RESOLUTION #JPA 19-01

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING CONDITIONAL USE PERMIT 18-03 (CUP 18-03) TO ALLOW CALI MARINE TO OPERATE AS A BOAT SALES USE WITH OUTDOOR STORAGE AT BUILDING 4 OF THE MS ALESSANDRO BUSINESS PARK

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; and

WHEREAS, in July 2010, the Authority approved Specific Plan Amendment (SP-5) to amend the March Business Center Specific Plan by amending its name to the "Meridian Specific Plan Amendment" and implementing revisions to a 257.7 acre portion of the specific plan's North Campus area, including revisions to land use and development regulations, and land use designations; and

WHEREAS, Cali Marine LLC ("Applicant") has applied for a Conditional Use Permit ("CUP 18-03"), pursuant to Chapter 9.02.060 of the March JPA Development Code and the Specific Plan Amendment (SP-5), to allow for minor tenant improvements (including interior partitions, interior plumbing connections to the sewer system, and the addition of an accessory exterior gate structure in the Applicant's designated parking area) and the implementation of boat sales uses with outdoor storage at Building 4 of the MS Alessandro Business Park located at 14080 Meridian Parkway in Riverside, California (the "Project"); and

WHEREAS, Building 4 is located within the Business Park zoning designation of the Meridian North Campus Specific Plan Amendment (SP-5). The Specific Plan Amendment (SP-5) identifies "Vehicle, Boat and Trailer Sales" as a conditionally permitted use requiring the approval of a conditional use permit by the March Joint Powers Commission ("Commission"); and

WHEREAS, the Meridian North Campus Specific Plan Amendment (SP-5) allows outdoor storage up to 10% of the total building area. The Meridian North Campus Specific Plan Amendment (SP-5) also allows for an increase in outdoor storage above the 10% maximum, requiring the approval of a conditional use permit by the Commission; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), March JPA staff prepared and the 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 Specific Plan Amendment (SP-5) (SCH #2009071069) ("SEIR"); and

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

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES HEREBY DETERMINE, FIND, AND RESOLVE AS FOLLOWS:

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

SECTION 2. Findings for Conditional Use Permit (CUP 18-03). 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 CUP 18-03 in accordance with Section 9.02.060 of the March JPA Development Code to allow Vehicle, Boat and Trailer Sales uses and outdoor storage at Building 4 of the MS Alessandro Business Park located at 14080 Meridian Parkway, Riverside, CA 92518 ("Subject Property"), which is within the Business Park zoning designation of the Specific Plan Amendment (SP-5).

1. CUP 18-03 is consistent with the goals, objectives, policies and programs of the March JPA General Plan because the proposed boat sales use is part of a balanced mix of land uses that contribute to the regional setting and expand upon the existing physical and economic potential of the General Plan and the Specific Plan Amendment (SP-5) and will systematically implement the goals and objectives of the General Plan and the Specific Plan Amendment (SP-5).

2. CUP 18-03 and the proposed uses under CUP 18-03 at the Subject Property comply with all applicable zoning and other regulations. Indeed, the Specific Plan Amendment (SP-5) explicitly provides that "Vehicle, Boat and Trailer Sales" uses are permitted for Business Park-designated property with a conditional use permit. Also, the Specific Plan Amendment (SP-5) allows outdoor storage up to 10% of the total building area. The Meridian North Campus Specific Plan Amendment (SP-5) also allows for an increase in outdoor storage above the 10% maximum, requiring the approval of a conditional use permit by the Commission; and

3. CUP 18-03 will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the proposed boat sales use and outdoor storage would not generate any new significant impacts to the environment as a result of its operation. The boat sales use would occur within an existing 13,311 square foot building as a primary showroom use with ancillary office and incidental storage for boat parts and supplies. Additionally, this type of use proposes no stationary source emissions that would require permits through SCAQMD.

4. The location, design, and operation of the proposed use under CUP 18-03 will be compatible with existing and planned land uses in the vicinity of the Subject Property. CUP 18-03 would allow boat sales uses and outdoor storage within an existing 13,311 square foot building at 14080 Meridian Parkway in the MS Alessandro Business Park. The MS Alessandro Business Park

is comprised of 11 standalone buildings on the southeast corner of the Alessandro Boulevard/Meridian Parkway intersection. The 14080 Meridian Parkway property falls within the Business Park zoning designation of the Specific Plan Amendment (SP-5). The proposed boat sales use is considered a conditionally permitted use within the Specific Plan Amendment (SP-5) requiring the approval of a conditional use permit. Activities associated with the boat sales use at the Subject Property under CUP 18-03 would include engaging with customers on showroom demos, stocking of new boat inventory, pre-delivery boat inspection, light service, sales of boats, accessories and parts, and cleaning and prepping of boats indoors prior to customer pick-up. The Specific Plan Amendment also allows for an increase above the 10% maximum outdoor storage requirement requiring the approval of a conditional use Permit. Total outdoor storage associated with the boat sales use is 3,232 square feet square feet or 24%, which is 14% above the allowable outdoor storage requirement, thus requiring the approval of a conditional use permit. The outside storage within the parking lot area will not adversely affect the total required parking needed for the business. Vehicles sales and display requires one (1) parking space per each 20 vehicles (boats) displayed on site, with a minimum of 5 spaces. Total parking provided would be 14 spaces, which would exceed the minimum amount of spaces required. Furthermore, the applicant will not necessarily need to use the full 3,232 square feet of outdoor storage area at a given time. Thus, the CUP allowing the increase to the allowed out door storage within the parking area could be granted without dropping below the minimum parking standard. Finally, this property is subject to the Master Declaration of Covenants, Conditions and Restrictions and Grant of Easements for the MS Alessandro Owners Association and its associated By-Laws.

SECTION 3. Exemption from the California Environmental Quality Act. The Commission has determined that its approval of the Project, including CUP 18-03, is exempt from CEQA pursuant to the Class 1 (existing facilities) exemption under State CEQA Guidelines section 15301 because the Project consists of permitting and minor alteration of an existing structure with negligible or no expansion of use. Additionally, the Commission finds that none of the potential exceptions to this categorical exemption applies pursuant to State CEQA Guidelines section 15300.2. Finally, the Commission finds that the Project is also exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that no environmental impacts will result from the Project.

SECTION 4. Approval of the Project. 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, including Conditional Use Permit 18-03, subject to the Conditions of Approval, as shown on the attached Exhibit "A", 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 March Joint Powers Authority at 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 13th day of February, 2019.

Michael M. Vargas, Chairman
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 19-01 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on February 13, 2019, by the following vote of the Commission:

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

Dated: February 13, 2019

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

EXHIBIT "A"

Conditions of Approval

EXHIBIT A

Conditions of Approval

Cali Marine LLC
14080 Meridian Parkway
Conditional Use Permit (CUP 18-03)

MJPA PLANNING DEPARTMENT

Planning Department General Conditions

1. The subject Property shall be established in accordance with the approved Conditional Use Permit 18-03 (CUP 18-03) on file with the Planning Department, the Meridian Specific Plan (SP-5), and the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Director or designee. (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 project 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. The Conditional Use Permit 18-03 (CUP 18-03) and its subject property ("Project") is located within Specific Plan SP-5. Requirements of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

4. This approval is limited to Cali Marine, a boat sale use, within the existing structure located at 14080 Meridian Parkway. Future building expansion or conversion of the building to another use that is conditionally permitted within the business park zone will require a separate analysis and approval by the Joint Powers Commission. All other future uses within Building 4 that are permitted in the business park zone will be reviewed for consistency at the Tenant Improvement Plan stage.

5. For additional clarification regarding Cali Marine's use/business operations, please refer to the business description letter dated January 09, 2019 included in the Joint Powers Commission packet as Agenda Item No. 10a.

6. The Project shall receive approval of a building permit for tenant improvements, and shall be issued a certificate of occupancy prior to use of the building for the boat sales use.

Planning Department Conditions – Prior to Building Permit Issuance:

7. All Conditions of Approval for Plot Plan 17-02 (MS Alessandro- Development D) shall be in effect for this use and shall be placed on the cover sheet of the future Tenant Improvement Plan submittal, including the requirement for the submittal and approval of a Transportation Demand Management Plan – see Condition # 13.

8. The pedestrian gate from the public right-of-way along Meridian Parkway to Building 4 shall remain unlocked during regular business hours. Cali Marine to provide a letter acknowledging the aforementioned requirement.

9. The 6 foot high rolling gate shall remain open during regular business hours in order to provide sufficient parking to customers and employees. Cali Marine to provide a letter acknowledging the aforementioned requirement.

10. The pedestrian gate, rolling gate and fence shall adhere to the design details found in the March Business Center Design Guidelines and shall remain in effect in perpetuity for the life of the business. If alternative fencing or security measures are necessary, March JPA staff must first review and approve said alternatives prior to installation.

11. All existing striped ADA compliant parking spaces and the associated 5-foot wide loading area (access aisle/path of travel) shall remain clear of any boats or trailers stored outside in the Building 4 parking area. Cali Marine shall provide a letter acknowledging the aforementioned requirement.

12. Outdoor boat storage would be limited to 3,232 square feet as depicted in Scheme 19 (Floor Plan/Site Plan) dated February 06, 2019.

Planning Department Conditions – Prior to Certificate of Occupancy:

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

This measure is not warranted until a tenant is specified and tenant improvement plans have been submitted for review by March JPA. Once the aforementioned TDMP has been approved by the March JPA, the Certificate of Occupancy will be issued. An electronic copy of the TDMP can be located on our website at the following location:

https://marchjpa.com/documents/docs_forms/tdmp_2017.pdf

MJPA NPDES CONDITIONS

In an email dated January 08, 2018, CGRME provided the below water quality conditions of approval for Conditional Use Permit 18-03 (CUP 18-03):

Cali Marine will be operating within a development which the Water Quality is managed by a WQMP. This specific business has proposed to include indoor washing. The following requirements are applicable:

14. If washing of boats indoors occurs, the business will need to file a "No Exposure Certification" (NEC). This will require the business to contact a QISP practitioner to assist with developing and submitting the documents to the on-line State Water Board SMARTs submittal. A copy of the NEC will need to be provided.

15. The business will need to contact and be permitted for discharging to the sewer (Western Municipal Water District) for the wash water.

16. If at any point in time, the washing of boats outdoors occurs, the business will need to file for an Industrial General Permit (IGP). This will require on-site wash water management. The flows from the washing activity are prohibited from being discharged off site. A copy of the IGP Notice of Intent will need to be provided.

MJPA BUILDING AND SAFETY DEPARTMENT

Building and Safety submittal's required at first plan review:

Please see March JPA website for Tenant Improvement submittal guidelines at

https://marchjpa.com/documents/docs_forms/tenant_improvement.pdf

17. All conditions of approval from each department and agency shall be placed on the building plans.

Building & Safety General Information:

18. All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California

Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

19. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department, division, or agency prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety job card.

20. 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.

21. 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.

22. 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.

23. 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.

24. Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

Building & Safety Conditions:

25. 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.

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

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

28. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

29. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and site being 100 percent complete.

30. All unused construction materials shall be recycled using March JPA's Franchise Hauler. Prior to the certificate of occupancy, the building inspector will request copies of all recycling receipts.

31. Prior to certificate occupancy, the Developer/Owner shall obtain a meter release from Building & Safety for testing the fire sprinkler system as well as the electrical systems in the building. If the building has multiple electrical meters, only the house meter will be released until such time the entire project is complete and has approval for occupancy by all departments and divisions. Suite electrical meters will be released when the Developer/Owner applies for electrical meter release and a certificate of occupancy is issued for that suite. If the Developer/Owner applies for an electrical meter for an empty suite after the project is complete, a certificate of occupancy will be granted for the shell-only use with no tenant.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

On December 07, 2018, the Riverside County Fire Department, Office of the Fire Marshall provided a letter detailing that the department has conditionally approved this project and requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

32. Fire Hydrants and Fire Flow: Provide or show there existing 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 2016 California Fire Code (CFC) Section 5.07.5.1.

33. 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 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. Ref. CFC Sections 503.1.1 and 503.2.1 as amended by the County of Riverside Ordinance 457.

34. Fire Sprinkler System: All structures within 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 the County of Riverside Ordinance 457.

35. 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.

36. Gates: Gate(s) shall be power controlled or manual and gate access shall be equipped with a rapid entry system approved by the Fire Department. All vehicle electric power gates shall be listed in accordance with UL 325 and constructed and installed to comply with the requirements of ASTM F2200 standard. Plans shall be submitted to the Fire Department for review/approval prior to installation. Power controlled gates shall be equipped with emergency backup power to fail open and designed to be easily opened in the event of a power failure. Non-powered type gates shall have a means of emergency access approved by the Fire Department. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Required order forms shall be obtained from Fire Department. Clear width of the opening of the gate shall not be less than 12 feet. Ref. CFC 506.1

37. Address: The address shall be posted per Riverside County Fire Department standards and will be clearly visible from the public roadway. Ref. CFC 505.1 as amended by the County of Riverside Ordinance 457 and the County of Riverside Fire Prevention Standard #07-01 Premises Identification.

38. These conditions are preliminary and further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

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ATTACHMENT 2

CALI MARINE BUSINESS DESCRIPTION LETTER

CALI MARINE

16214 Pacific Coast HWY – Huntington Beach, CA 92649

www.calimarine.com

714-840-1163

1-9-2019

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

Re: Project Application for MS Alessandro Bldg. 4

Cali Marine Business Description:

Cali Marine is a B2C recreational boat dealership representing luxury brands in the industry. We are an exclusive, authorized MasterCraft dealership for all of Southern California. We target affluent individuals within the waterski and wakeboarding segments throughout our region. While we have a retail presence, the majority of our customer engagement is handled through advance appointments rather than walk-in traffic. Typical day to day activities related to our business and use of space are as follows:

- Engaging customers on showroom demos
- Stocking of new boat inventory
- Pre-delivery boat inspection
- Boat detailing
- Lite Service
- Sale of accessories & parts
- Clean and prep boats in the designated area inside the building as noted on site Scheme 15 (MS Alessandro – BLDG 4)

With our planned expansion into Riverside County, we are projecting an additional $5.5 Million in Gross Revenue for the calendar year 2019. We also intend to employ 4-6 full-time employees as well as 2-4 part-time employees to serve our customer needs in our new location. Riverside County represents a significant growth potential for our segment of our consumers. Additionally, MS Alessandro, is an ideal location for customers who use major nearby freeways to travel to and from numerous lakes and rivers in the region as well as AZ and NV.

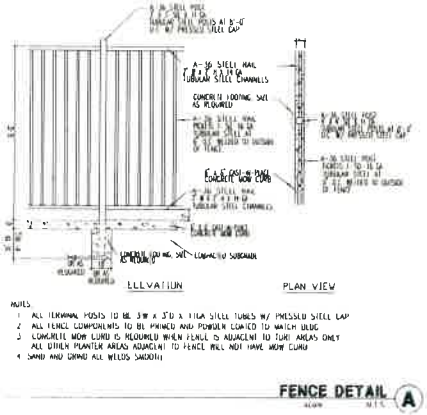
Regards,

Cameron Mazaherian
Cali Marine LLC

ATTACHMENT 3

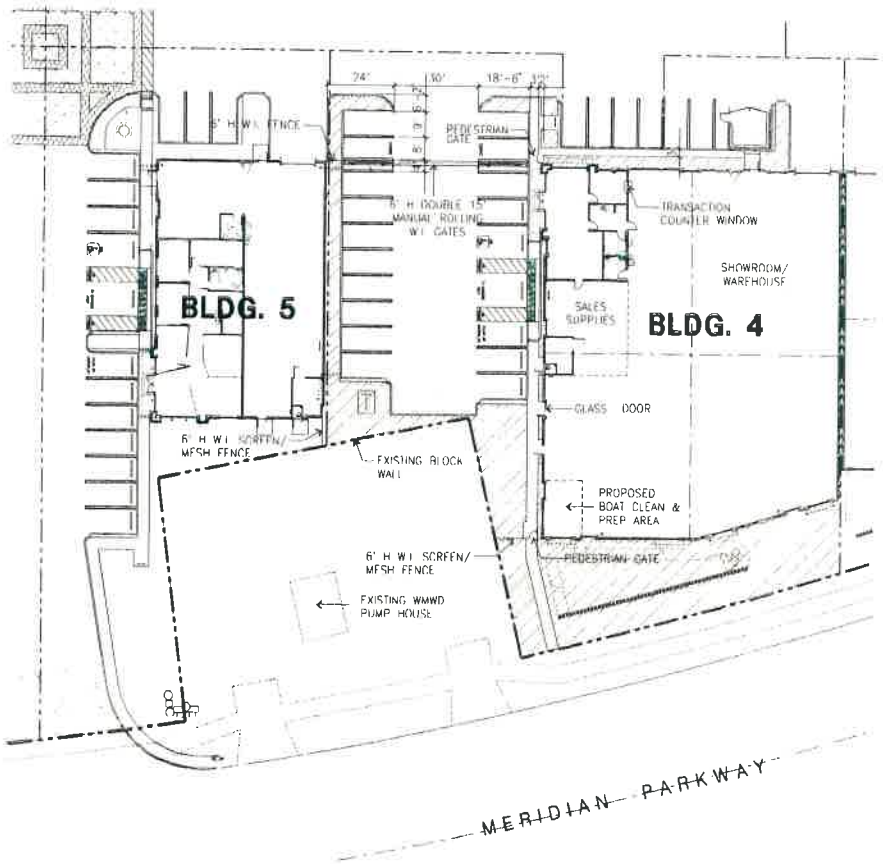
PROPOSED SITE PLAN/FLOOR PLAN

NOTES
THE REMOVAL OF THE LANDSCAPE WOULD NOT IMPEDE ANY OF THE SITE SPECIFIC BEST MANAGEMENT PRACTICES (BMP'S) AS APPROVED THROUGH THE ONSITE WATER QUALITY MANAGEMENT PLAN



NOTES
1. ALL TERMINAL POSTS TO BE 3"W x 3"D x 11GA STEEL TUBES W/ PRESSED STEEL CAP
2. ALL FENCE COMPONENTS TO BE PRIMED AND POWDER COATED TO MATCH UNO.
3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY. ALL OTHER PLANTER AREAS ADJACENT TO FENCE WILL NOT HAVE MOW CURB
4. SAND AND GRIND ALL WELDS SMOOTH

FENCE DETAIL (A)



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

north

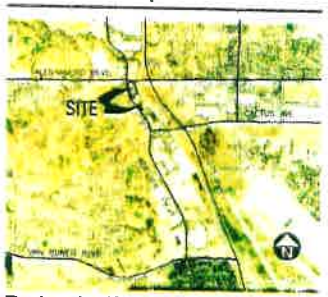
1" = 20'
0 20 40 80

Conceptual Site Plan

MS Alessandro - BLDG 4

County of Riverside, CA

Aerial Map



Tabulation

	BLDG 4
SITE AREA	
s.f.	11,026 s.f.
in acres	0.71 ac.
BUILDING AREA	
Office	1,146 s.f.
Warehouse	2,165 s.f.
TOTAL	3,311 s.f.
COVERAGE	42.9%
CLEAR HEIGHT	18'
BUILDING HEIGHT	28'-6"
*Additional 2' for architectural features at main entrance	
AUTO PARKING REQUIRED	
Office 1/330 s.f.	4 stalls
Ware 1/1,000 s.f.	13 stalls
TOTAL	17 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	18 stalls
Accessible Van (12' x 18')	1 stalls
Accessible (9' x 18')	0 stalls
Compact (8' x 16')	2 stalls
Accessible EV (12' x 18')	1 stalls
E.V./Vanpool/Carpool (9' x 18')	1 stalls
TOTAL	21 stalls
Parking ratio per 1,000 s.f.	1:6
ZONING ORDINANCE FOR CITY	
Zoning Designation	Mixed Use (MU)
	Business Park (BP) & Commercial (COM)
MAXIMUM BUILDING HEIGHT ALLOWED	
Height 50' 75' requires approval pursuant to Section 18.34	
SETBACK	
Front 25'	Interior Side Yard 0'
Street Side Yard 15'	Rear Yard 10'
MAXIMUM FLOOR AREA RATIO	
FAR 35	
LANDSCAPE REQUIREMENT	
Percentage 20%	
LANDSCAPE PROVIDED	
Percentage	38.2%
in s.f.	7,185 s.f.

HPA architecture
18831 Bardeen Ave. - Ste. #100
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

LEE & ASSOCIATES

January 14, 2018 / Job #16490

Scheme 17

10a 59

ATTACHMENT 4

SITE PHOTOS

PROPERTY PHOTOS

MS ALESSANDRO
BUSINESS PARK

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

SDM









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ATTACHMENT 5

RIVERSIDE COUNTY FIRE DEPARTMENT CONDITIONS OF APPROVAL

DATED 12/07/2018

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

Shawn C. Newman - Fire Chief
Office of the Fire Marshal (West)
2300 Market Street, Suite 150, Riverside, CA 92501
Bus: (951) 955-4777 Fax: (951) 955-4886 www.rvcfire.org

Proudly serving the unincorporated areas of riverside county and the cities of:

Banning
Beaumont
Canyon lake
Coachella
Desert Hot Springs
Eastvale
Indian Wells
Indio
Jurupa Valley
Lake Elsinore
La Quinta
Menifee
Moreno Valley
Norco
Palm Desert
Perris
Rancho Mirage
Rubidoux CSD
San Jacinto
Temecula
Wildomar

BOARD OF

Planning Case Conditions

DATE: 12/7/2018

CASE: 17-MJPA-PP-02
Cali Marine Building 4
APN 297-100: 033-035,041,042

PLANNER: Lauren Sotelo, Associate Planner

REVIEWED BY: Ken King, Assistant Fire Marshal

Fire Department Permit Number: TBD

West Office of the Fire Marshal Responsibility

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 2300 Market Street, Suite 150, Riverside, CA 92501. Phone: (951) 955-4777.

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:

1. 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 2016 California Fire Code (CFC) Section 507.5.1

2. 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. Ref. CFC Sections 503.1.1 and 503.2.1 as amended by the County of Riverside Ordinance 457

10a 69

3. 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 the County of Riverside Ordinance 457

4. 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

5. Gates: Gates(s) shall be power controlled or manual and gate access shall be equipped with a rapid entry system approved by the Fire Department. All vehicle electric power gates shall be listed in accordance with UL 325 and constructed and installed to comply with the requirements of ASTM F2200 standard. Plans shall be submitted to the Fire Department for review/approval prior to installation. Power controlled gates shall be equipped with emergency backup power to fail open and designed to be easily opened in the event of a power failure. Non-powered type gates shall have a means of emergency access approved by the Fire Department. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Required order forms shall be obtained from Fire Department. Clear width of the opening of the gate shall not be less than 12'. Ref. CFC 506.1

6. 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 the County of Riverside Ordinance 457 and the County of Riverside Fire Prevention Standard #07-01 Premises Identification

7. These conditions are preliminary and further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

Should you have any questions, or if some items are unclear, please phone our office at 951-955-4777 and speak with me to assist you with these conditions.

