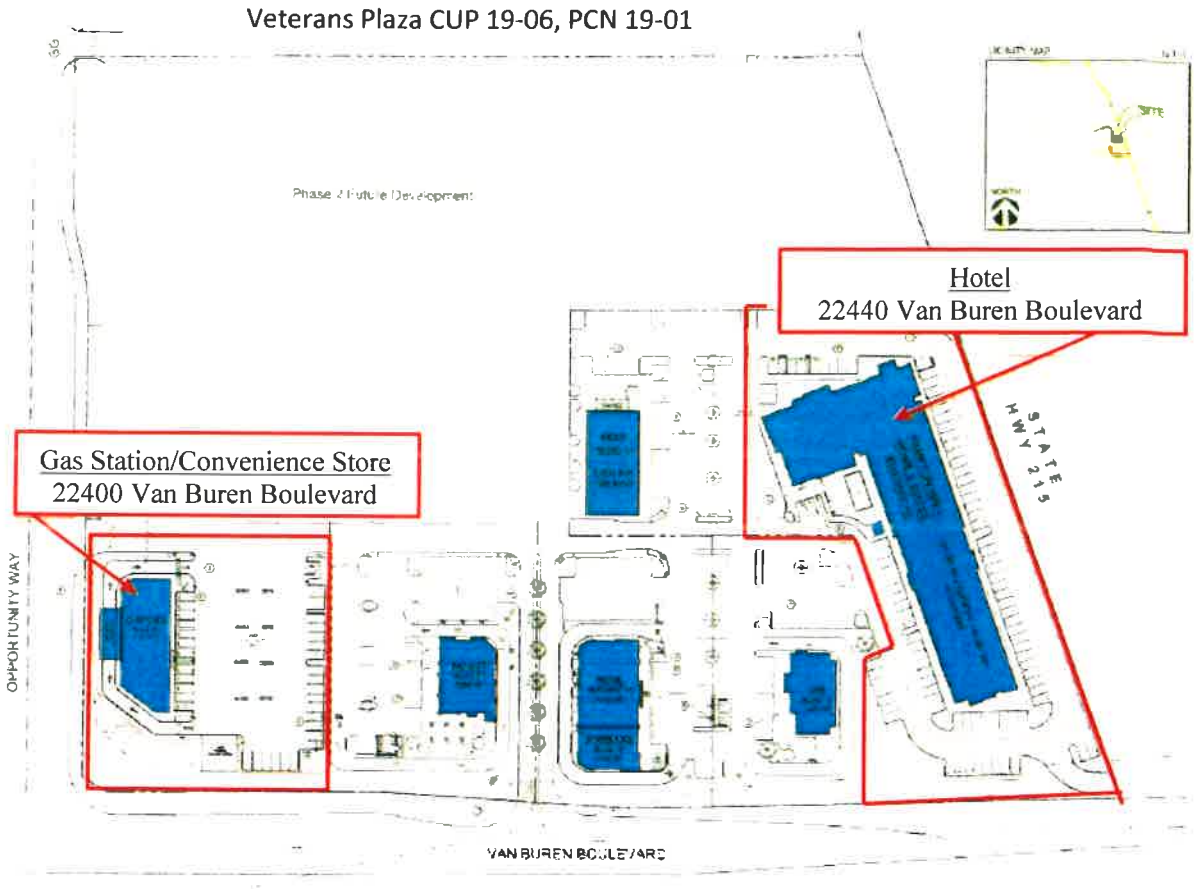
Commission (ALUC) restrictions. It should be noted that liquor licenses were not pursued during this approval. On April 26, 2017, the Commission adopted Ordinance #JPA 17-01.

On November 29, 2018, the Authority's Planning Director approved a Determination of Substantial Conformance for Plot Plan 16-02. The proposed changes associated with the previously approved development project were in substantial conformance with approved Plot Plan 16-02. The Substantial Conformance addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including reorientation of the project site, a change in project phasing, minor changes in building square footages, the elimination of one driveway entry along Opportunity Way, and minor modifications to the approved building elevations. It should be noted that the approved changes/modifications allowed the developer flexibility and to meet market demands and potential tenant requests.

On September 19, 2019, the Authority's Planning Director approved a second Determination of Substantial Conformance II for Plot Plan 16-02. The proposed changes associated with the previously approved development project were in substantial conformance with approved Plot Plan 16-02. Again, the Substantial Conformance addressed minor modifications to the approved Plot Plan and Conditional Use Permit, including changes in building square footages and the addition of two additional fuel pumps to the gas station. The approved changes/modifications allowed the developer flexibility and to meet market demands and potential tenant requests.