Ken King
Assistant Fire Marshal/Office of the County Fire Marshal
CAL FIRE/Riverside County Fire Department
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

ATTACHMENT 6

CGRME CORRESPONDENCE REGARDING NPDES

CONDITIONS OF APPROVAL

Lauren Sotelo

From: cynthia.gabaldon cgrme.com <cynthia.gabaldon@cgrme.com>
Sent: Tuesday, January 08, 2019 10:31 PM
To: Lauren Sotelo
Cc: Katie Dunlap
Subject: Alessandro MS Development - Bldg 4 - CaliMarine Conditions

Lauren,

This email is to be used as the Water Quality Conditions of Approval for the referenced site.

The proposed business will be operating within a development which the Water Quality is managed by a WQMP. This specific business has proposed to include outdoor washing. The following requirements will be required:

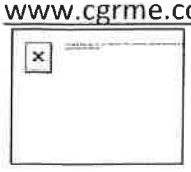
1) If outdoor washing is proposed: the business will need to file for an Industrial General Permit (IGP). This will require on-site wash water management. The flows from this activity will not be allowed to discharge off the business site. A copy of the IGP Notice of Intent will need to be provided.

2) If the washing is moved indoors: The business will need to file a No Exposure Certification (NEC) . This will require the business to contact a QISP practitioner to assist with developing and submitting the documents for the on-line State Water Board SMARTs submittal. A copy of the NEC will be need to be provided.

The business will also have to contact and be permitted for discharging to the sewer with the wash water. This requirement should be covered under a different Condition.

Let me know if you need additional information,

Cynthia Gabaldon PE, CPSWQ, CPESC, QSD/P, QISP, CGP/IGP ToR
CG Resource Management and Engineering, Inc.
2105 Foothill Blvd Ste B- 135
La Verne, California 91750
909-455-8520
www.cgrme.com



10a 72

ATTACHMENT 7

TORI WALKER ENGINEERING LETTER REGARDING IGP PERMIT DETERMINATION AND CORRESPONDENCE

TORY R. WALKER ENGINEERING
RELIABLE SOLUTIONS IN WATER RESOURCES

January 23, 2019

CG Resource Management and Engineering, Inc.
Attn: Cynthia Gabaldon, PE, CPSWQ, CPESC, QSD/P, QISP, CGP/IGP ToR
2105 Foothill Boulevard, Suite B-135
La Verne, California 92750

Re: CALI MARINE IGP APPICABILITY DETERMINATION

Dear Ms. Gabaldon,

We have reviewed the applicability of the National Pollutant Discharge Elimination (NPDES) General Permit for Storm Water Discharges Associated with Industrial Activities (IGP) to the proposed Cali Marine establishment at 14080 Meridian Parkway in Riverside, California. This memorandum summarizes our findings.

Cali Marine is a business to consumer (B2C) recreational boat dealership primarily engaged in the retail sale of new luxury watercraft. The establishment features no auxiliary functions (e.g. secondary or tertiary SIC codes) related to any form of watercraft manufacturing or similar industrial activity. Therefore, we have determined that the establishment is properly classified as a "Boat Dealer" per the North American Industrial Classification System (NAICS) code 441222 and Standard Industrial Classification (SIC) code 5551.

The IGP provides regulatory coverage for all facilities with industrial activities described in IGP Attachment A. We have reviewed the 547 distinct industrial activities requiring regulatory coverage and have determined that SIC code 5551 is not listed. Therefore, Boat Dealers are not subject to the Industrial General Permit and are not required by the California State Water Resources Control Board to submit any Permit Registration Documents (PRDs), such as a No Exposure Certification (NEC). This has been confirmed by a discussion between the site civil engineer and the Santa Ana Regional Water Quality Control Board's Inland Stormwater Staff.

Although Cali Marine is not subject to the IGP at this time, the facility remains subject to all applicable local storm water ordinances. The establishment will conduct regular boat detailing and cleaning activities to maintain showroom appeal for their inventoried watercraft. Said detailing and cleaning will take place exclusively within a dedicated indoor space, designed specifically for this purpose by the site architect and civil engineer. The dedicated indoor space is fully walled and roofed, is hydraulically disconnected from outdoor areas, and is outfitted with plumbing to the sanitary sewer system. Due to the design of the dedicated indoor detailing area, these non-industrial activities are not expected to produce any illicit connections to the municipal separate storm sewer system (MS4).

Please let us know if you have any further questions on the matter.

Best Regards,

Alex J. Smith, MS, EIT, QISP
Water Resources Control Engineer

[Job #]

10a 75

Lauren Sotelo

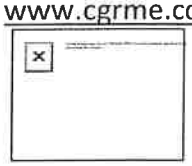
From: cynthia.gabaldon cgrme.com <cynthia.gabaldon@cgrme.com>
Sent: Monday, January 28, 2019 1:43 PM
To: Alex Smith
Cc: Tory Walker; Dane Sommers; Cameron Mazaherian
Subject: Re: Cali Marine IGP Applicability Memo

Alex,

The provided letter adequately addresses the situation. Please formally submit by emailing it to Lauren Sotelo and copying Katie Dunlap and myself.

Thanks,

Cynthia Gabaldon PE, CPSWQ, CPESC, QSD/P, QISP, CGP/IGP ToR
CG Resource Management and Engineering, Inc.
2105 Foothill Blvd Ste B- 135
La Verne, California 91750
909-455-8520
www.cgrme.com



From: Alex Smith <Alex@trwengineering.com>
Sent: Wednesday, January 23, 2019 2:37 PM
To: cynthia.gabaldon cgrme.com
Cc: Tory Walker; Dane Sommers; Cameron Mazaherian
Subject: Cali Marine IGP Applicability Memo

Cynthia,

Please find our memorandum regarding the applicability of IGP requirements to the Cali Marine establishment located at 14080 Meridian Parkway in Riverside.

Please let us know if you concur with our conclusions.

Best Regards,

Alex J. Smith, MS, EIT, QISP
Associate Engineer

10a 76

TORY R. WALKER ENGINEERING
Reliable Solutions in Water Resources
122 Civic Center Dr. #206, Vista, CA 92084
P: 760-414-9212 W: TRWEngineering.com

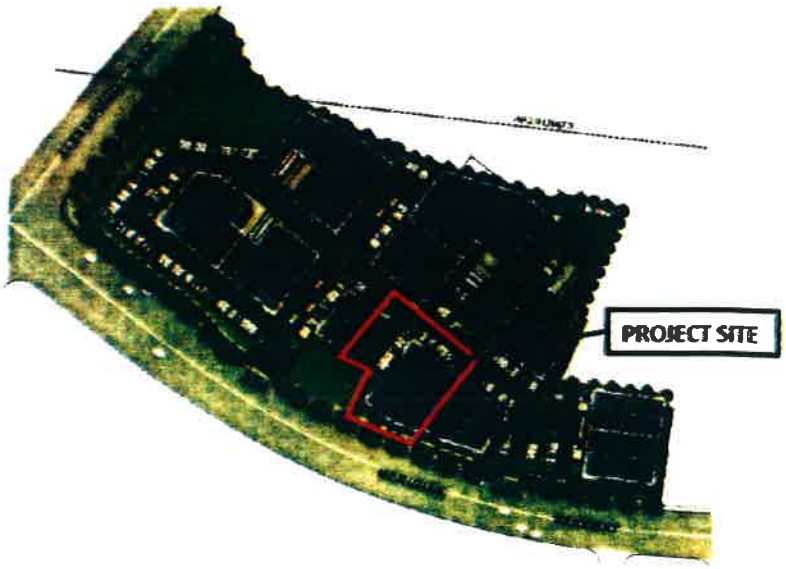
10a 77

ATTACHMENT 8

DRAFT NOTICE OF EXEMPTION

NOTICE OF EXEMPTION

TO: County Clerk County of Riverside 2720 Gateway Drive Riverside, CA 92507	FROM: March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

1.	Project Title:	Resolution #JPA 19-01, by which the March Joint Powers Commission ("Commission") of the March Joint Powers Authority approved minor tenant improvements and Conditional Use Permit 18-03 (CUP 18-03) to allow Cali Marine to operate as a boat sales use and outdoor storage within the existing Building 4 of the MS Alessandro Business Park located at 14080 Meridian Parkway, Riverside, CA 92518
2.	Project Applicant:	Cali Marine 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):	14080 Meridian Parkway Riverside, CA 92518 
4.	(a) Project Location – City:	March Joint Powers Authority
	(b) Project Location – County:	Unincorporated Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	On February 13, 2019, the March Joint Powers Commission approved Conditional Use Permit 18-03 (CUP 18-03), which allows the project applicant, Cali Marine, to operate as a boat sales use with outdoor storage within the existing Building 4 of the MS Alessandro Business Park located at 14080 Meridian Parkway ("Subject Property"). The approved boat uses

		would include engaging with customers on showroom demos, stocking of new boat inventory, pre-delivery boat inspection, light service, sales of boats, accessories and parts, and cleaning and prepping of boats indoors prior to customer pick-up. Cali Marine will additionally make minor tenant improvements to the existing Building 4, including interior partitions, interior plumbing connections to the sewer system, and the addition of an accessory exterior gate for added security to its designated parking area. The Specific Plan Amendment also allows for an increase above the 10% maximum outdoor storage requirement requiring the approval of a conditional use Permit. Total outdoor storage associated with the boat sales use is 3,232 square feet square feet or 24%, 14% above the allowable outdoor storage requirement, thus requiring the approval of a conditional use permit.
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:	Cameron Mazaherian – Cali Marine LLC
8.	Exempt status:	
	(a) ☐ Ministerial project.	
	(b) ☐ Not a project.	
	(c) ☐ Emergency Project.	
	(d) ☒ Categorical Exemption. State type and class number:	State CEQA Guidelines § 15301 – Existing Facilities- Class 1
	(e) ☐ Declared Emergency.	
	(f) Statutory Exemption. State Code section number:	
	(g) ☒ Other. Explanation:	State CEQA Guidelines § 15061(b)(3)
9.	Reason why project was exempt:	1. The Commission's approval of CUP 18-03 is categorically exempt from CEQA under State CEQA Guidelines section 15301. The Class 1 categorical exemption applies to the operation, permitting, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use. Here, the approval of the CUP relates to the operation and permitting of Building 4 of the MS Alessandro Business Park, an already-approved and fully constructed building. The approval does not increase the size or capacity of the existing structure and is therefore exempt under the Class 1 categorical exemption. Moreover, minor alterations to the existing structure—including interior partitions, interior plumbing connections to the sewer system, and the addition of an

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX (951)656-2858
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

		exterior gate for added security of the parking area—are exempt under the Class 1 exemption as they constitute a minor alteration to an existing structure involving negligible or no expansion of use. The exemption is further applicable as the Commission has determined that none of State CEQA Guidelines section 15300.2's exceptions to a categorical exemption apply here. 2. State CEQA Guidelines section 15061(b)(3) additionally provides that "[a] project is exempt from CEQA if … [t]he 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." Here, the activity at issue entails the approval of a conditional use permit to allow boat sale uses and storage on Business Park-designated property within an existing, full-developed building; notably, the Amendment to the North Campus of the Meridian Specific Plan (SP-5), for which an EIR has been certified, provides for "Vehicle, Boat and Trailer Sales" uses on Business Park-designated property, like the Subject Property, with the approval of a conditional use permit. There is no possibility that Boat Sales uses in an existing building on the Subject Property will have a significant effect on the environment; the Commission's approval of CUP 18-03 is thus exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3).
10.	Lead Agency Contact Person:	Lauren Sotelo, Associate Planner
	Telephone:	(951) 656-7000
11.	Was a public hearing held by the lead agency to consider the exemption? **X** Yes No If yes, the date of the public hearing was: February 13, 2018	

Signature: _____ Date: _____ Title: Associate Planner
Lauren Sotelo, March Joint Power Authority

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.

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

		exterior gate for added security of the parking area—are exempt under the Class 1 exemption as they constitute a minor alteration to an existing structure involving negligible or no expansion of use. The exemption is further applicable as the Commission has determined that none of State CEQA Guidelines section 15300.2's exceptions to a categorical exemption apply here. 2. State CEQA Guidelines section 15061(b)(3) additionally provides that "[a] project is exempt from CEQA if ... [t]he 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." Here, the activity at issue entails the approval of a conditional use permit to allow boat sale uses and storage on Business Park-designated property within an existing, full-developed building; notably, the Amendment to the North Campus of the Meridian Specific Plan (SP-5), for which an EIR has been certified, provides for "Vehicle, Boat and Trailer Sales" uses on Business Park-designated property, like the Subject Property, with the approval of a conditional use permit. There is no possibility that Boat Sales uses in an existing building on the Subject Property will have a significant effect on the environment; the Commission's approval of CUP 18-03 is thus exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3).
10.	Lead Agency Contact Person:	Lauren Sotelo, Associate Planner
	Telephone:	(951) 656-7000
11.	Was a public hearing held by the lead agency to consider the exemption? **X** Yes No If yes, the date of the public hearing was: February 13, 2018	

Signature:_____ Date:_____ Title: Associate Planner
Lauren Sotelo, March Joint Power Authority

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. 10a

Meeting Date: February 13, 2019

Subject: **ADOPT RESOLUTION #JPA 19-01, APPROVING CONDITIONAL USE PERMIT 18-03 (CUP 18-03) TO ALLOW CALI MARINE TO OPERATE AS A BOAT SALES USE WITH OUTDOOR STORAGE AT BUILDING 4 OF THE MS ALESSANDRO BUSINESS PARK, SUBJECT TO CONDITIONS OF APPROVAL; AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Motions:

1) Adopt Resolution #JPA 19-01, to approve Conditional Use Permit 18-03 (CUP 18-03) to allow Cali Marine to operate as a boat sales use with outdoor storage at Building 4 of the MS Alessandro Business Park, subject to Conditions of Approval; and
2) Direct Staff to file a Notice of Exemption in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Background:

On October 29, 2018, the Applicant submitted the following application:

Conditional Use Permit (CUP 18-03): Applicant is seeking the approval of a Conditional Use Permit to allow for a boat sales use and outdoor storage at Building 4 of the existing MS Alessandro Business Park located at 14080 Meridian Parkway Riverside, CA 92518.

Analysis of Proposal:

The Applicant is proposing to operate as a boat sales use within Building 4 of the existing MS Alessandro Business Park located at 14080 Meridian Parkway Riverside, CA 92518. Building 4 is located within the Business Park zoning designation of the Meridian North Campus Specific Plan Amendment (SP-5). The Specific Plan Amendment (SP-5) identifies "Vehicle, Boat and Trailer Sales" as a conditionally permitted use requiring the approval of a conditional use permit by the March Joint Powers Commission. Appendix A- Land Use Definitions of the Specific Plan Amendment (SP-5) identifies Vehicle, Boat and Trailer Sales as "activities that typically include: display, retail sale, leasing, rental of new and used vehicles, boats and trailers, with incidental minor repair, body work, and sale and installation of accessories.

Vehicles include automobiles, motorcycles, boats, recreational vehicles and golf carts". Provided as attachment 1 is a business description identifying the type of business and the planned business activities, which include engaging with customers on showroom demos, stocking of new boat inventory, pre-delivery boat inspection, light service, sales of accessories and parts, and cleaning and prepping of boats indoors prior to customer pick-up.

As previously mentioned, the Applicant is proposing to operate as a boat sales use within Building 4 which is comprised of 13,311 square feet. Building 4 also provides a total of 21 parking spaces of which 18 are standard, 1 accessible van stall, and 1 accessible electric vehicle stall to accommodate the building. The applicant is also proposing minor tenant improvements to the existing Building 4, which include interior partitions, interior plumbing connections to the sewer system, and the addition of an accessory exterior gate for added security and storage to its designated parking area. Finally, this property is subject to the existing Master Declaration of Covenants, Conditions and Restrictions and Grant of Easements for the MS Alessandro Owners Association and its associated By-Laws.

In addition to the Conditional Use Permit necessary for the boat storage use, the applicant is also seeking to increase the allowable outside storage. The Meridian North Campus Specific Plan allows outdoor storage up to 10% of the total building area, which in this case would be 1,331 square feet. The Meridian North Campus Specific Plan also allows for an increase above the 10% maximum, with the issuance of a Conditional Use Permit. The Applicant is proposing a total of 3,232 square feet of outdoor storage within a portion of the parking lot adjacent to the building for the purpose of keeping some of the boats (the merchandise ready for pick-up, or new boat deliveries) outside. Thus, the Applicant is also seeking the approval of an additional 1,901 square feet or 24% of the building area for outdoor storage to accommodate their business operation.

Additionally, outside storage within the parking lot area will not adversely affect the total required parking needed for the business. Vehicles sales and display requires one (1) parking space per each 20 vehicles (boats) displayed on site, with a minimum of 5 spaces. Total parking provided would be 14 spaces, which would exceed the minimum amount of spaces required. Furthermore, the applicant will not necessarily need to use the full 3,232 square feet of outdoor storage area at a given time. Thus, the CUP allowing the increase to the allowed out door storage within the parking area could be granted without dropping below the minimum parking standard.

CEQA Analysis:

It has been determined that the Project is categorically exempt from CEQA under State CEQA Guidelines section 15301. The Class 1 categorical exemption applies to the operation, permitting, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of use. Here, the approval of the CUP would relate to the operation and permitting of Building 4 of the MS Alessandro Business Park, an already-approved and fully constructed building. The approval does not increase the size or capacity of the existing structure and is therefore exempt under the Class 1 categorical exemption. Moreover, minor alterations to the existing structure—including interior partitions, interior plumbing connections to the sewer system, and the addition of an exterior gate for added security of the parking area—are exempt under the Class 1 exemption as they constitute a minor alteration to an existing structure involving negligible or no expansion of use. The exemption is further applicable as none of the State CEQA Guidelines section 15300.2's exceptions to a categorical

exemption apply here. Also, State CEQA Guidelines section 15061(b)(3) additionally provides that "[a] project is exempt from CEQA if ... [t]he 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." Here, the activity entails the approval of a conditional use permit to allow boat sale uses and outdoor storage on Business Park-designated property within an existing, full-developed building; notably, the Amendment to the North Campus of the Meridian Specific Plan (SP-5), for which an EIR has been certified, provides for "Vehicle, Boat and Trailer Sales" uses on Business Park-designated property, like the Subject Property, with the approval of a conditional use permit. There is no possibility that Boat Sales uses in an existing building and its associated outdoor storage on the Subject Property will have a significant effect on the environment; the Commission's approval of CUP 18-03 is thus exempt from CEQA pursuant to State CEQA Guidelines section 15061(b)(3).

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Staff Recommendations:

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

1. Adopt Resolution #JPA 19-01 approving Conditional Use Permit 18-03 (CUP 18-03) to allow Cali Marine to operate as a boat sales use at Building 4 of the MS Alessandro Business Park; and

2. Direct staff to file a Notice of Exemption pursuant to March JPA's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 19-01 approving Conditional Use Permit 18-03 (CUP 18-03) to allow Cali Marine to operate as a boat sales use at Building 4 of the MS Alessandro Business Park;
   Exhibit A: Conditions of Approval
2) Cali Marine Business Description Letter.
3) Proposed Site Plan/Floor Plan.

Preparation Date: February 7, 2019

4) Site Photos.
5) Riverside County Fire Department Conditions of Approval dated 12/07/2018.
6) CGRME Correspondence regarding NPDES Conditions of Approval.
7) Tory Walker Engineering Letter regarding IGP Permit Determination and Correspondence.
8) Notice of Exemption.

RESOLUTION JPA 24-27

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY MAKING FINDINGS UNDER CEQA GUIDELINES SECTION 15301 THAT THE PROPOSAL IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING CONDITIONAL USE PERMIT 24-04 (CUP 24-04), SUBJECT TO CONDITIONS OF APPROVAL, ALLOWING AN INSTRUCTIONAL STUDIO FOR SELF MADE TRAINING FACILITY IN A 10,708 SQUARE FOOT TENANT SPACE LOCATED AT 21860 VAN BUREN BOULEVARD IN THE MIXED USE (SP-5, A5) ZONING DISTRICT

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;

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

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 westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility;

WHEREAS, the Meridian Business Center Specific Plan Area (SP-5, A5) was adopted as an amendment 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, located north of Van Buren Boulevard, west of Interstate 215, and south of Alessandro Boulevard ("SP-5, A5");

WHEREAS, on June 04, 2024, the Applicant, Wally Garcia, submitted an application for Conditional Use Permit CUP 24-04, to allow an Instructional Studio (Self Made Training Facility) within a 10,708 square-foot tenant space in the Mixed Use zoning district (SP-5, A5) located at 21860 Van Buren Boulevard;

WHEREAS, on December 11, 2024, 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;

WHEREAS, on December 11, 2024 the March Joint Powers Commission considered Resolution JPA 24-27, directing staff to file a Notice of Exemption in accordance with CEQA Guidelines Section 15301 and the Agencies Local CEQA Guidelines, and approving Conditional Use Permit 24-04, authorizing an Instructional Studio at 21860 Van Buren Boulevard, subject to conditions of approval; 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 December 11, 2024, the Commission considered and adopted Resolution JPA 24-27, directing planning staff to file a Notice of Exemption consistent with the Local CEQA Guidelines and CEQA Guidelines Section 15301 (Class 1 Categorical Exemption), as the proposed Instructional Studio use is entirely within the existing building. The Commission finds that, due to the Class 1 Categorical Exemption, no further environmental review is required prior to the approval of CUP 24-04.

SECTION 3. Findings for Conditional Use Permit 24-04 (CUP 24-04). 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 24-04 (CUP 24-04) in accordance with Section 9.02.060 (C) of the March JPA Development Code to allow an Instructional Studio within the Mixed Use (SP-5, A5) zoning district, located at 21860 Van Buren Boulevard Riverside, California, within MS 1 Business Park:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan,* because the approved Specific Plan designation of Mixed Use is intended to allow a mix of land uses, including office, retail, light manufacturing, and personal services;

2. *The proposed Project complies with all applicable zoning and other regulations,* because the Instructional Studio complies, or will comply as conditioned, with all zoning and building safety requirements for an Instructional Studio;

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 Instructional Studio complies with the strict density and intensity limitations as determined by the Riverside County Airport Land Use Commission; 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 Instructional Studio will operate entirely within the enclosed building and be visible from a major corridor (Van Buren Boulevard) for publicity and be compatible with other small business uses within the MS Van Buren II Business Park.

SECTION 4. Consistency with the Project Narrative and site Exhibits. Based on the entire record before the Commission, the Commission finds that the use is consistent with and in accordance with the required Conditional Use Permit findings, subject to the facility being in

compliance with the Project Narrative, as shown on the attached Exhibit "B"; the Site Plan, as shown on the attached Exhibit C; and the Floor Plan, as shown on the attached Exhibit "D" attached hereto and incorporated herein by this reference.

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 CUP 24-04, subject to the Conditions of Approval, as shown on the attached Exhibit "A", attached hereto and incorporated herein by this reference.

SECTION 6. Notice of Exemption. The Commission directs March JPA staff to prepare, execute, and file a Notice of Exemption with the Riverside County Clerk and State Clearinghouse CeqaNet 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 offices of the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, California, 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 11th day of December 2024.

Edward A. Delgado, Chair
March Joint Powers Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Authority, do hereby certify that the foregoing Resolution JPA 24-27 was duly and regularly adopted by the March Joint Powers Commission at a special meeting scheduled on December 11, 2024.

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

Dated: December 11, 2024

Cindy Camargo, CAP
Clerk, March Joint Powers Authority Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL

MARCH JOINT POWERS AUTHORITY

Conditions of Approval for
Conditional Use Permit 24-04: Self-Made Training Facility at
21860 Van Buren Boulevard Riverside, CA 92518

PLANNING DEPARTMENT, MARCH JOINT POWERS AUTHORITY

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

2. This approval is exclusively for Self-Made Training Facility at 21860 Van Buren Boulevard Riverside, CA 92518.

3. This development is located within Specific Plan SP-5, Amendment #5. Requirements of the Meridian North Campus Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, the March Specific Plan Amendment Final SEIR Mitigation Measures (SCH# 2009071069), and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

4. Building signage will require a separate permit approval process. Please email MJPA Roxanne Corona at corona@marchjpa.com for a copy of the sign permit application. Additionally, a master sign program has been approved for the MS Van Buren II Business Park. You may locate this master sign program on our website at the link below. Specifically, please refer to PDF page 179.

   https://marchjpa.com/wp-content/uploads/2024/04/04042024_assigned_sign_programs-1.pdf

MJPA BUILDING AND SAFETY DEPARTMENT, WILLDAN

5. Please contact March JPA Building & Safety at 951-656-7000 for directions on how to submit your building application as well as how to submit plans for electronic plan review. Please visit Marchjpa.com to download forms for the building permit application.

6. Provide the following plans and documents for any proposed interior improvements.

   Building & Safety electronic submittals required for first plan review.

   (1) Architectural Plans
   (1) Structural Plans
   (1) Structural Calculations
   (1) Plot/Site Plans
   (1) Electrical Plans
   (1) Electrical Load Calculations
   (1) Plumbing Plans/Isometrics, Water, Sewer and Gas
   (1) Mechanical Plans
   (1) Mechanical Duct Layout Plans
   (1) Title 24 Energy Calculations
   (1) Disabled Access Plan

Building & Safety General Information:

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

8. 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.

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

10. Temporary toilet facilities shall be provided for construction workers if restroom facilities are not available. The toilet facilities should be maintained in a sanitary condition. Construction toilet facilities of the non-sewer type shall conform to ANSI requirements.

11. The installation of construction trailers must be located on private property. No trailers can be in the public street right of way or established fire lanes.

12. If site development is proposed it should be designed to provide access to all entrances and exterior ground floor 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.

13. 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.

14. Building & Safety will review building plans, inspect all foundation work, structural work on the building to include plumbing and electrical in the building and on site, 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 path of travel from the right of way to the building and the disabled parking stalls. Signage will be inspected by Building & Safety as well as trash enclosures and other common use structures on the site. Some items listed above may not be part of the interior tenant improvements.

Building & Safety Conditions:

15. 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.

16. A Certificate of Occupancy will be granted to the Developer/Owner when the tenant improvement is complete, and all agencies have signed for permanent occupancy.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures to be provided in accordance with Riverside County Ordinances, the current edition of California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

17. Fire Department Access - Fire apparatus access roads shall be maintained unobstructed at the required dimensions existing and required. Fire Lane marking: Identification and marking of fire

lanes, including curb details and signage shall be in compliance with Riverside County Fire Department Standards.

18. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on the California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC as amended.

19. Fire Sprinkler System – Modifications to the fire sprinkler system will require Fire permitting.

20. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC as amended.

21. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted for Reference CFC as amended.

22. Gate Access - All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox padlock or Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC as amended.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION – ZAP1618MA24

23. 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.

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

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

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

a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low ("green") level.

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

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

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

(g) Hazards to Flight.

25. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.

26. 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.

27. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

28. Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND 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.

29.

30. 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.

31. The project has been evaluated for a 10,706 square foot Self-Made Training Facility within an existing commercial center consisting of two office buildings totaling 21,920 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.

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

NOTICE OF AIRPORT IN VICINITY

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

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

OWNERS ACCEPTANCE OF CONDITIONS OF APPROVAL FOR CUP 24-04

Owner/Applicant's Signature

Date

Owner/Applicant's Printed Name

Owner/Applicant's Title/Position

EXHIBIT "B"

PROJECT NARRATIVE

Self Made Training Facility, Inc.
42265 Winchester Road
Temecula, Ca 92592
Tel 888-640-0005
www.SelfMadeTrainingFacility.com

Date: October 29, 2024

Attn:
March Joint Powers Authority
Lauren Sotelo, Senior Planner
14205 Meridian Pkwy #140
Riverside, CA 92518

Re: 21860 Van Buren, Riverside, CA

The existing space will be occupied as is, for a full exclusive private training facility that allows Independent Trainers the ability to run their own Personal Service business. There is no membership and access is by appointment only. This private training facility would be more as a sports studio, like yoga or Pilates and not so much a health club which is a bigger establishment. Therefore, this business model is more of a training facility. Similar in nature to making an appointment with your Hair Salon, but physical training similar to one-on-one martial arts studio, both of which are considered "B" Occupancies in the CBC.

The proposed project will include a new Reception Area with some retail, an open equipment Gym, utilizing the back warehouse area. We will utilize the existing front offices as Recovery, Physical Therapy Room, red sauna and cryo-therapy. Though there is ample space, we do not expect to exceed a total of about 30-35 people at any given time. The size of the space is to accommodate all the necessary equipment, so that the Trainers can coach and train specific client requests, such as core, cardio, or high intensity work outs. The boxing ring, stretching and running track will only accommodate approximately two people at a time.

The online tools, foundation and systems are there for Trainers to generate new business online. By having the full range of equipment, allows the Trainers a greater range of clientele to better successfully thrive in your local area.

Hours of operation –
Monday – Friday 6AM-12AM
Saturday 6AM-11PM
Sunday 6AM-10PM

Staff-
Number of staff – 3 owners of operation
Estimated number of trainers during peak time- 15
Estimated number of clients during peak time - 15
Number of trainers during non-peak time – 5
Number of clients during no-peak time – 5

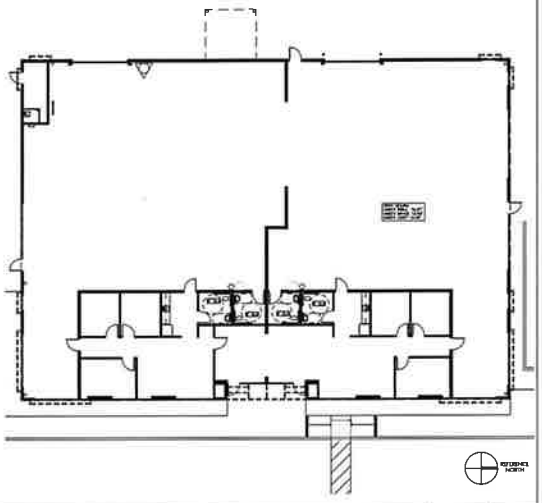
If you have any questions or concerns, please do not hesitate to reach out and ask!

Thank you for your support,

Wally Garcia
Wally Garcia
Owner
(909) 362-9591
Self Made Training Facility Riverside

EXHIBIT "C"

SITE PLAN

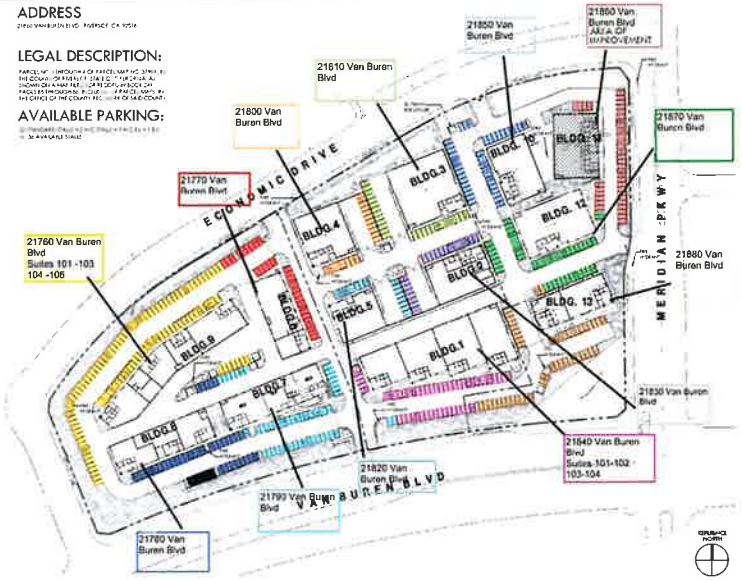


ASBUILT FOR REFERENCE | SCALE: N.T.S. | 1

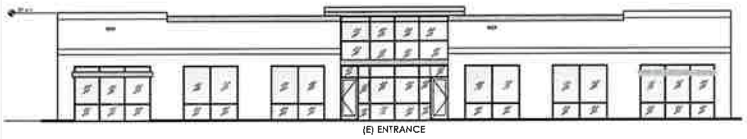
ADDRESS

LEGAL DESCRIPTION:

AVAILABLE PARKING:



SITE PLAN | SCALE: N.T.S. | 2



FRONT ELEVATION | SCALE: 1/8"=1'-0" | 3



FRONT ELEVATION PIC | SCALE: N.T.S. | 4

AUTHOR:

STAMP:

OWNER: TRAUTFAM ENTERPRISES LLC

TENANT/ADDRESS: SELF MADE TRAINING FACILITY 21860 VAN BUREN BLVD RIVERSIDE, CALIFORNIA 92518

ADDRESS: FIRST FLOOR

DRAWING: ASBUILT PLAN, SITE PLAN & ELEVATION

REVISIONS:

DATE: 08.27.2024

JOB NO:

DRAWN BY:

CHECKED BY: B.D.M

SCALE: AS NOTED

FILE NAME:

SHEET NO: CUP2

EXHIBIT "D"

FLOOR PLAN

SHEET INDEX

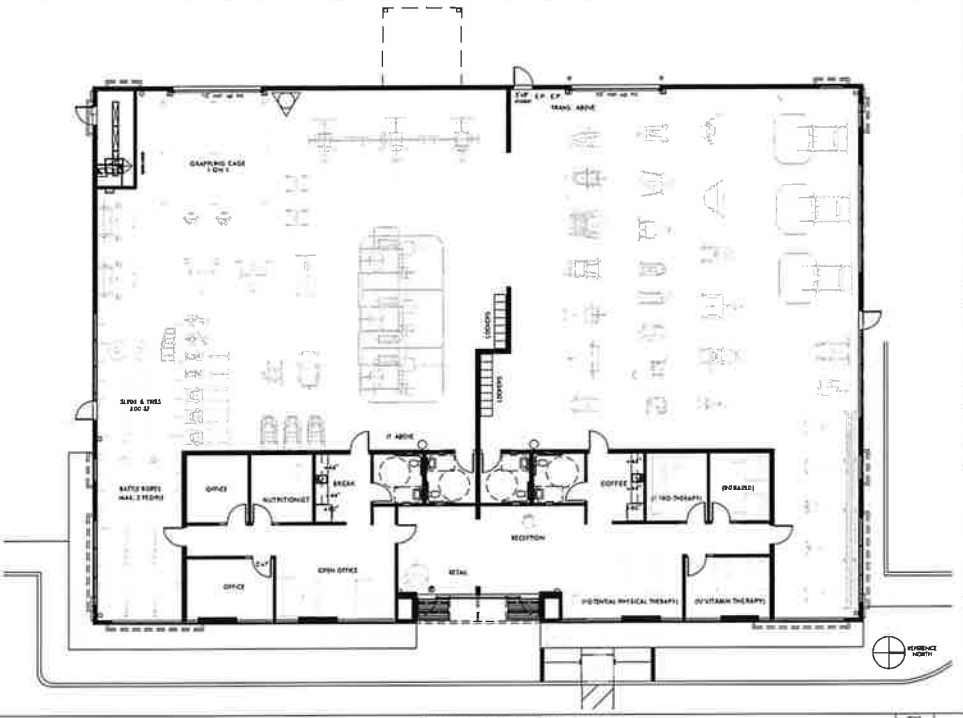
GENERAL

CUP1 BUILDING DATA AND PROPOSED FLOOR PLAN

CUP2 SITE PLAN, ADDITIONAL PLANS AND ELEVATIONS

SELF MADE TRAINING FACILITY

21860 VAN BUREN BLVD., RIVERSIDE, CA 92518



PROPOSED FLOOR PLAN

1

BUILDING DATA

BUSINESS DESCRIPTION AND HOURS

SCOPE OF WORK

VICINITY MAP



PROJECT TEAM

AUTHOR

STAMP

OWNER: TRAUTFAM ENTERPRISES LLC.

TENANT/ADDRESS: SELF MADE TRAINING FACILITY
21860 VAN BUREN BLVD
RIVERSIDE, CALIFORNIA 92518

ADDRESS: FIRST FLOOR

DRAWING: PROPOSED PLAN AND BUILDING DATA

REVISIONS:

DATE: 08.27.2024
JOB NO:
DRAWN BY:
CHECKED BY: R.D.H.
SCALE: AS NOTED
FILE NAME:

SHEET NO: CUP1

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 11 (1)

Meeting Date: December 11, 2024

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO A REQUEST FOR A CONDITIONAL USE PERMIT FOR AN INSTRUCTIONAL STUDIO USE (SELF-MADE TRAINING FACILITY) IN THE MIXED USE ZONING DISTRICT OF THE MERIDIAN NORTH CAMPUS SPECIFIC PLAN (SP-5, A5) AT 21860 VAN BUREN BOULEVARD: 1) DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES SECTION 15301; AND 2) ADOPT RESOLUTION JPA 24-27, ADOPTING FINDINGS AND APPROVING CONDITIONAL USE PERMIT (CUP 24-04), SUBJECT TO CONDITIONS OF APPROVAL**

Motions: 1) Direct staff to file a Notice of Exemption pursuant to the March Joint Powers Authority Local CEQA Guidelines and CEQA Guidelines Section 15301; and

2) Adopt Resolution JPA 24-27, adopting findings and approving Conditional Use Permit (CUP 24-04), subject to Conditions of Approval.

Applicant: Wally Garcia

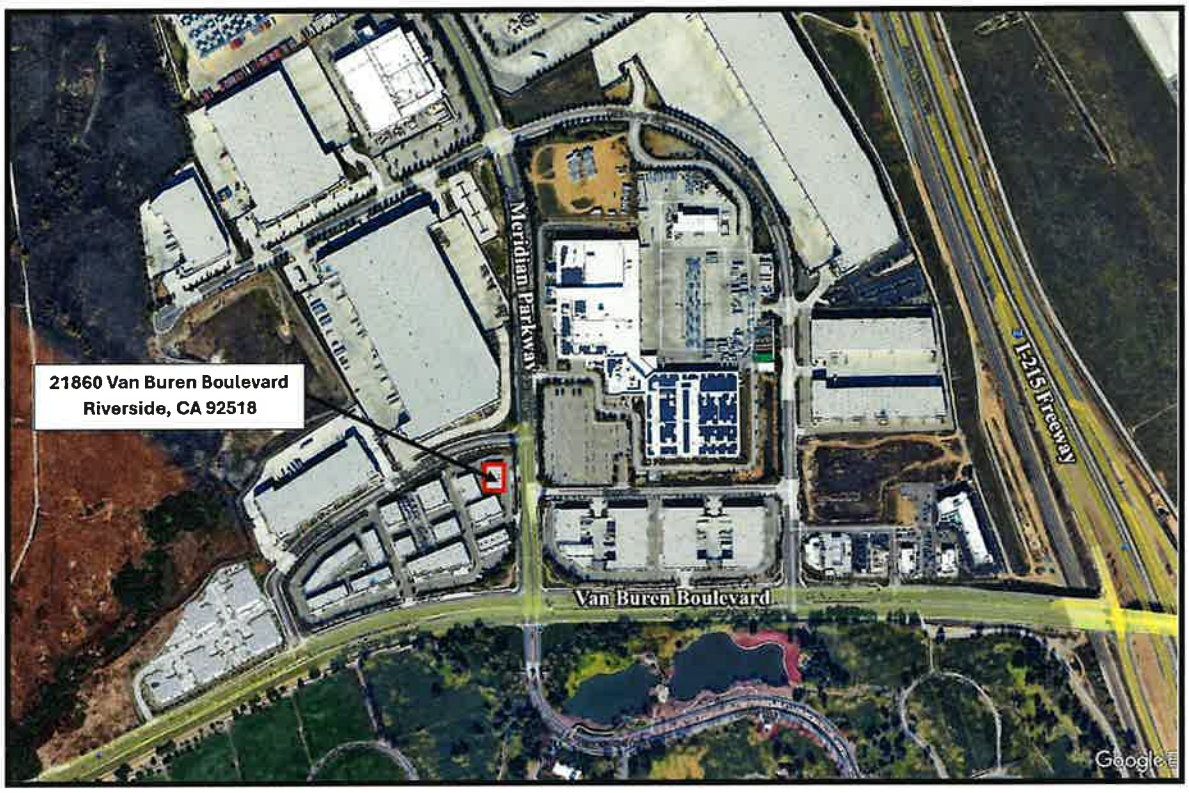
Technical Advisory Committee:

Staff presented this item to the Technical Advisory Committee (TAC) on November 4, 2024. The TAC had no specific questions or concerns and acknowledged that it was scheduled for a public hearing in December 2024.

Surrounding Area/Land Use:

The project site is generally located north of Van Buren Boulevard and west of Meridian Parkway at 21860 Van Buren Boulevard, Riverside, CA 92518. The building is part of a larger Mixed Use Development (MS Van Buren II Business Park) consisting of 13 buildings on 13.60 acres.

Figure 1: Project Location



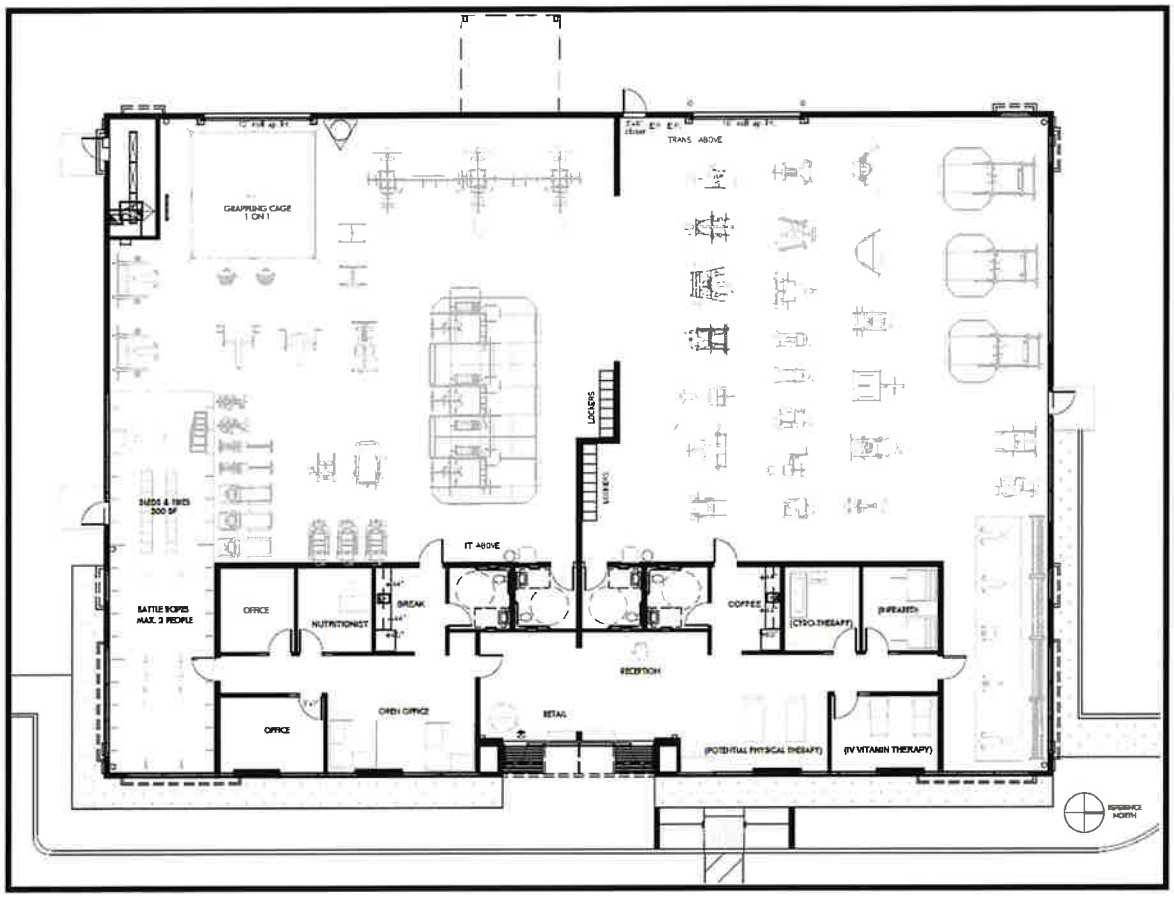
Location	General Plan Designation/Zoning	Existing Land Use
North	GP: SP-5, A5 Industrial Zoning: Industrial	Industrial Building
South	GP: SP-5, A5 Mixed Use Zoning: Mixed Use	Building 12 of MS Van Buren II Business Park
East	Meridian Parkway	Meridian Parkway
West	GP: SP-5, A5, Mixed Use Zoning: Mixed Use	Building 10 of MS Van Buren II Business Park

Project Overview:
Conditional Use Permit application (CUP 24-04) is for a business called Self-Made Training Facility. The project is proposed as an instructional studio within an existing 10,708 square foot (sf) building at 21860 Van Buren Boulevard. The property at 21860 Van Buren Boulevard is within a Mixed-Use zoning district of the Meridian North Campus Specific Plan (SP-5, A5). Within this zone, an instructional studio use requires the approval of a Conditional Use Permit by the Joint Powers Commission.

Self-Made Training Facility is not a gym. It is a personal health training center which focuses on individual one-on-one training by an individually hired personalized trainer. There are no membership fees. Each independent trainer has their own clients which typically schedule their

own appointments at the facility. Hours of Operation are Monday – Friday 6:00 a.m. – 10:00 p.m., Saturday 6:00 a.m. – 11:00 p.m., and Sunday 6:00 a.m. – 10:00 p.m. Estimated number of trainers and clients during peak hours is 30 people. Attachment 1b includes the applicants' detailed business description.