Conditional Use Permit (CUP 19-06):

In December 2019, the MJPA received an application for a Conditional Use Permit (CUP) and Public Convenience and Necessity (PCN) to allow the sale of alcoholic beverages within the Veterans Plaza Commercial Center. A CUP and likely PCN findings are required prior to the issuance of the license and required by the Authority's Development Code. The Commission has the authority to grant the approval of the CUP following public notice and a public hearing pursuant to Development Code sections 9.02.060 and 9.02.200.



Specifically, the CUP and PCN are necessary to allow for the following:

1. **Gas Station / Convenience Store:**

   To allow the sale of alcoholic beverages for off-site consumption of beer, wine and distilled spirits in conjunction with use/operation of a soon to be constructed 5,447 sq. ft. Gas Station/Convenience Store, located at 22400 Van Buren Boulevard. The Applicant is seeking a California Department of Alcoholic Beverage Control Type 21 License (Off Sale General).

   The sale of alcoholic beverages will be conducted from the convenience store's display and refrigerated shelving, encompassing up to 350 square feet of floor area (approximately 6% of the total convenience store square footage). In addition, store patrons will also be able to purchase food, water, snacks and non-alcoholic beverages. Purchased alcohol will be permitted to leave the premises for off-site consumption. The store will be open 24 hours a day, seven days a week with alcohol sales proposed to take place only from 6:00 A.M to 2:00 A.M. the following morning. Alcohol sales will comply with State and local regulations regarding hours of alcohol sales.

   Furthermore, staff has included a condition of approval requiring that alcohol sales cease between the hours of 2:00 A.M. to 6:00 A.M. (Condition of Approval No. 11) in addition to other conditions of approval, such as requiring employee Alcohol Education, Training,

and health risks and warning signs within the convenience store. Additionally, the owner/operator of the convenience store is responsible for obtaining the appropriate ABC license and providing such proof to the Authority prior to commencing operations (Condition of Approval No. 12).

The location, design, and operation of the proposed Gas Station/Convenience store will be compatible with the existing and planned land uses in the vicinity. The Gasoline Service Station and convenience store will provide retail services to the nearby businesses, those traveling to and from the I-215 Freeway along Van Buren Boulevard. Furthermore, the proposed project is consistent with Riverside County Ordinance No. 348, Section 18.48 which requires noticing to property owners within 1,000 feet of the project site for those businesses selling alcoholic beverages. Additionally, the Gas Station/Convenience store is not situated in a manner that vehicle traffic would be a potential hazard to a school, church, public park, or playground.

The nearest point of sales for beer and wine is the Chevron Gas Station/Extra Mile Mart Store located at 2200 East Alessandro Boulevard, Riverside, CA, approximately 2.19 miles north of the subject site. There are currently no other Gas Station/Convenience Stores currently operating within the Authority's boundaries. It should be noted, that on October 18, 2018, the MJPA Commission considered and approved Conditional Use Permit 18-02 and Public Convenience and Necessity 18-01 for a gasoline service station with the concurrent sale of beer and wine for off-premises consumption (California Department of Alcoholic Beverage Control Type 20 License) at "the Common's at Meridian Commercial Center", within the March Business Center Specific Plan Area. This location is approximately 1.57 miles to the west of the Gas Station/Convenience Store at Veterans Plaza Commercial Center

Public Convenience and Necessity 19-01 (PCN 19-01):

Staff has determined that findings of "Public Convenience and Necessity" (PCN) are required in order to allow for the sale of beer and wine for off-site consumption from the proposed gas station / convenience store location at Veterans Plaza. Although the off-site consumption of alcohol requires the approval of a conditional use permit, the California Department of Alcoholic Beverage Control (ABC) also requires that the Commission make findings for PCN at this location based on an overconcentration of ABC licenses within each census tract.

The Gas Station/Convenience Store at Veterans Plaza Commercial Center is located in Census Tract 467, which encompasses the entirety of the March JPA boundaries, including properties within the City of Moreno north of the March Air Reserve Base along Cactus Avenue and Alessandro Boulevard. ABC has determined that for Census Tract 467, four (4) offsite (3, Type 20 and 1, Type 21) licenses are currently active, all of which are located outside of the JPA boundaries, but still within the Census Tract. Thus, based on the information obtained by the California ABC website, PCN findings are necessary.

Staff has analyzed the proposal for alcohol sales at this location and determined that the proposed project is consistent with Riverside County Ordinance No. 348, Section 18.48. The required findings address the Gas Station/Convenience Store at Veterans Plaza Commercial Center proximity to schools, parks, churches, and the future operations of the applicant. The developer will construct a gas station/convenience store for a national brand

that offers the sale of beer, wine, distilled spirits at most of its locations. Approval of the request would provide a convenience to the public as customers would be able to purchase alcoholic beverages as part of their convenience store shopping and not have to make a separate trip to a different merchant. There are no schools or churches located within 1,000 feet of this site. Thus, a Finding of Public Convenience and Necessity can be made and found in Section 7 of Resolution #JPA 20-14 (See attached Resolution #JPA 20-14).