Figure 2: Proposed Floor Plan

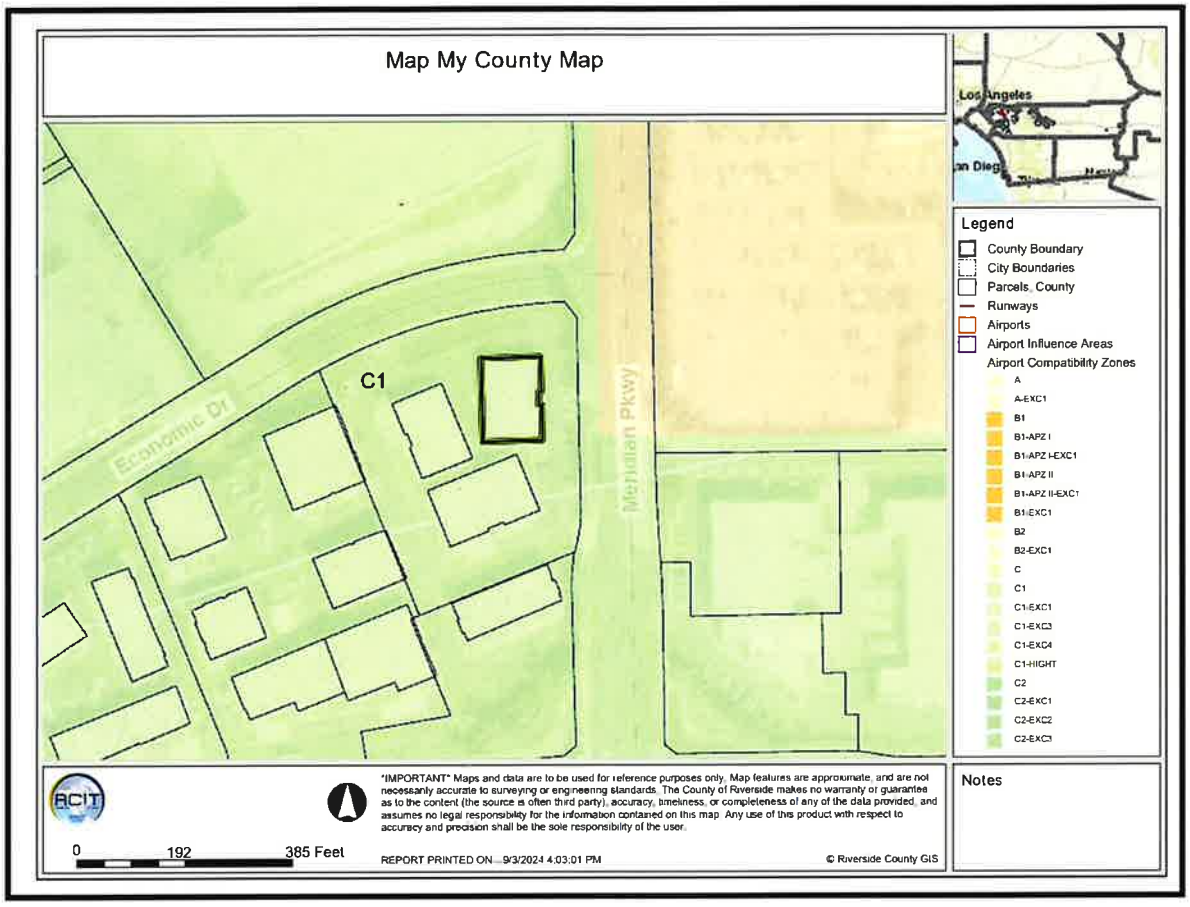


Analysis of Proposal:

The applicant is proposing to occupy an existing 10,708 sf building in the Mixed-Use zoning district of the Meridian North Campus Specific Plan (SP-5, A5). This building is one of thirteen buildings in the MS Van Buren II Business Park, which was constructed in 2019. Per Table III-3 Parking Ratios by Land Use, 33 parking spaces are required and 34 parking spaces have been built to accommodate the building. Additionally, the applicant is not pursuing any changes to the existing building footprint, building elevations, or landscaping.

In recognition of aviation safety and noise issues relative to the March Air Reserve Base/March Inland Port, the specific plan establishes Conditional Use Permit requirements for assembly uses, to assure that the specific operation complies with the Riverside County Airport Use Commission (ALUC) guidelines for project intensity (persons/acre). CUP 24-04 is in Zone C1 of the March Air Reserve Base/ Inland Port Airport Compatibility Land Use Plan. The applicant does not propose any uses prohibited or discouraged in Compatibility Zone C1. On November 14, 2024, ALUC found CUP 24-04 consistent, subject to Conditions of Approval.

Figure 3: Compatibility Zone Map



Required Findings

The March Joint Powers Commission has the authority to grant Conditional Use Permits following public notice and a public hearing pursuant to the 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 Permit:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan,* because the approved Specific Plan designation of Mixed Use is intended to allow a mix of land uses, including office, retail, light manufacturing, and personal services;

2. *The proposed Project complies with all applicable zoning and other regulations,* because the Instructional Studio complies, or will comply as conditioned, with all zoning and building safety requirements for an Instructional Studio;

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

Instructional Studio complies with the strict density and intensity limitations as determined by the Riverside County Airport Land Use Commission; 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 Instructional Studio will operate entirely within the enclosed building and be visible from a major corridor (Van Buren Boulevard) for publicity and be compatible with other small business uses within the MS Van Buren II Business Park.

California Environmental Quality Act (CEQA) Compliance:

The project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). Section 15301 applies to 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. CUP 24-04 wishes to occupy an existing 10,708 square foot building at 21860 Van Buren Boulevard and operate as an Instructional Studio use.

None of the exceptions to the use of a categorical exemption identified in CEQA Guidelines Section 15300.2 apply here. No significant cumulative impacts would result from the proposed project. Nor is there any reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances, because no unusual circumstances are presented. The project is not located on a scenic highway and will not damage any scenic or historic resources. Finally, the project is not located on a hazardous waste site identified in the Cortese list.

Staff Recommendation:

1) Direct staff to file a Notice of Exemption pursuant to the March Joint Powers Authority Local CEQA Guidelines Section 15301; and

2) Adopt Resolution JPA 24-27, adopting findings and approving Conditional Use Permit CUP 24-04 for an Instructional Studio use (Self Made Training Facility) in the Mixed Use zoning district of the Meridian North Campus Specific Plan (SP-5, A5) at 21860 Van Buren Boulevard, subject to Conditions of Approval.

Attachment(s):

1) Resolution JPA 24-27
    a) Exhibit A: Conditions of Approval
    b) Exhibit B: Project Narrative
    c) Exhibit C: Site Plan
    d) Exhibit D: Floor Plan
2) ALUC Consistency Letter 11/14/2024
3) Draft Notice of Exemption

March Joint Powers Commission **March Joint Powers Authority**

RESOLUTION #JPA-99-05

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO ESTABLISH THAT CERTAIN BUILDINGS ARE "EXISTING BUILDINGS" FOR THE PURPOSES OF CHAPTER 34 OF THE STATE BUILDING STANDARDS CODE

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

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

WHEREAS, pursuant to section 6502 of the Government Code and section 1 of the Agreement, as amended, the member entities have delegated to the March JPA, for the area within the boundaries of the former March Air Force Base ("March JPA Planning Area"), the power and authority to create a joint planning agency under section 65101 of the Government Code and to enact regulations in furtherance thereof, including the establishment of standards for the design and construction of buildings;

WHEREAS, section 17958 of the Government Code requires that local standards for the design and construction of buildings incorporate the standards set forth in the Title 24 of the California Code of Regulations ("State Building Standards Code") and other regulations enacted by the Department of Housing and Community Development under section 17922 of the Government Code;

WHEREAS, on June 18, 1997, the March Joint Powers Commission of the March JPA adopted Ordinance #JPA-97-01 which adopted by reference the State Building Standards Code to regulate the design and construction of buildings within the boundaries of the March JPA Planning Area;

WHEREAS, Chapter 34 (commencing with section 3401) of the State Building Standards Code provides that subject to several limitations "[b]uildings in existence at the time of the adoption of this code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this code";

WHEREAS, prior to the March JPA's adoption of the State Building Standards Code, numerous buildings were designed, constructed, and maintained by the United States Department of the Air Force as the owner and operator of the former March Air Force Base; and

WHEREAS, the Joint Powers Commission of the March JPA seeks to establish such buildings as "existing buildings" for purposes of Chapter 34 of the State Buildings Standards Code.

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

SECTION 1. Based on reports, documents, and other information received by the March JPA from the United States Department of the Air Force ("USAF"), the Joint Powers Commission finds as follows:

A. All buildings and structures constructed and maintained by, or under the authority of, the USAF within the boundaries of the March JPA Planning Area were designed, constructed, and maintained in accordance with the regulations, standards, and guidelines established

by the federal government of the United States for the particular use for which the building or structure was designed, constructed, and maintained ("Federal Buildings").

B. The use and occupancy of the Federal Buildings were legal under the regulations, standards, and guidelines established by the federal government of the United States for such use and occupancy until the Federal Buildings were placed under the jurisdiction of the March JPA pursuant to the Retrocession of Legislative Jurisdiction from the United States as recorded in the County of Riverside on May 17, 1996, and Chapter 663 of the Statutes of 1996 effective on September 19, 1996, with land use authority transferred from the County of Riverside to the March JPA pursuant to non-codified legislative declaration effective March 11, 1997.

SECTION 2. Based on the findings set forth in Section 1 of this Resolution, the March Joint Powers Commission hereby determines that for purposes of administering the provisions of Chapter 34 of the State Building Standards Code (commencing with section 3401 of Title 24 of the California Code of Regulations), the use and occupancy of the Federal Buildings by the USAF was legal at the time the State Building Standards Code was adopted by the March JPA.

State of California)
County of Riverside)

I, Gayle Signorino, Secretary of the March Joint Powers Commission, do hereby certify that the foregoing resolution was duly and regularly adopted by the Joint Powers Commission at its regularly scheduled meeting on May 19, 1999.

Ayes: Buster (2 votes), Landers, Stewart, Torres, Vice Chair Defenbaugh, Chairman White
Noes: None
Abstain: None
Absent: Mullen
Date: May 19, 1999

Gayle Signorino

GAYLE SIGNORINO, Secretary

BEST BEST & KRIEGER LLP

3750 University Avenue, Suite 400
P.O. Box 1028
Riverside, California 92502-1028
Telephone: (909) 686-1450
Telecopier: (909) 686-3083

TELECOPIER TRANSMISSION

DATE: April 13, 1999 **TIME:** _____

TO:

NAME	FAX NO.	PHONE NO.
CHIRS BUYDOS	(909) 697-6703	

FROM: JIM MORRIS

RE: DRAFT RESOLUTION FOR ESTABLISHING THAT FEDERAL BUILDINGS ARE "EXISTING BUILDINGS" FOR PURPOSES OF THE UBC

FILE NO.: 21317.0006	USER NO.:	NO. OF PAGES, INCLUDING COVER: 3

MESSAGE: **ORIGINAL TO FOLLOW:** No

Chris:

Here is a draft (under the previous) resolution making the findings and determination that federal buildings constructed by Air Force are "existing buildings" for purposes of administering the Uniform Building Code.

Take a look at the language and see if it accomplishes what you want, and give me a call.

Thanks

Jim

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IF YOU EXPERIENCE ANY DIFFICULTY WITH THE QUALITY OR COMPLETENESS OF THIS TRANSMISSION, PLEASE CALL (909) 686-1450, ext. 387, or Jim Morris, (909) 686-1450.

RESOLUTION NO. ___

A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO ESTABLISH THAT CERTAIN BUILDINGS ARE "EXISTING BUILDINGS" FOR PURPOSES OF CHAPTER 34 OF THE STATE BUILDING STANDARDS CODE

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

WHEREAS, the MJPA is composed of the member entities of the County of Riverside, the City Riverside, the City of Moreno Valley, and the City of Perris;

WHEREAS, pursuant to section 6502 of the Government Code and section _____ of the JPA, the member entities have delegated to the MJPA, for the area within the boundaries of the MJPA, the power and authority to create a joint planning agency under section 65101 of the Government Code and to enact regulations in furtherance thereof, including the establishment of standards for the design and construction of buildings;

WHEREAS, section 17958 of the Government Code requires that local standards for the design and construction of buildings incorporate the standards set forth in the Title 24 of the California Code of Regulations ("State Building Standards Code") and other regulations enacted by the Department of Housing and Community Development under section 17922 of the Government Code;

WHEREAS, on _____ the Joint Powers Commission of the MJPA ("Joint Powers Commission") adopted Ordinance No. 97-01 which adopted by reference the State Building Standards Code to regulated the design and construction of buildings within the boundaries of the MJPA;

WHEREAS, Chapter 34 (commencing with section 3401) of the State Building Standards Code provides that subject to several limitations "[b]uildings in existence at the time of the adoption of this code may have their existing use or occupancy continued, if such use or occupancy was legal at the time of the adoption of this code";

WHEREAS, prior to the MJPA's adoption of the State Building Standards Code, numerous buildings were designed, constructed, and maintained by the United States Department of the Air Force as the owner and operator of the former March Air Force Base; and

WHEREAS, the Joint Powers Commission of the MJPA ("Joint Powers Commission") seeks to establish such buildings as "existing buildings" for purposes of Chapter 34 of the State Buildings Standards Code.

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

SECTION 1. Based on reports, documents, and other information received by the MJPA from the United States Department of the Air Force ("USAF"), the Joint Powers Commission finds as follows:

A. All buildings and structures constructed and maintained by, or under the authority of, the USAF within the boundaries of the MJPA were designed, constructed, and maintained in accordance with the regulations, standards, and guidelines established by the federal government of the United States for the particular use for which the building or structure was designed, constructed, and maintained ("Federal Buildings").

B. The use and occupancy of the Federal Buildings were legal under the regulations, standards, and guidelines established by the federal government of the United States for such use and occupancy until the Federal Buildings were placed under jurisdiction ~~and control~~ of the MJPA pursuant to _____

SECTION 2. Based on the findings set forth in Section 1 of this Resolution, the Joint Powers Commission hereby determines that for purposes of administering the provisions of Chapter 34 of the State Building Standards Code (commencing with section 3401 of Title 24 of the California Code of Regulations), the use and occupancy of the Federal Buildings by the USAF was legal at the time the State Building Standards Code was adopted by the MJPA.

SECTION 3. The Chair of the Joint Powers Commission shall sign this Resolution and the Secretary of the Joint Powers Commission shall attest thereto, and thereafter this Resolution shall take effect and be in force according to law.

ADOPTED this _____ day of _____, 1999.

_____
Chair, Joint Powers Commission
March Joint Powers Authority

ATTEST:

_____
Secretary, Joint Powers Commission
March Joint Powers Authority

AYES:

NOES:

ABSENT:

paul d peterson

RESOLUTION JPA 25-04

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AN ACQUISITION AND DEVELOPMENT AGREEMENT WITH RIVERSIDE CLINIC INVESTORS IV, LLC, FINDING THE PROPOSED ACTION EXEMPT UNDER CEQA AND AUTHORIZING THE FILING OF A NOTICE OF EXEMPTION UPON ACTION APPROVAL

WHEREAS, on December 2, 2009, the Joint Powers Commission ("Commission") of the March Joint Powers Authority ("March JPA") certified the March LifeCare Campus Specific Plan Final Program Environmental Impact Report [SCH# 2008071021] ("Final EIR") pursuant to the California Environmental Quality Act (Pub. Resources Code § 21000 et seq. ("CEQA") and Cal. Code of Regulations, title 14, § 15000 et seq. (the "State CEQA Guidelines"); and

WHEREAS, the March Joint Powers Redevelopment Agency ("Agency") and March Healthcare Development, LLC, a California limited liability company ("MHD"), entered into the March LifeCare Campus Disposition and Development Agreement dated April 7, 2010 (the "March LifeCare Campus DDA"); and

WHEREAS, following the execution of the Agreement, the Agency, in 2011, assigned certain rights, duties, and obligations under the DDA to the March Joint Powers Authority ("Authority") to facilitate the sale and development of the Property; and

WHEREAS, following the adoption of ABX1 26, the Successor Agency to the March Joint Powers Redevelopment Agency ("Successor Agency") assumed the Agency's position as a party to the DDA; and

WHEREAS, on January 22, 2016, MHD assigned its rights in and to the DDA to March1 LLC ("M1" or "March1"), an affiliate of MHD. Since that time, March1 has acquired certain portions of the Property; and

WHEREAS, on September 29, 2018, the Authority and MHD entered into a Second Amendment to the March LifeCare Campus DDA in order to provide assurances that the vertical construction deadlines would not interrupt transaction closings as well as requiring certain horizontal improvements to be made by March1; and

WHEREAS, on January 26, 2021, the Commission approved a Third Amendment to the March LifeCare Campus DDA. The Amendment established an extension of time in order to grant March1 additional time to complete agreed upon improvements; and

WHEREAS, on April 12, the Commission approved a Fourth Amendment to the DDA which for the extension of time for completion of the PRV facility; and

WHEREAS, on March 6, 2024, Authority and March 1 entered into a Fifth Amendment to the March LifeCare Campus DDA to clarify that the PRV Facility was deemed substantially

completed and to amend the March1's obligations with respect to the construction of two Cactus Channel crossings so as to align those crossings with the future design, to be done by others, for the Cactus Channel; and

WHEREAS, the March LifeCare Campus DDA, among other things, grants to March1 the right to acquire the Acquisition Parcels and concurrently convey same to third-party developers/end users for the development of healthcare facilities on terms substantially in conformance with the form Acquisition and Development Agreement attached to the March LifeCare Campus DDA as Exhibit J; and

WHEREAS, under the current terms of the DDA, a transfer by March1 of any Acquisition Parcel pursuant to an Acquisition and Development Agreement is subject to Authority's reasonable review and approval of the financial capability and experience of the transferee; and

WHEREAS, in late 2024, March1 provided notice to the Authority of its desire to enter into an Acquisition and Development Agreement with Riverside Clinic Investors ("RMC") concerning a parcel of land (the "Property") for the potential development of medical facilities consistent with the existing March LifeCare Campus Specific Plan; and

WHEREAS, Authority staff has reviewed information received from March1 as to RMC's financial status and experience and determined they are consistent with the March LifeCare Campus DDA; and

WHEREAS, neither March1 nor RMC has applied for, nor is the JPA issuing at this time, any land use entitlements that might allow for immediate development of the Property; and

WHEREAS, any development of the Property would be subject to the JPA's land use entitlement process, the LifeCare Campus Specific Plan implementation procedures, additional CEQA review, and other laws.

NOW THEREFORE THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY RESOLVES AS FOLLOWS:

SECTION 1. Recitals. The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. Approval of the Agreement. The Commission hereby approves the Acquisition and Development Agreement with RMC, attached hereto as Exhibit "A" and authorizes the Chief Executive Officer to take reasonable actions to effectuate the Commission's approval of the agreement.

SECTION 3. Compliance with the California Environmental Quality Act. Based on the entire record before it, the March Joint Powers Commission of the March Joint Powers Authority finds that the execution of the Acquisition and Development Agreement attached hereto as Exhibit "A" (the "Action") is not a "project" subject to the California Environmental Quality Act ("CEQA"). The requested Action is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a

reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Here, the acquisition of the subject property is being undertaken pursuant to the procedures of the already existing March LifeCare Campus DDA, and such transfer does not grant any entitlements for development or otherwise commit the March Joint Powers Authority to a specific project, and any future development or use of the property will be subject to separate environmental review in accordance with CEQA prior to any discretionary approvals.

SECTION 4. Notice of Determination. The Commission hereby directs staff to prepare, execute, and file a Notice of Determination with the County Clerk and with the Office of Planning and Research within five (5) working days of the Commission's adoption of this Resolution.

SECTION 5. Effective Date. This Resolution shall be effective immediately after its adoption.

SECTION 6. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 7. Custodian of Record. The documents upon which this action is based are located at the offices of the March Joint Powers Authority, located at 14205 Meridian Parkway, Suite 140, Riverside, CA 92518. The Custodian of Record is the Clerk to the March Joint Powers Commission.

Michael Vargas, Chair
March Joint Powers Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Commission of the March Joint Powers Authority do hereby certify that the foregoing Resolution JPA 25-04 was duly and regularly adopted by the March Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on February 5, 2025 by the following vote:

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

Dated: February 5, 2025

Cindy Camargo, Clerk
March Joint Powers Commission

EXHIBIT A

ACQUISITION AND DEVELOPMENT AGREEMENT

[ATTACHED]

ACQUISITION AND DEVELOPMENT AGREEMENT

This ACQUISITION AND DEVELOPMENT AGREEMENT ("**Agreement**"), is entered into by and between MARCH1, LLC, a California limited liability company ("**Seller**") and RIVERSIDE CLINIC INVESTORS IV, LLC, a California limited liability company ("**Buyer**"). Hereafter, Seller and Buyer are sometimes individually referred to as a "**Party**" and collectively, as the "**Parties.**"

RECITALS

This Agreement is made with reference to the following facts:

A. Seller has the contractual right to purchase certain unimproved real property located in the County of Riverside, State of California, consisting of approximately 160 acres of land, which property is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ("**Property**") pursuant to the assignment to Seller by March Healthcare Development ("**MHD**") of MHD's rights and obligations in and under that certain March Lifecare Campus Disposition and Development Agreement between MHD and the March Joint Powers Redevelopment Agency dated April 7, 2010 ("**Original Agreement**"), as amended by that certain "First Amendment to March Lifecare Campus Disposition and Development Agreement" dated March 7, 2012 ("**First Amendment**"), that certain "Second Amendment to March Lifecare Campus Disposition and Development Agreement" dated September 12, 2018 ("**Second Amendment**"), that certain "Third Amendment to the March Lifecare Campus Disposition and Development Agreement" dated January 26, 2022 ("**Third Amendment**"), that certain "Fourth Amendment to March LifeCare Campus Disposition and Development Agreement" dated as of May 2, 2023 ("**Fourth Amendment**") and that certain "Fifth Amendment to March LifeCare Campus Disposition and Development Agreement" dated as of March 6, 2024 ("**Fifth Amendment**") (the Original Agreement together with the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and the Fifth Amendment are collectively referred to herein as the "**DDA**"), concerning the development of Healthcare Facilities.

B. Effective February 1, 2012, all Redevelopment Agencies in California were dissolved, and The Successor Agency–March Joint Powers Authority of the Former March Joint Powers Redevelopment Agency (the "**Agency**") was authorized to continue to implement the redevelopment projects that were previously administered by the former March Joint Powers Redevelopment Agency.

C. The Property is included within the boundaries of the Redevelopment Project Area described in the Redevelopment Plan for the March Air Force Base Redevelopment Project by Ordinance No. 96-2 ("**Redevelopment Plan**").

D. Pursuant to the DDA, the Property has been subdivided into thirty-six (36) separate parcels (collectively, the "**Parcels**") on which (i) Demolition and Remediation has and will occur and dry utilities, storm water and sewer systems, and water storage and delivery systems required to serve the Project will be installed and (ii) the development of specific Healthcare Facilities and in-tract infrastructure is planned (collectively, "**Vertical Improvements**").

E. Buyer desires to purchase from Seller, and Seller is willing to sell to Buyer, parcel numbers 7 and 9 as shown on Parcel Map 36305 (hereinafter the "**Acquisition Parcels**") and for the purpose of development, by Buyer or on behalf of Buyer, on the Acquisition Parcels of certain medical facilities such as a medical office building and ambulatory surgery center ("**Buyer's Proposed Project**").

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the foregoing Recitals, which Recitals are incorporated herein by this reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and for the mutual covenants contained herein, the Parties agree as follows:

ARTICLE I
Purchase - Purchase Price

1.1. Purchase. Seller shall sell, and Buyer shall purchase, the Acquisition Parcels, which are further described and designated on Exhibit "B" attached hereto and incorporated herein by this reference.