2. **Hotel:**

To allow the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction with use and operation of a soon to be constructed 81,723 sq. ft., 157 room "suite-type" hotel, located at 22440 Van Buren Boulevard. The Applicant is seeking a California Department of Alcoholic Beverage Control Type 70 License (On Sale General-Restrictive Service).

Alcoholic beverages will be available for hotel guests as part of the room rate and available during "happy hour" from 5:00 P.M. to 7:00 P.M., at the "Treat Shop", adjacent to the Reception Desk and between the hotel lobby and food pantry area on the first floor. Alcoholic beverages will be stored in a cooler in the food prep area behind a lockable door and transported on a portable cart during the hours of 5:00 P.M. to 7:00 P.M. Beverages will be able to be consumed in the hotel lobby and within the hotel guest rooms. Alcohol will not be permitted to leave the premises, nor will it be sold for off-site consumption. Alcohol sales will comply with State and local regulations regarding hours of alcohol sales.

Furthermore, staff has also included a condition of approval requiring that beer and wine sales cease between the hours of 7:00 PM to 5:00 P.M. the following day (Condition of Approval No. 11) in addition to other conditions of approval, such as requiring employee Alcohol Education, Training, and health risks and warning signs within the convenience store. Additionally, the owner/operator of the hotel is responsible for obtaining the appropriate ABC license and providing such proof to the Authority prior to commencing operations (Condition of Approval No. 12).

The location, design, and operation of the proposed Hotel will be compatible with the existing and planned land uses in the vicinity as the uses immediately surrounding the proposed Hotel include fast food restaurants, retail and gas station/convenience store. The Hotel will provide lodging services to nearby businesses and those traveling to and from the I-215 Freeway and along Van Buren Boulevard. Furthermore, the proposed project is consistent with Riverside County Ordinance No. 348, Section 18.48 which requires noticing to property owners within 1,000 feet of the project site for those businesses selling alcoholic beverages. Additionally, the project is not situated in a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park, or playground. There are no other hotels currently operating within the March JPA boundaries.

California Environmental Quality Act (CEQA) Compliance:

On April 12, 2017, the Commission considered and adopted Resolution #JPA 17-04, an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) for the Veterans Plaza Commercial Project (CUP 16-01, PP 16-02, TM 16-01, and V 16-01), in accordance with the requirements of CEQA, the State CEQA Guidelines, and

the March JPA Local CEQA Guideline. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

Staff Recommendations:

Staff recommends that the March Joint Powers Commission take the following actions:

1. Adopt Resolution #JPA 20-14, approving Conditional Use Permit (CUP 19-06) to allow for sale of alcoholic beverages for off-site consumption of beer, wine and distilled spirits in conjunction with use/operation at a Gas Station/Convenience Store, located at 22400 Van Buren Boulevard, subject to conditions of approval; approve Public Convenience and Necessity (PCN 19-01) associated with CUP 19-06; and

2. Adopt Resolution #JPA 20-15, approving Conditional Use Permit (CUP 19-06) to allow for the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction with use and operation of a Hotel, located at 22440 Van Buren Boulevard, subject to conditions of approval; and

3. Direct staff to file a Notice of Determination pursuant to the March JPA Local CEQA Guidelines.

Attachments:

1. Resolution #JPA 20-14, approving Conditional Use Permit (CUP 19-06) to allow for sale of alcoholic beverages for off-site consumption of beer, wine and distilled spirits in conjunction with use/operation at a Gas Station/Convenience Store, located at 22400 Van Buren Boulevard, subject to conditions of approval, and Public Convenience and Necessity (PCN 19-01) associated with CUP 19-06.

    Exhibit A1. Project Narrative
    Exhibit A2. Gas Station/Convenience Store Floor Plan – Sales Area for Beer, Wine, Distilled Spirits
    Exhibit A3. Conditions of Approval CUP 19-06, PCN 19-01: Gas Station/Convenience Store

2. Resolution #JPA 20-15, approving Conditional Use Permit (CUP 19-06) to allow for the sale of alcoholic beverages for on-site consumption, restrictive service of beer and wine in conjunction with use and operation of a Hotel, located at 22440 Van Buren Boulevard, subject to conditions of approval.

    Exhibit A1. Project Narrative
    Exhibit A2. Hotel Floor Plan – Sales Area for Beer and Wine
    Exhibit A3. Conditions of Approval CUP 19-06: Hotel

3. Notice of Determination.