1.2. Purchase Price. The purchase price of the Acquisition Parcels shall be [redacted] (the "**Purchase Price**"), which is approximately [redacted] per gross square foot of the Acquisition Parcels. The Acquisition Parcels are estimated to be four hundred forty one thousand one twenty one (441,121) square feet in size. Unless the ALTA survey referenced in Section 3.1(e) below reveals that the actual gross square footage is more than two percent (2%) less than the approximation contained herein, the Purchase Price shall not be adjusted.

1.3. Payment of Purchase Price. The Purchase Price shall be paid as follows:

(a) Earnest Money Deposit.

(i) Within five (5) business days following the Effective Date, Buyer shall deposit with the Escrow Agent, by certified or cashier's check or by wire transfer, the amount of Eight Hundred Thousand and No/100 Dollars ($800,000.00) (the "**Initial Deposit**") for the purchase of the Acquisition Parcels.

(ii) Provided this Agreement has not previously been terminated, Buyer shall, within two (2) business days following the end of the Due Diligence Period, deposit with Escrow Agent, by certified or cashier's check or by wire transfer, the additional amount of Eight Hundred Thousand and No/100 Dollars ($800,000.00) (the "**Additional Deposit**" and, together with the Initial Deposit, the "**Earnest Money Deposit**").

(b) Balance of Purchase Price. On the Closing Date, at such time as will allow Escrow Agent to disburse funds by wire transfer and consummate the transactions herein, Buyer shall deposit, in immediately available funds (e.g., by cashier's check or wire transfer) into such account of Escrow Agent as shall be specified by Escrow Agent, the balance of the Purchase Price (i.e. the Purchase Price less the Earnest Money Deposit) and such amount as may be reasonably estimated by Escrow Agent to cover any net obligations of Buyer arising out of the prorations and apportionment of closing costs pursuant to Sections 2.2 and 8.1.2 of this Agreement.

1.4. Earnest Money Deposit.

(a) Escrow Agent's Deposit of Funds. Escrow Agent shall forthwith deposit all portions of the Earnest Money Deposit in a federally insured financial institution in an account in the name of Buyer. All interest earned on the Earnest Money Deposit shall be and become a part of the Earnest Money Deposit and shall be handled in the same manner as the Earnest Money Deposit as provided for herein. The Earnest Money Deposit shall be used exclusively for the purchase by Seller of the Acquisition Parcels from

the JPA (defined below) and for no other purpose. In the event Seller is unable to acquire fee title in the Acquisition Parcels from the JPA, the Earnest Money Deposit shall be refunded to the Buyer.

(b) Refundable. The Earnest Money Deposit shall be fully refundable until expiration of the Due Diligence Period (which may be extended as provided in Section 2.5.1 and/or 2.5.6 below), or upon termination of this Agreement by Buyer for reason of Seller's default, or upon failure of any of Buyer's Conditions Precedent to Closing set forth in Section 2.8.2, below. The Earnest Money Deposit shall be applicable to the cash portion of the Purchase Price due at the Closing.

ARTICLE II
Process of Conveyance

2.1 Opening Escrow. The Parties shall open escrow ("**Escrow**") with Ticor Title Insurance Company or another escrow holder mutually satisfactory to both Parties (the "**Escrow Agent**") by depositing one (1) fully executed copy of this Agreement with Escrow Agent, within ten (10) days after execution of this Agreement by both Parties. This Agreement shall constitute the Escrow instructions. In the event of any inconsistency between any supplemental Escrow instructions required by Escrow Agent and this Agreement, this Agreement shall control, notwithstanding the fact that either Party may have intentionally or inadvertently executed such inconsistent instructions.

2.2 Costs of Escrow. Seller and Buyer shall pay their respective portions of the premium for the Title Policy (as defined in Section 2.7, below). Seller shall pay for the documentary transfer taxes, if any, due with respect to the conveyance of the Acquisition k from the Escrow.

2.3 Closing.

2.3.1 Closing Date. Subject to satisfaction or waiver of all applicable conditions precedent, the Closing (as defined herein) with respect to the conveyance of the Acquisition Parcels to Buyer shall occur within ten (10) days after the end of the Due Diligence Period (the "**Acquisition Parcels Closing Date**") and concurrently with the Closing under the DDA (the "**DDA Closing**"). Seller and Buyer shall reasonably cooperate with each other, the Agency and Escrow Agent to cause the close of escrow of the transaction contemplated hereunder to occur one business day following the DDA Closing, by taking actions including, but not limited to, executing any documents reasonably requested by either Party and delivering funds and other closing deliverables as reasonably requested by either Party. The "**Closing**" or the "**Close of Escrow**" shall mean the recordation of the Grant Deed (as defined in Section 2.7, below) in the Official Records of Riverside County with respect to the Acquisition Parcels. The "**Closing Date**" shall mean the date on which the Closing occurs.

2.3.2 Possession. Possession of the Acquisition Parcels shall be given to Buyer at the Closing.

2.4 Condition of the Acquisition Parcels.

2.4.1 AS-IS. Seller represents and warrants that, except as may otherwise be set forth in any written due diligence materials provided to Buyer, water, sanitary sewage, telephone/data conduit, electricity, and gas services are, or will be made, available to the Acquisition Parcels. Except as otherwise expressly set forth herein, Buyer is purchasing the Acquisition Parcels in "AS-IS" condition, without relying upon any representations or warranties, whether express, implied, by statute or otherwise, by Seller or its agents, brokers, consultants, counsel, parents, employees, officers, directors, shareholders, or any other person. Without limiting the foregoing, Buyer acknowledges that, except as otherwise expressly set forth herein (e.g. Section 3.1), neither Seller nor any other party has made any representations or warranties,

express or implied, on which Buyer is relying as to any matters, directly or indirectly, concerning the Acquisition Parcels, including but not limited to, the land, the square footage of the Acquisition Parcels, improvements and infrastructure, if any, development rights and exactions, expenses associated with the Acquisition Parcels, taxes, assessments, bonds, permissible uses, title exceptions, water or water rights, topography, utilities, zoning of the Acquisition Parcels or any buildings located thereon, soil, subsoil, the purposes for which the Acquisition Parcels are to be used, drainage, environmental or building laws, rules or regulations, toxic waste or Hazardous Materials (as defined hereinbelow), required scope of Remediation (as defined in Section 3.1, below), or any other matters affecting or relating to the Acquisition Parcels or any buildings located thereon (collectively, the "**Physical and Environmental Condition of the Acquisition Parcels**"). Notwithstanding the preceding, nothing contained in this Section 2.4 shall limit or otherwise alter Seller's Removal and Remediation obligations set forth in Section 3.1 below.

2.4.2 Hazardous Materials. As used herein, "**Hazardous Materials**" shall mean any substance or material that is described as a toxic or hazardous substance, waste, or material, or a pollutant or contaminant, or words of similar import, in any of the Environmental Laws, and includes asbestos, petroleum, petroleum products, polychlorinated biphenyls, urea formaldehyde, radon gas, radioactive matter, and chemicals which may cause cancer or reproductive toxicity. "**Environmental Laws**" means all federal, state, and local laws, ordinances, rules and regulations now or hereafter in force, as amended from time to time, in any way relating to or regulating human health or safety, or industrial hygiene or environmental conditions, or protection of the environment, or pollution or contamination of the air, soil, surface water or groundwater, and includes the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9601, *et seq.,* the Solid Waste Disposal Act, 42 U.S.C. § 6901, *et seq.,* the Hazardous Substance Account Act, California Health and Safety Code § 25300, *et seq.,* the Hazardous Waste Control Law, California Health and Safety Code § 25100, *et seq.,* and the Porter-Cologne Water Quality Control Act, California Water Code § 13000, *et seq.*

2.4.3 Drainage. Seller acknowledges and agrees it will provide Buyer, during the Due Diligence Period, with information in its possession regarding any and all rights to the present or future use of water, wastewater, wastewater capacity, drainage or other utility facilities that pertain to or benefit the Acquisition Parcels including, without limitation, all reservations, credits, commitments or letters covering any such use in the future.

2.4.4 Approval of Acquisition Parcels. Buyer acknowledges that, during the Due Diligence Period, Buyer shall review and approve the Physical and Environmental Condition of the Acquisition Parcels, provided that, in the event that, prior to the Close of Escrow, there is a material change in the Physical and Environmental Condition of the Acquisition Parcels previously approved by Buyer, Buyer shall have ten (10) business days from the date Buyer first learns of such change, to approve or disapprove of such change. If Buyer approves of such matters, Buyer shall provide written notice of such approval to Seller and Escrow Agent ("**Approval Notice**"), in which event this Agreement shall continue in full force and effect. If Buyer and Seller are unable to resolve any concerns Buyer may have regarding any such changed matters, prior to the end of the aforementioned 10-day period, Buyer may either (i) grant Seller additional time in which to cure the same or (ii) provide Seller and Escrow Agent written notice disapproving of such matters ("**Disapproval Notice**"), and thereafter, if Seller is unable to cure Buyer's concerns within the timeframe provided by Buyer for completing such cure or Buyer provides a Disapproval Notice, this Agreement shall terminate and neither Party shall have any further rights or obligations hereunder, except those obligations which expressly survive a termination of this Agreement. In the event that Buyer fails to provide an Approval Notice or Disapproval Notice with respect to any such new matters within ten (10) business days from the date Buyer first learns of such change, Buyer shall be deemed to have provided a Disapproval Notice.

Buyer further acknowledges that (i) it shall rely solely upon its own investigation concerning its intended use of the Acquisition Parcels, the Acquisition Parcels' fitness for Buyer's intended use, and the availability of such intended use under applicable statutes, ordinances, and regulations and (ii) Seller's cooperation with Buyer in connection with Buyer's due diligence review of the Acquisition Parcels, whether by providing documents or permitting inspection of the Acquisition Parcels, has not and shall not be construed as any warranty or representation, express or implied, of any kind with respect to the Acquisition Parcels or, with respect to the accuracy, completeness, or relevancy of any such document.

2.4.5 Waiver and Release. Furthermore, without limiting the generality of the foregoing, but excluding anything related to any Seller representation and/or warranty set forth herein, Buyer hereby expressly waives, releases and relinquishes any and all claims, causes of action, rights and remedies (the "**Claims**") Buyer may now or hereafter have against Seller, the Agency, the March Joint Powers Authority (the "**JPA**"), and their respective successors, assigns, and future and former officials, officers, employees, and agents, whether such Claims are known or unknown, foreseen or unforeseen, that arise in whole or in part out of or in connection with, or that relate to the Acquisition Parcels or the condition of the Acquisition Parcels or any portion thereof, including, without limitation: (a) any past, present or future presence or existence of Hazardous Materials on, under or about the Acquisition Parcels or any improvements thereon or thereunder or with respect to the Environmental Laws and (b) any and all Claims, whether known or unknown, based on nuisance, trespass or any other common law or statutory provisions. Nothing in this paragraph shall operate as a release of any rights or remedies of Buyer against the Seller, Agency, the JPA, or their officials, officers, employees, and agents arising from the migration or release of Hazardous Materials after the Closing Date from an adjacent property owned by Seller or the JPA.

IN CONNECTION WITH THE FOREGOING RELEASE OF SELLER, THE AGENCY AND THE JPA, BUYER AGREES, REPRESENTS, AND WARRANTS THAT BUYER REALIZES AND ACKNOWLEDGES THAT FACTUAL MATTERS NOW UNKNOWN TO IT MAY HAVE GIVEN OR MAY HEREAFTER GIVE RISE TO CAUSES OF ACTION, CLAIMS, DEMANDS, DEBTS, CONTROVERSIES, DAMAGES, COSTS, LOSSES, AND EXPENSES WHICH ARE PRESENTLY UNKNOWN, UNANTICIPATED, AND UNSUSPECTED, AND BUYER FURTHER AGREES, REPRESENTS AND WARRANTS THAT THE WAIVERS AND RELEASES HEREIN HAVE BEEN NEGOTIATED AND AGREED ON IN LIGHT OF THAT REALIZATION, AND BUYER WOULD NEVERTHELESS RELEASE, DISCHARGE, AND ACQUIT SELLER, THE AGENCY, THE JPA, AND THEIR OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AND AGENTS FROM ANY SUCH UNKNOWN CAUSES OF ACTION, CLAIMS, DEMANDS, DEBTS, CONTROVERSIES, DAMAGES, COSTS, LOSSES, AND EXPENSES WHICH MIGHT IN ANY WAY BE INCLUDED IN THE WAIVERS AND MATTERS RELEASED AS SET FORTH IN THIS AGREEMENT, EXCEPT TO THE EXTENT THE MATTER RELATES TO ANY REPRESENTATION OR WARRANTY OF SELLER MADE HEREIN. BUYER ALSO AGREES THAT THE AFOREMENTIONED PROVISIONS ARE MATERIAL AND WOULD BE INCLUDED AS A MATERIAL PORTION OF THE CONSIDERATION GIVEN TO SELLER BY BUYER IN EXCHANGE FOR SELLER'S PERFORMANCE UNDER THIS AGREEMENT.

IN THAT REGARD, BUYER EXPRESSLY WAIVES THE BENEFITS OF SECTION 1542 OF THE CALIFORNIA CIVIL CODE, WHICH PROVIDES AS FOLLOWS:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY."

BUYER HAS SET FORTH ITS INITIALS BELOW TO INDICATE ITS AWARENESS AND ACCEPTANCE OF EACH AND EVERY PROVISION OF THIS SECTION 2.4. THE PROVISIONS OF THIS SECTION 2.4.6 SHALL SURVIVE THE CLOSING OR EARLIER TERMINATION OF THIS AGREEMENT.

BUYER'S INITIALS _____

2.5 Due Diligence.

2.5.1 Due Diligence Period. Subject to Section 3.1(e), Buyer shall have until sixty (60) days following the Effective Date (the "**Due Diligence Period**") within which to (i) inspect the Acquisition Parcels and satisfy itself with regard to the physical aspects and size of the Parcel, (ii) review the documents described in Sections 2.6 and 3.1(d) herein to determine the suitability of the Acquisition Parcels for Buyer's Proposed Project, (iii) study the financial feasibility of Buyer's Proposed Project, and (iv) to investigate all other aspects of this transaction and the Acquisition Parcels, including but not limited to, the presence of Hazardous Substances, the condition of the soil, and the approvals and permits from governmental agencies or departments which have or may have jurisdiction over the Acquisition Parcels and which Buyer deems necessary or desirable in connection with Buyer's Proposed Project; studies and any other documents or materials relating to the environmental condition of the Property; seismic study; geological investigations/reports; environmental investigations/reports; preliminary title report; flood zone maps; all engineering studies; drainage facility studies; all hydrology studies, soils reports; traffic studies; utility availability letters; grading/drainage plans; sewer plans; water plans; landscape/hardscape plans; irrigation plans; any ongoing or pending legal actions affecting the property; public or private utility easements; access agreements; special assessment arrangements; and utilities tap-in or connection fee agreements, affecting the Acquisition.

2.5.2 Hazardous Substances. As a part of its investigation of the Acquisition Parcels, Seller recommends that Buyer, in addition to any reports provided by Seller pursuant to Sections 3.1(d)(ii) and (iii), obtain a Hazardous Substance Conditions report and a soil report (which may include a Phase I Environmental Assessment and/or a Phase II Environmental Assessment) concerning the Acquisition Parcels and relevant adjoining properties. Any such reports, other than the Section 3.1(d) reports provided by Seller, shall be paid for by Buyer. A "**Hazardous Substance Condition**" for purposes of this Agreement is defined as the existence on, under, or relevantly adjacent to, the Acquisition Parcels of a Hazardous Substance that would require remediation and/or removal under applicable Federal, state, or local law.

2.5.3 Right of Entry. To facilitate its inspection, Buyer shall have the right to enter upon the Acquisition Parcels during the Due Diligence Period provided:

(a) This Agreement has not been terminated;

(b) Buyer provides twenty-four (24) hours prior written notice to Seller;

(c) Buyer complies with any of the JPA's requirements with respect to obtaining the right to enter upon the Acquisition Parcels; and

(d) Buyer does not conduct any invasive testing without the prior written consent of Seller and the Agency.

2.5.4 Repair and Indemnification. In connection with its inspection of the Acquisition Parcels and the right of access granted herein, Buyer agrees to: (i) repair any damage to the Acquisition Parcels caused by such surveys, investigations, inspections, drillings, borings, tests and studies; (ii) restore the Acquisition Parcels to the condition that existed immediately prior to Buyer's entry thereon; (iii)

promptly deliver to Seller a copy of any test, study, report, survey or other document obtained by Buyer relating to the inspections and investigations; and (iv) indemnify, defend and hold Seller harmless from any and all claims, causes of action, damages, losses, liabilities and expenses arising or resulting from such surveys, investigations, inspections, drillings, borings, tests and studies. The foregoing indemnification obligations shall survive the Closing or termination of this Agreement.

2.5.5 Termination. If Buyer is not satisfied with the results of its inspection, in its sole discretion, Buyer may terminate this Agreement by delivering written notice to Seller, at any time within the Due Diligence Period, of Buyer's desire to so terminate the Agreement. In such event this Agreement shall terminate, the Earnest Money Deposit shall be returned to Buyer and neither Party shall have any further rights or obligations hereunder, except those obligations which expressly survive a termination of this Agreement. If Buyer fails to give such notice to terminate within the Due Diligence Period, such failure shall conclusively be deemed Buyer's approval of the Acquisition Parcels without qualification and Buyer's waiver of the due diligence contingency set forth herein, and the Additional Deposit shall become due and owing and the Earnest Money Deposit shall be nonrefundable to Buyer, except in the event of a default hereunder by Seller.

2.5.6 Extension of Due Diligence Period. Buyer shall have the right to extend the Due Diligence Period for an additional thirty (30)-days, without obligation on the part of Buyer to pay the Additional Deposit, for the purposes of conducting a Phase II Environmental Assessment to the extent a Phase II Environmental Assessment is recommended. Further, and notwithstanding anything contained in this Agreement, the Due Diligence Period shall be automatically extended, without obligation on the part of Buyer to pay the Additional Deposit, if Seller has not obtained fee title to the Acquisition Parcels in accordance with the terms of the DDA, in which event the Due Diligence Period shall be automatically extended day to day until Seller obtains fee title to the Acquisition Parcels, or, Buyer elects to terminate this Agreement.

2.6 Review of Title. Buyer acknowledges that, during the Due Diligence Period, Buyer shall review and approve the condition of title to the Acquisition Parcels ("**Buyer's Title Approval Notice**"); provided, however, that the disapproval by Buyer of any monetary encumbrance, which by the terms of this Agreement is not to remain against the Acquisition Parcels after the Closing, shall not be considered a reason for not approving the condition of title unless Seller, refuses, at Seller's expense, to satisfy and remove such disapproved monetary encumbrance at or before the Closing. Buyer's obligation to purchase the Acquisition Parcels are conditioned upon Buyer's approval (or deemed approval) of the condition of title during the Due Diligence Period. Promptly after the Opening of Escrow, Escrow Holder shall deliver to Buyer a preliminary title report ("**Report**") issued by Ticor Title Insurance Company ("**Title Company**") and copies of all underlying documents referenced in the Report. Buyer shall have until the date that is fifteen (15) days prior to the last day of the Due Diligence Period (the "**Title Review Date**") to notify Seller in writing of Buyer's disapproval of any objectionable title matters appearing in the Report (the "**Title Objection Notice**"). If Buyer fails to provide a Title Objection Letter on or before the Title Review Date, such failure shall be conclusively deemed Buyer's approval of any and all title matters (including, without limitation, the condition of title shown on the Report). In the event Buyer provides Seller with a Title Objection Letter, within ten (10) days thereafter, Seller shall notify Buyer as to whether or not Seller elects to cure Buyer's title objection(s) (Seller having no obligation to do so). Seller's failure to notify Buyer shall be deemed Seller's election not to cure such objection(s). If Seller elects (or is deemed to have elected) not to cure, then Buyer, as its sole and exclusive remedy, shall elect to either (a) terminate this Agreement and, in such event, the Deposit shall be returned to Buyer and neither Party shall have any further rights or obligations hereunder (except for those that expressly survive termination), or (b) accept the title condition(s) at issue and proceed towards Closing subject to those title condition(s) without any reduction of the Purchase Price and without liability of Seller. Buyer shall notify Seller in writing of Buyer's election prior to the expiration of the Due Diligence Period. If Buyer fails to timely notify Seller of such election,

Buyer shall be deemed to have elected option (a). Any title matters approved (or deemed approved) by Buyer pursuant to this Section 2.6 shall be considered Permitted Exceptions (as defined in Section 2.7 below).

Notwithstanding the foregoing, Buyer shall have ten (10) business days to approve or disapprove any additional and previously unreported matters reported by the Title Company (which are not created by Buyer) which arise following Buyer's previous approval of the condition of title to the Acquisition Parcels. Buyer's failure to approve any additional or previously unreported title matter within said ten (10) business day period shall be deemed Buyer's objection to said matter. Furthermore, Seller shall not voluntarily create any new exceptions to title following the Effective Date. The Due Diligence Period or the Closing Date, as applicable, shall be automatically extended to accommodate the additional review period provided for in this paragraph.

2.7 Title and Deed. The Acquisition Parcels shall be conveyed to Buyer by grant deed from Seller ("**Grant Deed**" or "**Deed**"), and shall be free and clear of all liens except for: (a) all non-delinquent real property taxes and all unpaid general and special taxes, bonds and assessments not yet due and payable; (b) the title exceptions approved by Buyer (or deemed approved by Buyer) during the Due Diligence Period; (c) matters affecting title created by Buyer or with Buyer's consent; and (d) all covenants, conditions, restrictions, rights, rights of way, easements, encumbrances and other matters of record, or of which a survey or inspection of the Acquisition Parcels would give notice, and which were not previously objected to by Buyer during its title and survey review (collectively, the "**Permitted Exceptions**"). At the Closing, Buyer shall also be able to obtain an ALTA Extended Owner's Title Insurance Policy issued by the Title Company, insuring marketable title to Buyer in the full amount of the Purchase Price and containing no exceptions or conditions other than the Permitted Exceptions, and containing any CLTA/ALTA Endorsements that Buyer or its lender have obtained from the Title Company (the "**Title Policy**"). Seller shall pay the cost of and ALTA survey and the ALTA Extended Coverage increment of the Policy, and Buyer shall pay the difference in the cost of a CLTA/ALTA Standard policy and ALTA Extended Coverage (including the cost of any endorsements).

2.8 Conditions to Closing. The Closing is conditioned upon the satisfaction of the following terms and conditions within the times designated below (the "**Conditions Precedent to the Closing**"). Except in the event of a breach under this Agreement, the failure of any condition set forth in this Section 2.8 to be either satisfied or waived prior to the Closing Date shall not constitute a default pursuant to Article 6 hereof, but shall be cause for termination of this Agreement by the Party for whose benefit such condition has been imposed.

2.8.1 Seller's Conditions to Closing. Seller's obligation to proceed with the Closing is subject to the fulfillment, or waiver by Seller, of each of the conditions precedent described below ("**Seller's Conditions Precedent to Closing**"), which are solely for the benefit of Seller, and which shall be fulfilled, or waived in its sole discretion, prior to the Closing Date:

(a) Insurance. Buyer shall have provided proof of insurance as required by Section 4.6 below.

(b) Approval of Buyer. The Agency shall have approved Buyer as a purchaser of the Acquisition Parcels, based on Buyer's financial capability (including availability of equity and debt capital) and development/operating experience with respect to the proposed Vertical Improvements (collectively the "**Financial/Development Evidence**").

(c) Right of Entry. Seller shall have obtained from Buyer, if necessary, a right of entry onto the Acquisition Parcels after Close of Escrow to complete the Remediation and Removal. Such right of entry to be in a form reasonably satisfactory to Buyer and Seller.

(d) Representations, Warranties and Covenants of Buyer. All representations and warranties of Buyer in this Agreement shall be true and correct in all material respects as of the Closing Date, with the same force and effect as if such representations and warranties were made anew as of the Closing Date, and Buyer shall have performed and complied with all covenants and agreements required by this Agreement to be performed or complied with by Buyer prior to the Closing Date.

Any waiver by Seller of any of the preceding conditions must be expressly made in writing. Notwithstanding anything to the contrary contained above in this Section 2.8.1, the obligations set forth in Section 2.8.1(c) cannot be waived by either Party.

2.8.2 Buyer's Conditions to Closing. Buyer's obligation to proceed with the Closing is subject to the fulfillment or waiver by Buyer of each of the conditions precedent described below ("**Buyer's Conditions Precedent to Closing**"), which are solely for the benefit of Buyer, and which shall be fulfilled, or waived in its sole discretion, prior to the Closing Date:

(a) Title Insurance. The Title Company shall have agreed that, upon payment of Title Company's regularly scheduled premium, it shall provide to Buyer the Title Policy acceptable to Buyer.

(b) Due Diligence. Buyer has approved (or has been deemed to have approved) the due diligence contingency set forth in Section 2.5.1 above.

(c) Entitlements. Buyer has been provided documentation satisfactory to Buyer, in Buyer's sole discretion, showing that Buyer's Proposed Project is an approved use for the Acquisition Parcels (the "**Entitlements Approval Evidence**").

(d) Estoppels. Seller shall have provided to Buyer (i) a written confirmation, from each existing tenant or property owner located on the Acquisition Parcels, as to the terms of their tenancy; (ii) early termination agreements with any tenant whose lease extends beyond the date on which Buyer intends to begin construction on the Acquisition Parcels; (iii) the assignment of any lease; and (iv) proof that Buyer has been added as an Additional Insured on the tenant's liability insurance.

2.8.3 Conditions Precedent to the Closing for Both Parties' Benefit. The obligation of either Seller or Buyer to proceed with the Closing is also subject to the fulfillment, or waiver by such Party, of each of the conditions precedent described below, which are for the benefit of both Parties (the "**Conditions Precedent for the Benefit of Both Parties**"), and which shall be fulfilled, or waived in their respective sole discretion, prior to the Closing Date:

(a) Approval of the Acquisition and Development Agreement. The Agency shall have approved this Agreement and all exhibits hereto.

(b) Acquisition Parcels. Seller shall have acquired the Acquisition Parcels. Without limiting the generality of the foregoing, Buyer acknowledges and agrees as follows:

(i) Seller does not currently own the Acquisition Parcels, but is acquiring them from the Agency and JPA pursuant to the DDA;

(ii) That Seller's rights relating to the Acquisition Parcels are limited by the rights of Seller under the DDA;

(iii) That Seller's obligations to cause the close of escrow under the DDA to occur shall be limited to complying with Seller's obligations pertaining to the same under the DDA and using good-faith efforts to cause the Agency and JPA to comply with its obligations pertaining to the same thereunder; provided, however, that in no event shall Seller have any obligation to commence or pursue any litigation or other proceedings against the Agency and/or JPA;

(iv) Seller obligations to convey title to the Acquisition Parcels and Buyer's obligation, following the Due Diligence Period, to purchase the Acquisition Parcels, under this Agreement are expressly contingent upon Seller's acquisition of title and ownership of the Acquisition Parcels from the Agency and JPA.

(c) No Default. The other Party shall not be in default of any of its obligations under the terms of this Agreement.

(d) Execution and Delivery of Documents. The other Party shall have executed and, as necessary for recordation, shall have acknowledged, any documents required hereunder.

(e) Payment of Funds. The other Party shall have deposited into Escrow all of the required costs of the Closing pursuant to Article 8 hereof.

(f) No Litigation. No litigation is pending or threatened challenging the validity of this Agreement or implementation thereof.

(g) Post-Closing Development Agreement. On or before Closing, Buyer and Seller shall each enter into and execute and acknowledge, as appropriate, and deliver to the other a Development Agreement in the form and content agreed to by the Parties prior to the end of the Due Diligence Period, as may be extended ("**Post-Closing Development Agreement**"). Pursuant to the Post-Closing Development Agreement, (i) Seller shall construct those certain off-site improvements outside of the boundaries of the Acquisition Parcels that are required by the JPA, and any other governmental entity having jurisdiction over the Acquisition Parcels, in connection with the development of Buyer's Proposed Project on either or both of the Acquisition Parcels (the "**Acquisition Parcels' Related Horizontal Improvements**"), which Acquisition Parcels' Horizontal Improvements shall include but is not limited to water, sanitary sewer, gas, storm water retention areas, electric and telephone/data provisions, and roadways; and (ii) Buyer shall perform, or cause to be performed, certain improvements, as described in Article IV in this Agreement. Any waiver by the Parties of any of the preceding conditions must be expressly made in writing. Notwithstanding anything to the contrary contained above in this Section 2.8.3, the obligations set forth in Section 2.8.3(c) cannot be waived by either Party.

2.9 Failure of Conditions Precedent.

2.9.1 Failure of Seller's Conditions Precedent. If Seller's Conditions Precedent to Closing are not satisfied or waived on or before the Closing Date for any reason other than a default by Seller, then Seller shall provide Buyer with written notice of those conditions that have not been satisfied or otherwise waived by Seller (a "**Seller's Conditions Precedent Failure Notice**").

(a) If the conditions identified in the Seller's Conditions Precedent Failure Notice include (i) Sections 2.8.1 (c), (e) or (f) or (ii) 2.8.1(d) due to Buyer's failure to provide its Financial/Development Evidence to the JPA, Buyer shall have ten (10) calendar days after Seller has

delivered to Buyer the Seller's Conditions Precedent Failure Notice to deliver to Seller a notice stating whether or not Buyer will cure such matters. If Buyer elects to cure such matters as set forth in the Seller's Conditions Precedent Failure Notice, Buyer shall promptly take any and all actions as may be necessary to cure same, and the Closing shall be extended for ten (10) business days if such extension is necessary in order to accomplish such cure. If Buyer has advised Seller that it elects not to cure such matters, then Seller shall have the right at its sole election either to waive the contingency(ies) in question and proceed with the Closing or, in the alternative, terminate this Agreement. If Seller terminates the Agreement, neither Party shall have any further rights or obligations hereunder, except those obligations which survive a termination of this Agreement. In the event of a termination pursuant to this Section 2.9.1(a), the Earnest Money Deposit shall be returned to Buyer.

(b) If the conditions in the Seller's Conditions Precedent Failure Notice includes Sections 2.8.1(a) or (b), Seller shall have ten (10) calendar days after Seller has delivered to Buyer the Seller's Conditions Precedent Failure Notice to deliver to Buyer a notice stating whether or not Seller will be able to cure such matters. If Seller is able to cure the Section 2.8.1(a) or (b) matter as set forth in the Seller's Conditions Precedent Failure Notice, the Closing shall be extended for five (5) business days if such extension is necessary in order to accomplish such cure. If Seller has advised Buyer that despite its good faith efforts it is unable to cure the Section 2.8.1(a) or (b) matters, then Seller and Buyer shall each have the right to terminate this Agreement. If Seller or Buyer elects to terminate the Agreement, neither Party shall have any further rights or obligations hereunder, except those obligations which survive a termination of this Agreement. In the event of a termination pursuant to this Section 2.9.1(b), the Earnest Money Deposit, together with all interest earned thereon shall be distributed from the Title Company back to Buyer.

2.9.2 Failure of Buyer's Conditions Precedent. If any of Buyer's Conditions Precedent to Closing are not satisfied or waived on or before the Closing Date for reasons other than default by Buyer, then Buyer shall provide Seller with written notice of those conditions that have not been satisfied or otherwise waived by Buyer ("**Buyer's Conditions Precedent Failure Notice**"). Seller shall have ten (10) calendar days after Buyer has delivered to Seller the Buyer's Conditions Precedent Failure Notice to notify Buyer in writing of Seller's election either to (a) take such actions as may be necessary to cure such matters to Buyer's satisfaction prior to the Closing Date, or (b) advise Buyer that Seller will not cure such matters (the "**Seller's Conditions Notice**"). If Seller elects to cure such matters as set forth in the Buyer's Conditions Precedent Failure Notice, Seller shall promptly take any and all actions as may be necessary to cure same, and the Closing shall be extended accordingly if such extension is necessary in order to accomplish such cure. If Seller has advised Buyer that it cannot, or elects to not, cure a matter or matters that has not been deemed satisfied by Buyer or the non-satisfaction thereof waived by Buyer, then Buyer shall have the right at its sole election either to waive the contingency(ies) in question and proceed with the Closing or, in the alternative, terminate this Agreement. If Buyer terminates the Agreement, neither Party shall have any further rights or obligations hereunder, except those obligations which survive a termination of this Agreement, and the Earnest Money Deposit, together with all interest earned thereon shall be returned to Buyer.

2.9.3 Failure of Conditions Precedent for Benefit of Both Parties. If any of the Conditions Precedent for the Benefit of Both Parties are not, on or before the Closing Date, satisfied or waived by the Party who is not the "other Party" under Section 2.8.3 (the "**Section 2.8.3 Other Party**"), then the Party who is not the Section 2.8.3 Other Party shall provide the Section 2.8.3 Other Party with written notice of those conditions that have not been satisfied or otherwise waived by the Party who is not the Section 2.8.3 Other Party (a "**Section 2.8.3 Conditions Precedent Failure Notice**").

(a) If the conditions identified in the Section 2.8.3 Conditions Precedent Failure Notice include Sections 2.8.3 (a), (b), or (c), the Section 2.8.3 Other Party shall have ten (10)

calendar days after the Section 2.8.3 Conditions Precedent Failure Notice has been to delivered to it to provide the Party who is not the Section 2.8.3 Other Party a notice stating whether or not the Section 2.8.3 Other Party will cure such matters. If the Section 2.8.3 Other Party elects to cure such matters as set forth in the Section 2.8.3 Conditions Precedent Failure Notice, the Section 2.8.3 Other Party shall promptly take any and all actions as may be necessary to cure same, and the Closing shall be extended for ten (10) business days if such extension is necessary in order to accomplish such cure. If the Section 2.8.3 Other Party has advised the Party who is not the Section 2.8.3 Other Party that it elects not to cure such matters, then the Party who is not the Section 2.8.3 Other Party shall have the right at its sole election either to waive the contingency(ies) in question and proceed with the Closing or, in the alternative, terminate this Agreement. If the Agreement is terminated, neither Party shall have any further rights or obligations hereunder, except those obligations which survive a termination of this Agreement and the Earnest Money Deposit shall be returned to Buyer.

(b) If the conditions in the Section 2.8.3 Conditions Precedent Failure Notice includes Sections 2.8.3(d) and neither Seller or Buyer initiated the litigation, then Seller and Buyer shall each have the right to terminate this Agreement, and in such event, neither Party shall have any further rights or obligations hereunder, except those obligations which survive a termination of this Agreement. In the event of a termination pursuant to this Section 2.9.3(b), the Earnest Money Deposit shall be returned to Buyer.

(c) If the conditions in the Section 2.8.3 Conditions Precedent Failure Notice includes Sections 2.8.3(d) and either Seller or Buyer initiated the litigation, then the Party that did not initiate the litigation shall have the right to terminate this Agreement, and in such event, neither Party shall have any further rights or obligations hereunder, except those obligations which survive a termination of this Agreement. In the event of a termination pursuant to this Section 2.9.3(c), the Earnest Money Deposit shall be returned to Buyer, provided, however the Earnest Money Deposit will continue to be held by Escrow Agent in the event the litigation was initiated against Buyer.

2.9.4 Damages. Notwithstanding anything to the contrary contained in this Agreement, and in accordance with Section 6.3 below, in no event shall Seller be liable to Buyer for any damages whatsoever except in instances whereby specific performance is not an available option for Buyer, or where Seller materially violates or does not comply, provided Seller is given an opportunity to cure, with Seller obligations or Seller representations and warranties, as described in Section 2.10.

2.10 Seller Representations and Warranties. Seller represents and warrants to Buyer as follows:

(a) Hazardous Substances/Storage Tanks. Seller has no actual knowledge, except as otherwise disclosed to Buyer in writing, of the existence or prior existence on the Acquisition Parcels of any Hazardous Substance, nor of the existence or prior existence of any above or below ground storage tank.

(b) Compliance. Except as Seller has otherwise disclosed in writing, Seller has no actual knowledge of any written notice concerning any aspect or condition of the Acquisition Parcels which violates applicable laws, rules, regulations, codes or covenants, conditions or restrictions, or of improvements or alterations made to the Acquisition Parcels without a permit where one was required, or of any unfulfilled order or directive of any applicable governmental agency or casualty insurance company requiring any investigation, remediation, repair, maintenance or improvement be performed on the Acquisition Parcels.

(c) Changes in Agreements. Prior to the Closing, Seller will not violate or modify any Existing Lease or create any new leases or other agreements affecting the Acquisition Parcels, without Buyer's written approval.

(d) Possessory Rights. Seller has no knowledge that anyone will, at the Closing, have any right to possession of the Acquisition Parcels, except for the Existing Leases and as otherwise disclosed in this Agreement or in writing to Buyer.

(e) Mechanics' Liens. Seller has no knowledge of any unsatisfied mechanics' or materialmen's' lien rights concerning the Acquisition Parcels.

(f) Notice of Changes. Seller will promptly notify Buyer in writing of any Material Change affecting the Acquisition Parcels that becomes known to Seller prior to the Closing. "**Material Change**" shall mean a substantial adverse change in the title or condition of the Acquisition Parcels.

(g) No Seller Bankruptcy Proceedings. Seller is not the subject of a bankruptcy, insolvency, or probate proceeding.

(h) Authority. Seller is a duly organized limited liability company established within and in good standing under the laws of the State of California, and is authorized to do business in the State of California. The copies of the documents evidencing the organization of Seller which have been delivered to Buyer are true and complete copies of the originals, as amended to the Effective Date of this Agreement. The execution, performance and delivery of this Agreement by Seller have been fully authorized by all requisite actions on the part of Seller.

(i) No Conflict. To Seller's actual knowledge, Seller's execution, delivery, and performance of its obligations under this Agreement will not constitute a default or a breach under any contract, agreement or order to which Seller is a party or by which it is bound.

(j) Litigation. Seller has no actual knowledge of, nor has Seller received any notice of or know of any basis for, any actual or pending litigation or proceeding by any organization, person, individual or governmental agency with respect to the Acquisition Parcels that could adversely affect Buyer's development of the Acquisition Parcels. As used herein, Seller's "**actual knowledge**" shall mean the actual knowledge of Stephen J. Tomassi and Daniel Niemann, as of the date such representation is made, without having undertaken any independent inquiry or investigation for the purpose of making such representation or warranty and without any duty of inquiry or investigation.

Seller shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Section not to be true as of the Closing, immediately give written notice of such fact or condition to Buyer. Such exception(s) to a representation shall not be deemed a breach by Seller hereunder, but shall constitute an exception which Buyer shall have a right to approve or disapprove if Buyer, in its reasonable discretion, determines such exception would materially and adversely affect the value, development, financing, maintenance, and/or operation of the Vertical Improvements. If Buyer elects, acting in its sole discretion, to Close Escrow following disclosure of such information, Seller's representations and warranties contained herein shall be deemed to have been made as of the Closing, subject to such exception(s). If, following the disclosure of such information, Buyer, acting in its reasonable discretion, elects to not Close Escrow, then Buyer shall give written notice to Seller of such election within ten (10) days after disclosure of such information, and this Agreement and the Escrow shall thereafter automatically terminate, and neither Party shall have any further rights, obligations or liabilities hereunder, except those obligations which survive the termination of this Agreement. In that event, Seller shall not

retain the Earnest Money Deposit. The representations and warranties set forth in this Section, subject to any such exceptions, shall survive the Closing.

(k) Existing Buildings. There are no existing buildings on the Acquisition Parcels as Seller has previously arranged for the demolition and removal of any existing buildings on the Acquisition Parcels, including any portions underground or comingled with the subsurface so that the Acquisition Parcels have sufficient compaction and other required traits for the construction of the Vertical Improvements.

(l) DDA. Seller is not in default under the DDA, and no event, fact or circumstance has occurred or exists which with or without the passage of time or the giving of notice or both would give rise to a default under the DDA or give rise to a right of termination or cancellation or acceleration of any right or obligation under the DDA.

2.11 Buyer's Representations and Warranties. Buyer represents and warrants to Seller as follows:

(a) Authority. Buyer is a duly organized established California Limited Liability Company and is in good standing under the laws of the State of California, and is authorized to do business in the State of California. The copies of the documents evidencing the organization of Buyer which have been delivered to Seller are true and complete copies of the originals, as amended to the Effective Date of this Agreement. The execution, performance and delivery of this Agreement by Buyer have been fully authorized by all requisite actions on the part of Buyer.

(b) FIRPTA. Buyer is not a "foreign person" within the parameters of FIRPTA or any similar state statute, is exempt from the provisions of FIRPTA or any similar state statute, or has otherwise complied with FIRPTA.

(c) No Conflict. Buyer's execution, delivery, and performance of its obligations under this Agreement will not constitute a default or a breach under any contract, agreement or order to which Buyer is a party or by which it is bound.

(d) No Buyer Bankruptcy. Buyer is not the subject of a bankruptcy proceeding.

(e) Litigation. Buyer has no actual knowledge of, nor has Buyer received any notice of or know of any basis for, any actual or pending litigation or proceeding by any organization, person, individual or governmental agency against Buyer that could adversely affect Buyer's development of the Acquisition Parcels. As used herein, Buyer's "**actual knowledge**" shall mean the actual knowledge of the officers of Buyer, as of the date such representation is made, without having undertaken any independent inquiry or investigation for the purpose of making such representation or warranty and without any duty of inquiry or investigation.

Buyer shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Section not to be true as of Closing, immediately give written notice of such fact or condition to Seller. Such exception(s) to a representation shall not be deemed a breach by Buyer hereunder, but shall constitute an exception which Seller shall have a right to approve or disapprove if Seller, in its reasonable discretion, determines that such exception would adversely affect Seller's interest in the Project. If Seller, acting in its reasonable discretion, elects to Close Escrow following disclosure of such information, Buyer's representations and warranties contained herein shall be deemed to have been made as of the Closing, subject to such exception(s). If, following the disclosure of such information, Seller elects, acting in its sole discretion, to not Close Escrow, then Seller shall give notice to Buyer of such election

within ten (10) days after disclosure of such information and this Agreement and the Escrow shall thereafter automatically terminate, and neither Party shall have any further rights, obligations or liabilities hereunder, except those obligations which survive the termination of this Agreement. In that event, Seller shall retain the Earnest Money Deposit. The representations and warranties set forth in this Section, subject to such exception(s), shall survive the Closing.

2.12 Post-Closing Obligations and Indemnity.

2.12.1 Buyer Precautions After the Closing. Upon and after the Closing, Buyer shall take all necessary precautions to prevent the release into the environment of any Hazardous Materials which are located in, on or under the Acquisition Parcels. Such precautions shall include compliance with all Governmental Requirements (as defined hereinbelow) with respect to Hazardous Materials. In addition, Buyer shall install and utilize such equipment and implement and adhere to such legally required or commercially reasonable procedures for the disclosure, storage, use, removal, and disposal of any Hazardous Materials. This provision shall survive the termination, expiration, invalidation, or performance in full or in part of this Agreement, and, without limiting the foregoing, shall survive the Closing. As used herein, the "**Governmental Requirements**" shall mean all laws, ordinances, statutes, codes, rules, regulations, orders and decrees of the United States, the State, the County of Riverside, or any other political subdivision in which the Acquisition Parcels are located, and of any other political subdivision, agency or instrumentality exercising jurisdiction over Seller, Buyer, or the Acquisition Parcels, including all applicable state labor standards, zoning and development standards, building, plumbing, mechanical and electrical codes, and all other provisions applicable to the Project, including without limitation disabled and handicapped access requirements under the Americans With Disabilities Act, 42 U.S.C. Section 12101, *et seq.*, Government Code Section 4450, *et seq.*, Government Code Section 11135, *et seq.*, and the Unruh Civil Rights Act, Civil Code Sections 51, *et seq.* Buyer and its contractors and subcontractors shall comply with all Governmental Requirements related to public works, including without limitation, the payment of prevailing wages in compliance with Labor Code Section 1770, *et seq.*, keeping of all records pursuant to Labor Code Section 1776, complying with the maximum hours requirements of Labor Code Sections 1810 through 1815, and complying with all regulations and statutory requirements pertaining thereto. However, nothing contained herein shall require compliance with such Governmental Requirements, if and to the extent compliance is not required by applicable law. This Section 2.12.1 shall survive the Closing.

2.12.2 Maintenance of Acquisition Parcels. Until the closing by Buyer of Buyer's financing for the construction of Buyer's Proposed Project, Seller shall be responsible for (i) the cost of any required maintenance of the Acquisition Parcels and (ii) the payment of any property taxes that become due on the Acquisition Parcels.

2.12.3 Indemnity.

(a) Buyer's Indemnity. Buyer shall indemnify, defend and hold Seller and its former, present and future employees, officers, volunteers, representatives, consultants, attorneys and agents harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, reasonable attorneys' fees) resulting from, arising out of, or based upon (i) the presence, release, use, generation, discharge, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such Hazardous Materials to or from, the Acquisition Parcels to the extent resulting solely from the actions of Buyer following the Close of Escrow, and (ii) the violation, or alleged violation, of any statute, ordinance, order, rule, regulation, permit, judgment or license relating to the use, generation, release, discharge, storage, disposal or transportation of Hazardous Materials on, under, in or about, to or from, the Acquisition Parcels by Buyer, to the extent resulting solely from the actions of Buyer following the Close of Escrow, except in cases where such release, discharge, transportation, disposal, violation or otherwise occurred due

to the actions of Seller or its agents. This indemnity shall include, without limitation, any damage, liability, fine, penalty, parallel indemnity after Closing, cost or expense arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease or death), tangible or intangible property damage, compensation for lost wages, business income, profits or other economic loss, damage to the natural resource or the environment, nuisance, contamination, leak, spill, release or other adverse effect on the environment. This indemnity shall not include any existing Hazardous Materials or actions to mitigate and dispose of such materials that are or may be identified as part of Seller's Obligations (Sections 2.12.2(b) and 3.1) or which existed prior to the Close of Escrow. At the request of Buyer, Seller shall cooperate with and assist Buyer in its defense of any such claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense; provided that Seller shall not be obligated to incur any expense in connection with such cooperation or assistance. This indemnity shall survive the termination, expiration, invalidation, or performance in full or in part of this Agreement, and, without limiting the foregoing, shall survive the Closing.

(b) Seller's Indemnity. Seller shall indemnify, defend and hold Buyer and its former, present and future employees, officers, volunteers, representatives, consultants, attorneys and agents harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, reasonable attorneys' fees) resulting from, arising out of, or based upon (i) the release, use, generation, discharge, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such Hazardous Materials to or from, the Acquisition Parcels on or before the Close of Escrow; (ii) the release, use, generation, discharge, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such Hazardous Materials to or from, the Acquisition Parcels in connection with the Removal and Demolition or Seller Provided Improvements, or (ii) the violation, or alleged violation, of any statute, ordinance, order, rule, regulation, permit, judgment or license relating to the use, generation, release, discharge, storage, disposal or transportation of Hazardous Materials on, under, in or about, to or from, the Acquisition Parcels arising from the Removal and Demolition or any release or discharge due to the actions of Seller or its agents, whether arising prior to or after Closing. This indemnity shall include, without limitation, any damage, liability, fine, penalty, parallel indemnity after Closing, cost or expense arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease or death), tangible or intangible property damage, compensation for lost wages, business income, profits or other economic loss, damage to the natural resource or the environment, nuisance, contamination, leak, spill, release or other adverse effect on the environment. At the request of Seller, Buyer shall cooperate with and assist Seller in its defense of any such claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense; provided that Buyer shall not be obligated to incur any expense in connection with such cooperation or assistance. This indemnity shall survive the termination, expiration, invalidation, or performance in full or in part of this Agreement, and, without limiting the foregoing, shall survive the Closing.

ARTICLE III
Additional Seller Obligations

3.1 Seller Obligations.

(a) Seller shall, with respect to the Acquisition Parcels, have the responsibility for the removal of any buildings, demolition waste, building remains, foundations and Hazardous Substances identified or disclosed during the Due Diligence Period (collectively the "**Removal and Remediation**").

(1) Notwithstanding the foregoing, Seller's Removal and Remediation work shall include, not only the removal of Hazardous Substances identified or disclosed during the Due Diligence Period, but also the removal and/or remediation of Hazardous Substances discovered following

the Closing Date that were incapable of being discovered or identified during the Due Diligence Period due to the existence of any then-existing building demolition waste, building remains, or foundation.

(2) A "**Hazardous Substance**" for purposes of this Agreement is defined as any substance whose nature and/or quantity of existence, use, manufacture, disposal, or effect, render it subject to Federal, state, or local regulation, investigation, remediation, or removal as potentially injurious to public health or welfare.

(b) Seller shall remove (i) all building demolition waste, building remains, and foundations that are existing on the Acquisition Parcels at the close of escrow, (ii) all previously identified or reported hazardous materials, piping, and containers, and (iii) all hazardous materials identified or disclosed during the Due Diligence Period. The Removal and Remediation shall be performed on a schedule to be agreed upon, prior to the Closing, by Buyer and Seller but no later than sixty (60) days prior to the date on which Buyer has approval to commence construction on any of the Acquisition Parcels.

(c) Buyer and Seller acknowledge that Seller may be required to disclose if the Acquisition Parcels lie within the following natural hazard areas or zones: (i) a special flood hazard area designated by the Federal Emergency Management Agency (California Civil Code Section 1103(c)(1)); (ii) an area of potential flooding (California Government Code Section 8589.4); (iii) a very high fire hazard severity zone (California Government Code Section 51178 *et seq.*); (iv) a wild land area that may contain substantial forest fire risks and hazards (Public Resources Code Section 4135); (v) earthquake fault zone (Public Resources Code Section 2622); or (vi) a seismic hazard zone (Public Resources Code Section 2696) (sometimes all of the preceding are herein collectively called the "**Natural Hazard Matters**"). Escrow is hereby instructed to engage the services of a party that will provide such disclosure (who, in such capacity, is herein called the "**Natural Hazard Expert**") to examine the maps and other information specifically made available to the public by government agencies for the purposes of enabling Seller to fulfill its disclosure obligations, if and to the extent such obligations exist, with respect to the natural hazards referred to in California Civil Code Section 1103 and to report the result of its examination to Buyer and Seller in writing within twenty (20) days of the Effective Date. The written report prepared by the Natural Hazard Expert regarding the results of its full examination will fully and completely discharge Seller from its disclosure obligations referred to herein, if and to the extent any such obligations exist, and, for the purpose of this Agreement, the provisions of Civil Code Section 1103.4 regarding non-liability of Seller for errors or omissions not within its personal knowledge shall be deemed to apply and the Natural Hazard Expert shall be deemed to be an expert, dealing with matters within the scope of its expertise with respect to the examination and written report regarding the natural hazards referred to above. Buyer agrees to provide Seller with a written acknowledgment of its receipt of the report.

(d) Seller shall, within ten (10) days following the Effective Date, deliver or make available to Buyer, for review by Buyer, the following items relating to the Acquisition Parcels that are in the possession of Seller:

(i) copies of all leases, subleases, or rental arrangements (collectively, "**Existing Leases**"), if any, affecting the Acquisition Parcels:

(ii) any soils report with respect to the Acquisition Parcels that Seller may have;

(iii) any existing environmental reports;

(iv) any existing survey;

(v) any existing property tax bill for the current tax year;

(vi) all other agreements known to Seller that will affect the Acquisition Parcels after Closing; and

(vii) any other relevant contracts, studies, reports, and documents requested by **Buyer**.

(e) Seller shall, on or before the date that is fifteen (15) days after the Effective Date (the "**Survey Delivery Date**"), provide Buyer with an ALTA survey of the Acquisition Parcels. The Due Diligence Period shall be extended, on a day-for-day basis, for each day after the Survey Delivery Date that Seller has not provided Buyer with the ALTA survey.

(f) Buyer acknowledges and understands that any environmental reports, soils reports, surveys, feasibility studies, and other similar documents which were prepared by third party consultants and provided to Buyer by Seller or Seller's representatives, have been delivered as an accommodation to Buyer and without any representation or warranty as to the sufficiency, accuracy, completeness, and/or validity of said documents, all of which Buyer relies on at its own risk. Buyer is advised to retain appropriate consultants to review said documents and investigate the Acquisition Parcels.

ARTICLE IV
Additional Post-Closing Obligations

4.1 Development of Acquisition Parcels. Buyer shall have the responsibility for developing the Acquisition Parcels with the Vertical Improvements in accordance with this Article IV. [Seller acknowledges and agrees that Buyer's development of the Acquisition Parcels shall be at a time of Buyer's choosing, in Buyer's sole and absolute discretion with Seller having no recourse against Buyer regarding the timing of completion of the Vertical Improvements and Seller agrees to hold Buyer harmless from and against any claims regarding same. Buyer shall have the right, in its sole and absolute discretion to select its own contractor for development of the Vertical Improvements.] **Drafting Note: Working with Buyer on revisions to the foregoing bracketed language.**

4.2 Payment of Costs. Except for any fees or other exactments related to any Seller Obligations (e.g., Removal and Remediation requirements), Buyer shall be solely responsible for all costs incurred in connection with the development of the Acquisition Parcels, including all Vertical Improvements on the Acquisition Parcels.

4.3 Authority and Other Governmental Permits; Governmental Requirements. Before commencement of construction or development of any buildings, structures, or other work of improvement upon the Acquisition Parcels, Buyer shall, at its own expense, secure or cause to be secured any and all permits which may be required by any governmental agency affected by such construction, development, or work. Buyer shall develop, construct, and operate the Vertical Improvements in conformity with all Governmental Requirements. Notwithstanding anything herein to the contrary, Buyer shall be obligated to conform to all Governmental Requirements even if Buyer is an entity that would otherwise be exempt by law from such Governmental Requirements.

4.4 Antidiscrimination During Construction. Buyer, for itself and its successors and assigns, agrees that in the construction of the Vertical Improvements, Buyer will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry, or national origin.

4.5 Security Financing; Rights of Holder.

(a) Holder Not Obligated to Construct Improvements. No holder of any mortgage, deed of trust or other security interest authorized by this Agreement encumbering any portion of the Acquisition Parcels or any portion thereof ("**Mortgagee**") shall be obligated by the provisions of this Agreement to construct or complete the Vertical Improvements or to guarantee such construction or completion, nor shall any covenant or any other provision in the Grant Deed be construed so to obligate such Mortgagee. Nothing in this Agreement shall be deemed to construe, permit, or authorize any Mortgagee to devote the Acquisition Parcels to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by this Agreement.

(b) Failure of Holder to Complete Improvements. In any case where, thirty (30) days after default by Buyer prior to completion of development of the Acquisition Parcels, a Mortgagee has not cured such default, or if it has commenced a cure but has not proceeded diligently therewith, Seller may purchase the mortgage, deed of trust or other security interest by payment to the holder of the amount of the unpaid debt, plus any accrued and unpaid interest. If the ownership of the Acquisition Parcels has vested in the Mortgagee, Seller, if it so desires, shall be entitled to a conveyance of the Acquisition Parcels from the Mortgagee to Seller upon payment to the Mortgagee of an amount equal to the sum of the following:

(i) The unpaid mortgage, deed of trust or other security interest debt at the time title became vested in the Mortgagee (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings);

(ii) All expenses with respect to foreclosure;

(iii) The net expenses, if any (exclusive of general overhead), incurred by the Mortgagee as a direct result of the subsequent management of the Acquisition Parcels;

(iv) The costs of any authorized improvements made by such Mortgagee; and

(v) An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage or deed of trust debt, and such debt had continued in existence to the date of payment by Seller.

(c) Right of Seller to Cure Mortgage, Deed of Trust or Other Security Interest Default. In the event of a default by Buyer of a mortgage, deed of trust or other security interest with respect to the Acquisition Parcels prior to the completion of development, and the Mortgagee has not exercised its option to complete the development, Seller shall be entitled to reimbursement from Buyer of all costs and expenses incurred by Seller in curing the default. Seller shall also be entitled to a lien upon the Acquisition Parcels to the extent of such costs and disbursements. Any such lien shall be subject to mortgages, deeds of trust or other security interests executed for the sole purpose of obtaining funds to purchase and develop the Acquisition Parcels as authorized herein.

4.6 Insurance.

4.6.1 General Liability Insurance Requirements.

(a) Buyer's Obligations. Without limiting Seller's right to indemnification, Buyer shall, prior to commencing any activities under this Agreement, secure or cause to be secured from a company or companies licensed to conduct insurance business in the State of California, pay for, and maintain in full force and effect from and after the Closing, and continuing until the issuance of a certificate

of occupancy for the Vertical Improvements, a policy of commercial general liability insurance issued by an "A:VII" or better rated insurance carrier as rated by A.M. Best Company as of the date that Buyer obtains or renews its insurance policies, on an occurrence basis, in which Seller, the JPA, and their respective officers, employees, agents and representatives are named as additional insureds. Similar insurance shall be required by the Right of Entry Agreement. Buyer shall furnish a certificate of insurance to Seller prior to the Closing, and shall furnish complete copies of such policy or policies upon request by Seller. Notwithstanding any inconsistent statement in the policy or any subsequent endorsement attached thereto, the protection offered by the policy shall:

(i) Include an endorsement naming Seller, the JPA, and their officers, employees, agents, representatives, and attorneys as additional insureds;

(ii) Provide a combined single limit policy for both personal injury and property damage in the amount of $5,000,000, which will be considered equivalent to the required minimum limits;

(iii) Bear an endorsement or shall have attached a rider providing that Seller shall be notified not less than thirty (30) days before any expiration, cancellation, nonrenewal, reduction in coverage, increase in deductible, or other material modification of such policy or policies, and shall be notified not less than ten (10) days after any event of nonpayment of premium; and

(iv) Provide for waivers of subrogation for the benefit of Seller and the JPA.

(b) Seller's Obligations. Without limiting Buyer's right to indemnification, Seller shall, prior to commencing the Removal and Remediation, secure or cause to be secured from a company or companies licensed to conduct insurance business in the State of California, pay for, and maintain in full force and effect prior to commencing the Removal and Remediation and continuing until the completion of the Removal and Remediation work, a policy of commercial general liability insurance issued by an "A:VII" or better rated insurance carrier as rated by A.M. Best Company as of the date that Seller obtains or renews its insurance policies, on an occurrence basis, in which Buyer, the JPA, and their respective officers, employees, agents and representatives are named as additional insureds. Similar insurance shall be required by the Right of Entry Agreement. Seller shall furnish a certificate of insurance to Buyer prior to the Closing, and shall furnish complete copies of such policy or policies upon request by Buyer. Notwithstanding any inconsistent statement in the policy or any subsequent endorsement attached thereto, the protection offered by the policy shall:

(i) Include an endorsement naming Buyer, the JPA, and their officers, employees, agents, representatives, and attorneys as additional insureds;

(ii) Provide a combined single limit policy for both personal injury and property damage in the amount of $5,000,000, which will be considered equivalent to the required minimum limits;

(iii) Bear an endorsement or shall have attached a rider providing that Buyer shall be notified not less than thirty (30) days before any expiration, cancellation, nonrenewal, reduction in coverage, increase in deductible, or other material modification of such policy or policies, and shall be notified not less than ten (10) days after any event of nonpayment of premium; and

(iv) Provide for waivers of subrogation for the benefit of Buyer and the JPA.

Following the Closing, Seller shall require its general contractor to maintain insurance equivalent to Seller's insurance coverage provided herein and to provide an endorsement naming Buyer as additional insured in connection with the performance of Seller's Obligations. Prior to the commencement of Seller's work (Section 3.1 Seller's Obligations), Seller's general contractor shall record and post a Notice of Non-Responsibility specifically excluding Buyer from any performance, insurance, or financial responsibilities with respect to Seller's work.

4.6.2. Workers' Compensation Insurance.

(a) Buyer's Responsibilities. Buyer shall provide to Seller certificates of insurance evidencing that Buyer maintains workers' compensation insurance covering its respective employees, as required by California law. Also, Buyer (i) shall ensure that any contractors hired by Buyer, which are involved in construction of the Vertical Improvements, carry workers' compensation insurance on their respective employees, and (ii) shall require said contractors to ensure that their subcontractors, if any, carry workers' compensation covering their respective employees.

(b) Seller's Responsibilities. Seller shall provide to Buyer certificates of insurance evidencing that Seller maintains workers' compensation insurance covering its respective employees, as required by California law. Also, Seller (i) shall ensure that any contractors hired by Seller, which are involved in construction of the Acquisition Parcels' Related Horizontal Improvements and the Removal and Remediation, carry workers' compensation insurance on their respective employees, and (ii) shall require said contractors to ensure that their subcontractors, if any, carry workers' compensation covering their respective employees.

4.6.3. Property Insurance. Buyer and Buyer's general contractor shall secure, maintain, and pay for all-risk builder's risk (course of construction) insurance coverage in an amount equal to the full cost of the Vertical Improvements. Such insurance shall be written on an all-risk form, and shall cover, at a minimum: all work, materials, and equipment to be incorporated into the Vertical Improvements during construction; and storage and transportation risks. Such insurance shall protect/insure the interests of Buyer and Buyer's construction contractor, and other contractor(s), and all subcontractors, as each of their interests may appear. If such insurance includes an exclusion for "design error," such exclusion shall only be for the object or portion which failed. Such insurance shall include an insurer's waiver of subrogation in favor of each protected/insured party thereunder. Seller and the JPA shall be named as additional loss payees, as their interests may appear, with a loss payable endorsement, which shall be delivered to Seller prior to the start of construction. The required builder's risk insurance to be secured, maintained, and paid for prior to the start of construction and continuing until the issuance of a certificate of occupancy for the Vertical Improvements

4.7 Buyer's Indemnity. Buyer shall defend, indemnify, assume all responsibility for, and hold Seller, its volunteers, officers, employees, consultants, attorney and agents, harmless from all claims, demands, damages, defense costs or liability for any damages to property or injuries to persons, including accidental death (including reasonable attorneys' fees and costs), which may be caused by any acts or omissions of Buyer under this Agreement and/or with respect to the development, ownership and/or operation of the Acquisition Parcels by Buyer, whether such activities or performance thereof be by Buyer, or by anyone directly or indirectly employed or contracted with by Buyer, and whether such damage shall accrue or be discovered before or after termination or expiration of this Agreement. Notwithstanding the foregoing, Buyer shall not be liable for property damage or bodily injury to the extent caused by the negligence or willful misconduct of Seller, or its officers, agents, contractors, vendors, or employees. This indemnity shall survive the termination, expiration, invalidation, or performance in full or in part of this Agreement, and, without limiting the foregoing, shall survive the Closing.

4.8 Seller's Indemnity. Seller shall defend, indemnify, assume all responsibility for, and hold Buyer, its volunteers, officers, employees, consultants, attorney and agents, harmless from all claims, demands, damages, defense costs or liability for any damages to property or injuries to persons, including accidental death (including reasonable attorneys' fees and costs), which may be caused by any acts or omissions of Seller under this Agreement and/or with respect to the construction of the Acquisition Parcels' Related Horizontal Improvements or the Removal and Remediation, whether such activities or performance thereof be by Seller, or by anyone directly or indirectly employed or contracted with by Seller, and whether such damage shall accrue or be discovered before or after termination or expiration of this Agreement. Notwithstanding the foregoing, Seller shall not be liable for property damage or bodily injury to the extent caused by the negligence or willful misconduct of Buyer, or its officers, agents, contractors, vendors, or employees. This indemnity shall survive the termination, expiration, invalidation, or performance in full or in part of this Agreement, and, without limiting the foregoing, shall survive the Closing.

4.9 Exempt Property Covenant. The Buyer acknowledges that, unless otherwise approved by the Agency acting in its sole and absolute discretion, at such time as the Gross Building Area of Completed or Proposed Vertical Improvements (as such terms are defined in the DDA) that are exempt in whole or in part from secured and/or unsecured property taxes ("**Exempt Parcels**") exceeds twenty percent (20%) of the Gross Building Area of all Completed or Proposed Vertical Improvements then, thereafter, the Buyer, and its successors and assigns, as evidenced by a mutually acceptable agreement to be recorded against the Acquisition Parcels, shall refrain, in perpetuity, from seeking, or otherwise taking advantage of any exemption from the payment, in whole or in part, of secured and/or unsecured property taxes on the applicable Acquisition Parcels and/or Improvements; provided that, in the event that the applicable Acquisition Parcels and/or Improvements nonetheless become exempt, in whole or in part, from secured and/or unsecured property taxation then, in such event, the Buyer shall cause to be paid to the Agency, as evidenced by a mutually acceptable agreement to be recorded against the Acquisition Parcels, including provisions securing payment, in lieu property taxes equal to the Gross Property Tax Increment that would have been due to the Agency had the applicable Acquisition Parcels been subject to the payment of property taxes; provided, however in no event shall the Gross Building Area of the Exempt Property exceed thirty three (33%) percent of the Gross Building Area of the Completed or Proposed Vertical Improvements. Notwithstanding the foregoing, the Exempt Property may not exceed twenty (20%) percent of the Gross Building Area of the Completed or Proposed Vertical Improvements for a period of longer than three (3) years. The obligations of the Buyer and its successors and assigns are hereinafter referred to as the "**Exempt Property Covenant.**" - Without limiting the effect of the foregoing, the Seller agrees that nothing contained in the foregoing restriction shall apply to the conveyance or dedication of any portion of the Acquisition Parcels to any governmental agency in connection with the granting of easements or permits to facilitate, and as a condition of, the construction of the Improvements.

4.10 Additional Purchase Price Indemnity. In accordance with the DDA, the Agency is entitled to receive twenty-five (25%) of all Net Project Revenues in excess of Ninety-Five Million Dollars ($95,000,000) (the "**Additional Purchase Price**"). Seller shall defend, indemnify, assume all responsibility for, and hold Buyer, its volunteers, officers, employees, consultants, attorney and agents, harmless from all claims, demands, damages, defense costs or liability for any damages to property or injuries to persons, including accidental death (including reasonable attorneys' fees and costs), arising from or relating to any Additional Purchase Price payable to the Agency in accordance with the terms of the DDA.

4.11 Survival. The obligations of Buyer and Seller under this Article IV shall survive Closing.

ARTICLE V
Use of the Acquisition Parcels

5.1. Uses. Buyer agrees to limit the use of the Acquisition Parcels to those uses permitted by the Acquisition Parcels' Entitlements.

5.2. Nondiscrimination Covenants. Buyer herein covenants by and for itself, its successors and assigns, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Acquisition Parcels, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the Acquisition Parcels. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(a) In deeds: The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees of the premises herein conveyed. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(b) In leases: The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring,

use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees of the premises herein leased.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(c) In contracts: There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises which are the subject of this agreement, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

5.3. Effect and Duration of Covenants. The covenants against discrimination shall remain in effect in perpetuity.

ARTICLE VI
Default - Remedies

6.1. Default. Time is of the essence of this Agreement and failure to comply with this Agreement, following notice and opportunity to cure as provided herein, shall be a material breach of this Agreement. If the Escrow fails to close as provided herein, Buyer or Seller may at any time thereafter give written notice to Escrow Agent to cancel the Escrow. Escrow Agent shall comply with such notice without further consent from any other Party to the Escrow or from any broker involved in the transaction. Cancellation of Escrow as provided herein shall be without prejudice to whatever legal rights Buyer and Seller may have against each other.

6.2. Default by Buyer; Liquidated Damages. SELLER AND BUYER AGREE THAT THE DAMAGES SELLER WOULD SUFFER IF BUYER DEFAULTS ON ITS OBLIGATION TO CLOSE ESCROW AS PROVIDED IN THIS AGREEMENT WOULD BE EXTREMELY DIFFICULT AND IMPRACTICABLE TO ASCERTAIN, AND THAT TWENTY THOUSAND DOLLARS ($20,000.00) REPRESENT(S) THE PARTIES' REASONABLE ESTIMATE OF SUCH DAMAGES, CONSIDERING ALL OF THE CIRCUMSTANCES EXISTING ON THE DATE OF THIS AGREEMENT, INCLUDING THE RELATIONSHIP OF THE SUM TO THE RANGE OF HARM TO SELLER THAT REASONABLY COULD BE ANTICIPATED, AND THE ANTICIPATION THAT PROOF OF ACTUAL DAMAGES WOULD BE COSTLY, IMPRACTICAL OR INCONVENIENT, AND PARTICULARLY IN VIEW OF THE FACT THAT SELLER IS TAKING THE PROPERTY OFF THE MARKET, WHICH SELLER WOULD NOT DO BUT FOR BUYER'S AGREEMENT TO PURCHASE THE PROPERTY. ACCORDINGLY, IN THE EVENT BUYER DEFAULTS ON ITS OBLIGATION TO CLOSE ESCROW AS PROVIDED IN THIS AGREEMENT, SELLER, AS ITS SOLE REMEDY, SHALL RECEIVE AND RETAIN A PORTION OF THE EARNEST MONEY DEPOSIT EQUAL TO TWENTY-THOUSAND

DOLLARS ($20,000.00) (IT BEING UNDERSTOOD THAT THE REMAINDER OF THE EARNEST MONEY DEPOSITS SHALL BE RETURNED TO BUYER IN THE EVENT OF SUCH DEFAULT) AS LIQUIDATED DAMAGES. SAID SUM SHALL BE DEEMED TO INCLUDE ANY ATTORNEYS' FEES THAT MAY BECOME DUE TO SELLER PURSUANT TO THIS AGREEMENT. THE PARTIES ACKNOWLEDGE THAT THE PAYMENT OF SUCH LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 OR 3369, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. BY INITIALING THIS PROVISION, SELLER AND BUYER EACH CONFIRMS THE ACCURACY OF THE FOREGOING STATEMENTS, AND AFFIRMS ITS RESPECTIVE OBLIGATIONS UNDER THIS ARTICLE 16. THE FOREGOING SHALL NOT LIMIT SELLER'S REMEDIES WITH RESPECT TO OTHER COVENANTS AND AGREEMENTS MADE BY BUYER HEREUNDER THAT ARE UNRELATED TO CLOSING ESCROW, INCLUDING, WITHOUT LIMITATION, BUYER'S INDEMNIFICATION OBLIGATIONS AND ANY ATTORNEYS' FEES AND COSTS THAT MAY BECOME DUE TO SELLER HEREUNDER. IN ADDITION, NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, IF BUYER DEFAULTS ON ITS OBLIGATION TO CLOSE ESCROW AS PROVIDED IN THIS AGREEMENT, BUYER WILL BE RESPONSIBLE FOR ALL CANCELLATION CHARGES REQUIRED TO BE PAID TO ESCROW AGENT AND ANY ESCROW CHARGES.

Seller	Buyer
Initial here:_____	Initial here:_____

6.3. Default by Seller. Seller and Buyer acknowledge that it would be impracticable or extremely difficult to fix, prior to signing this Agreement, the actual damages which would be suffered by Buyer if Seller defaults and fails to perform its obligations under this Agreement. Therefore, if after the satisfaction or waiver of all contingencies and/or conditions provided for Seller's benefit, Seller defaults and fails to perform its obligation under this Agreement to convey the Acquisition Parcels to Buyer, Buyer may elect to terminate this Agreement or, as its sole and exclusive remedy, be entitled to file an action for specific performance against Seller, compelling Seller to sell the Acquisition Parcels to Buyer, unless specific performance is unavailable to Buyer, in which case Buyer may bring an action for damages against Seller. Buyer must file any such action for specific performance, if available, or its claim for damages, if specific performance is not available, no later than ninety (90) days after the expiration of the applicable notice and cure period, and if Buyer fails to do so, Buyer shall have no right to bring such an action or seek such a remedy upon the expiration of such ninety (90)-day period. In the event Buyer elects to terminate the Agreement, neither Party shall have any further rights or obligations hereunder, except those obligations that survive the termination of this Agreement. In the event Buyer terminates the Agreement under this Section 6.3, Seller shall return the Deposit to Buyer and reimburse Buyer for the actual, out-of-pocket expenses incurred by Buyer in connection with this Agreement, including, without limitation, the costs incurred in connection with Buyer's due diligence inspections, tests and studies and Buyer's pursuit of governmental approvals and permits (including architectural and other third party consultant fees). In no event, shall Buyer be entitled to any remedy other than as set forth in this Section 6.3, and in no event shall Seller be liable to Buyer for any other damages whatsoever (including, without limitation, indirect, special, consequential, or punitive damages).

6.4. Notice of Default. In the event that either Party is in default of any provision hereof, the non-defaulting Party, as a condition precedent to its remedies, must give the defaulting Party written notice of the default. The defaulting Party shall have ten (10) business days from the receipt of such notice to cure the default. If the default is timely cured, this Agreement shall continue in full force and effect. If the default is not timely cured, the non-defaulting Party may pursue its applicable remedies set forth in this Agreement.

ARTICLE VII
Assignment

7.1. Prohibition. The qualifications and identity of Buyer are of particular concern to Seller. It is because of those qualifications and identity that Seller has entered into this Agreement with Buyer. Accordingly, commencing on the date of this Agreement and continuing until the issuance of a certificate of Occupancy for the Vertical Improvements by the public agency having jurisdiction thereof (i) no voluntary or involuntary successor-in-interest of Buyer shall acquire any rights or powers under this Agreement, (ii) Buyer shall not make any total or partial sale, transfer, conveyance, assignment, subdivision, refinancing or lease of the whole or any part of the Acquisition Parcels (collectively, "Transfer"), without the prior written approval of Seller, except as expressly set forth herein.

7.2. Permitted Transfers. Notwithstanding any other provision of this Agreement to the contrary, Seller's approval of a Transfer shall not be required in connection with any of the following:

(a) The conveyance or dedication of any portion of the Acquisition Parcels to the appropriate governmental agency for the granting of easements or permits to facilitate construction of the Vertical Improvements.

(b) Any collateral assignment for financing purposes.

In the event of a Transfer by Buyer under subparagraphs (a) or (b) not requiring Seller's prior approval, Buyer nevertheless agrees that at least thirty (30) days prior to such Transfer it shall give written notice to Seller of such assignment and satisfactory evidence that the assignee has assumed in writing through an assignment and assumption agreement of all of the obligations of this Agreement. Such assignment shall not, however, release Buyer from any obligations hereunder.

7.3. Seller Consideration of Requested Transfer. Seller agrees that it will not unreasonably withhold approval of a request for approval of a Transfer made pursuant to this Section 7.3, provided Buyer delivers written notice to Seller requesting such approval, accompanied by evidence regarding the proposed transferee's development and/or operational qualifications and experience, and its financial commitments and resources, in sufficient detail to enable Seller to evaluate the proposed assignee or purchaser pursuant to the criteria set forth in this Section 7.3 and as reasonably determined by Seller. The Seller may, in considering any such request, take into consideration such factors as (i) the proposed transferee's past performance as buyer of similar developments, and (ii) the current financial condition of the proposed transferee, and similar factors. The Seller agrees not to unreasonably withhold its approval of any such requested Transfer, taking into consideration the foregoing factors.

An assignment and assumption agreement in form reasonably satisfactory to Seller's counsel shall also be required for all proposed Transfers. Within thirty (30) days after the receipt of Buyer's written notice requesting Seller approval of a Transfer pursuant to this Section 7.3, Seller shall either approve or disapprove such proposed assignment or shall respond in writing by stating what further information, if any, Seller reasonably requires in order to determine the request complete and determine whether or not to grant the requested approval. Upon receipt of such a response, Buyer shall promptly furnish to Seller such further information as may be reasonably requested.

ARTICLE VIII
Closing Costs

8.1. Closing Costs. Notwithstanding anything to the contrary contained herein, or in the Escrow instructions, the Closing costs shall be paid as follows:

8.1.1. By Seller:

(a) Title insurance premium for a standard form CLTA/ALTA Standard Coverage policy;

(b) Expenses of placing title in proper condition to the extent required hereunder;

(c) Preparation and recording of Grant Deed (including recording fees), which Grant Deed shall be in substantially the form of Exhibit "C", attached hereto and incorporated by reference;

(d) Expenses related to the updated survey of the Acquisition Parcels, sufficient for the Title Company to remove the survey exception for the proposed policy;

(e) All documentary, stamp, and transfer taxes; and

(f) One half (1/2) the Escrow fee, if any.

8.1.2. By Buyer:

(a) To the extent applicable, the insurance premium increment for an ALTA extended coverage policy and any endorsements requested by Buyer;

(b) Preparation of Mortgage, Deed of Trust, or other applicable financing instruments;

(c) Recording fees for financing instruments; and

(d) One half (1/2) the Escrow fee, if any.

ARTICLE IX
Miscellaneous

9.1. Brokerage Fees. Buyer and Seller hereby acknowledge and represent that there are no broker's commissions or finder's fees due in connection with this transaction. Buyer and Seller shall each hold harmless and indemnify the other from any claims of brokers, agents, or finders, licensed or otherwise, claiming through, under or by reason of the conduct of the indemnifying Party with respect to the transaction contemplated hereunder except as disclosed above. The provisions of this Article IX shall survive the Closing Date or the termination of this Agreement.

9.2. Confidentiality. Subject to the JPA's limitations under state law, for the purpose of avoiding the dissemination of market information that would be detrimental to the maximization of the benefits of the Project to the Parties, the Parties shall establish an appropriate procedure to maintain the confidentiality of documents, financial statements, reports or other information, including, without limitation, strategies and development concepts, and Seller's and Buyer's respective proprietary information, provided to, or generated for or relating to the Acquisition Parcels and the Project and not otherwise publicly available, and deemed "**confidential**" by a Party. Notwithstanding the foregoing, disclosure shall be permitted when (a) required by order of a court of competent jurisdiction, (b) in the reasonable opinion of Seller's legal counsel, following notice to Buyer and opportunity to object, such disclosure is required by relevant provisions of state or federal law, or (c) subject to public disclosure

requirements during the course of litigation between Seller and Buyer. The provisions of this Section shall survive the Closing or earlier termination of this Agreement. Without limiting the generality of the foregoing, prior to the Closing, all contact by Buyer with either the JPA or the March Joint Powers Commission or their respective representatives, shall be made through Seller.

9.3. Notices. Any and all communications required or permitted to be given hereunder shall be in writing and shall be sent by: (i) certified or registered mail, postage prepaid, return receipt requested, (ii) personal delivery, or (iii) a recognized overnight carrier that provides proof of delivery, and shall be addressed as follows:

If to Seller: March1 LLC
Attn: Stephen J. Tomassi
9731 Janice Circle
Villa Park, CA 92861
Email: stomassi@marchlifecare.com

With a copy to: Fennemore
550 East Hospitality Lane, Suite 300
San Bernardino, CA 92408-4205
Attn: Donovan Collier, Esq.
Email: dcollier@fennemorelaw.com

If to Buyer: RCI IV
Attn: Ravi Berry, M.D.
3660 Arlington Avenue
Riverside, CA 92506
Email: ravi.berry@rmcps.com

With a copy to: Best Best & Krieger, LLP
Attn: George M. Reyes
3390 University Avenue, 5th Floor
Riverside, CA 92502
Email: george.reyes@bbklaw.com

Notices shall be deemed effective upon receipt or rejection only.

9.4. Severability. If any provision of this Agreement is found by any court of competent jurisdiction to be invalid, illegal, or unenforceable, then such portion shall be deemed severed from this Agreement and the Parties shall negotiate in good faith to modify this Agreement to fulfill as closely as possible the original intent and purpose of this Agreement.

9.5. Entire Agreement; Amendment. This Agreement contains the entire agreement between the Parties with respect to the subject matter herein and supersedes any and all prior or contemporaneous negotiations, correspondence, or oral or written agreements between the Parties. No supplement, amendment, or modification of any provision of this Agreement shall be effective unless it is in writing and executed by both Parties.

9.6. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties to this Agreement and their respective successors and permitted assigns. Neither party may assign its rights or obligations under this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed. Notwithstanding the foregoing, the

Buyer may assign its rights or obligations under this Agreement to a wholly owned subsidiary of the Buyer without the prior written consent of Seller. No assignment shall relieve the assigning party of any of its obligations under this Agreement.

9.7. Waivers. A waiver of any provision hereof shall not be binding, unless such waiver is made in writing and executed by the Party making the waiver. Notwithstanding the foregoing, no waiver of any provision hereof shall be deemed a waiver of any other provision hereof, or of any subsequent breach by either Party of the same or any other provision. No failure to exercise, or delay in exercising, any right, remedy, power or privilege arising from this Agreement shall operate or be construed as a waiver of this Agreement; nor shall any single or partial exercise of any right, remedy, power or privilege under this Agreement preclude any other or further exercise of this Agreement or the exercise of any other right, remedy, power or privilege.

9.8. Survival. All covenants, agreements, representations, warranties, and indemnities contained herein shall survive the Closing or earlier termination of this Agreement.

9.9. Further Acts. The Parties shall take such further actions and execute any additional documents as may be required from time to time to carry out the intent of this Agreement.

9.10. No Partnership. Nothing in this Agreement shall be construed to create a partnership or joint venture between the Parties.

9.11. Attorneys' Fees. In the event of a suit by either Party against the other arising out of this Agreement, the prevailing Party shall be entitled to recover from the other Party all reasonable costs and expenses of suit, including attorneys' fees and the fees of other professionals.

9.12. Time of the Essence. Time is strictly of the essence with respect to each and every term, condition, obligation, and provision of this Agreement.

9.13. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, but both of which, taken together, shall constitute one in the same Agreement.

9.14. Effective Date. The Effective Date of this Agreement shall be the last date on which both Parties have executed this Agreement.

9.15. Days; Dates of Performance. All references in this Agreement to days shall be deemed to be references to calendar days, unless expressly stated otherwise. In the event that any date for performance by either Party of any obligation hereunder required to be performed by such Party falls on a Saturday, Sunday, or nationally established holiday, the time for performance of such obligation shall be deemed extended until the next business day following such date.

9.16. Jurisdiction and Venue. Any legal action or proceeding concerning this Agreement shall be filed and prosecuted in the appropriate California state court in the County of Riverside, California. Each Party hereto irrevocably consents to the personal jurisdiction of that court.

9.17. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9.18. Third Party Beneficiaries. Seller and Buyer acknowledge and agree that the Agency and JPA are third-party beneficiaries of Buyer's obligations hereunder. Except as otherwise expressly provided hereinabove, this Agreement is made solely for the benefit of the Parties and their respective successors

and assigns, and no other person, firm, or entity shall be entitled to rely upon or receive any benefit from this Agreement or any provision herein.

9.19. DDA. Seller and Buyer agree that, notwithstanding the provisions herein, upon the Close of Escrow, Buyer hereunder thereby assumes, with respect to the Acquisition Parcels, all of the obligations of a Third-Party Developer(s)/End User(s) under the DDA and is subject to the terms thereof, with respect to the Acquisition Parcels, as though a party thereto. In the event of any conflict between the terms of the DDA and the terms of this Agreement, the terms of the DDA shall govern.

9.20. Construction. No provision of this Agreement shall be construed in favor of, or against, any particular Party by reason of any presumption with respect to the drafting of this Agreement; both Parties, having the opportunity to consult legal counsel, having fully participated in the negotiation of this Agreement.

9.21. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

9.22. Number and Gender. As used in this Agreement, the singular and the plural shall each be deemed to include the other, and the masculine, the feminine, and the neuter shall each be deemed to include the others, where the context so indicates.

9.23 Multiple Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Execution and delivery of this Agreement by exchange of pdf or facsimile copies bearing the signature of a party hereto shall constitute a valid and binding execution and delivery of this Agreement by such party. Such pdf or facsimile copies shall constitute enforceable original documents.

ARTICLE X
Closing Deliverables

10.1 Seller's Closing Deliverables. Ten (10) days before the Closing Date, Seller shall deposit into Escrow the following: (a) the Grant Deed, duly executed and acknowledged by Seller; (b) an affidavit that Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code, as amended; (c) a California Form 593-C; (d) such additional documents as may be necessary to convey the Acquisition Parcels to Buyer in accordance with this Agreement; (e) any amount determined by Escrow Holder to be due from Seller in connection with the closing costs and prorations, as provided herein, and (f) a Seller executed Post-Closing Development Agreement.

10.2 Buyer's Closing Deliverables. On or before the Closing Date, Buyer must deposit into Escrow the following: (a) the Purchase Price, in accordance with Article 1 above; (b) such additional documents as may be necessary to convey the Acquisition Parcels to Buyer in accordance with this Agreement; and (c) any amount determined by Escrow Holder to be due from Buyer in connection with the closing costs and prorations, as provided herein.

ARTICLE XI
Closing Procedures

11.1 Closing Procedures. Upon the Close of Escrow, Escrow Holder shall perform the following:

(a) Disburse to Seller the Purchase Price, less all items chargeable to Seller's account pursuant to this Agreement;

(b) Cause the Grant Deed and any other documents that the Parties hereto may mutually direct to be recorded in the Official Records of the County;

(c) Cause the Title Company to deliver the Title Policy to Buyer;

(d) Deliver to Seller and Buyer conformed copies of all documents recorded at the Close of Escrow;

(e) Deliver to the appropriate Parties any other documents or instruments to be delivered through Escrow pursuant to the terms hereof.

[Signatures on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date last set forth below ("**Effective Date**").

SELLER:

MARCH1 LLC,
a California limited liability company

BY: _____
Daniel Niemann

ITS: Co-Manager _____

DATE: _____

BUYER:

RIVERSIDE CLINIC INVESTORS IV, LLC,
a California limited liability company

BY: _____
Ravi Berry, M.D.

ITS: Manager

DATE: _____

BY: _____
Manoj Patel, M.D.

ITS: Member

DATE: _____

BY: _____
Hidehisa Takei, M.D.

ITS: Manager

DATE: _____

EXHIBIT "A"

PARCELS 1 THROUGH 36, INCLUSIVE LOTS "A" THROUGH "U" OF PARCEL MAP 36035, ON FILE IN BOOK 235 OF PARCEL MAPS AT PAGES 28 THROUGH 42, INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CONTAINING 191.37 ACRES, MORE OR LESS.

EXHIBIT "B"

LEGAL DESCRIPTION
ACQUISITION PARCEL

PARCEL 7 AND PARCEL 9 OF PARCEL MAP NO. 36035, AS SHOWN BY MAP ON FILE IN BOOK 235, PAGE(S) 28 THROUGH 42, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN's 297-250-008 & 297-260-004

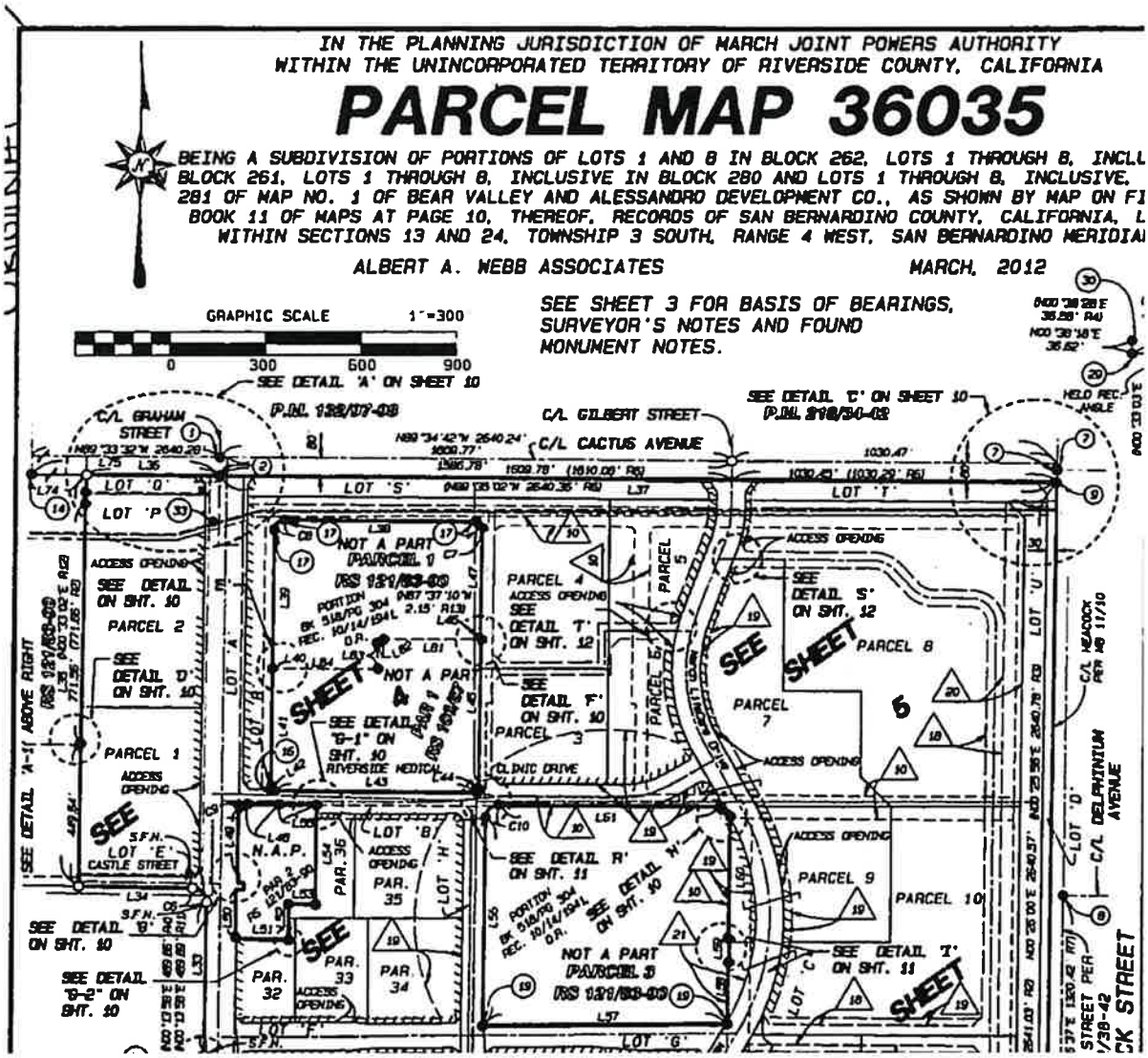


EXHIBIT C

GRANT DEED

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

RIVERSIDE CLINIC INVESTORS IV, LLC

_____

_____

_____

APN(s):

The undersigned declares the DOCUMENTARY TRANSFER TAX is $_____

_____ Computed on the consideration or value of property conveyed, OR

_____ Computed on the consideration or full value less liens and/or encumbrances remaining at time of sale.

_____

Signature of Declarant

GRANT DEED

FOR VALUE RECEIVED, MARCH1 LLC, a California limited liability company ("Grantor"), grants to Riverside Clinic Investors IV, LLC, a California limited liability company ("Grantee"), all that certain real property (the "Property") situated in the County of Riverside, State of California, more particularly described on Attachment No. 1 attached hereto and by this reference incorporated herein, subject to the existing easements, restrictions and covenants of record and the following:

THE PROPERTY IS CONVEYED TO GRANTEE WITHOUT WARRANTY OR COVENANT OF ANY KIND.

F. **1. The DDA.** This Grant Deed is given pursuant and subject to: (1) that certain March LifeCare Campus Disposition and Development Agreement dated April 7, 2010 ("**Original Agreement**") between (i) March 1 LLC, as assignee of March Healthcare Development LLC's right and obligations in and to the Original Agreement and (ii) The Successor Agency–March Joint Powers Authority of the Former March Joint Powers Redevelopment Agency (the "**Agency**"), as amended by that certain "First Amendment to March Lifecare Campus Disposition and Development Agreement" dated March 7, 2012 ("**First Amendment**"), that certain "Second Amendment to March Lifecare Campus Disposition and Development Agreement" dated September 12, 2018 ("**Second Amendment**"), that certain "Third Amendment to the March Lifecare Campus Disposition and Development Agreement" dated January 26, 2022 ("**Third**

Amendment"), that certain "Fourth Amendment to March LifeCare Campus Disposition and Development Agreement" dated as of May 2, 2023 ("**Fourth Amendment**") and that certain "Fifth Amendment to March LifeCare Campus Disposition and Development Agreement" dated as of March 6, 2024 ("**Fifth Amendment**") (the Original Agreement together with the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and the Fifth Amendment are collectively referred to herein as the "**DDA**"), which is on file with the Secretary of the Agency; and (2) that certain Acquisition and Development Agreement ("**Acquisition and Development Agreement**") between Grantor and Grantee. All capitalized terms not defined herein shall have the meanings set forth in the DDA and/or the Acquisition and Development Agreement, as applicable. All references to Grantee shall apply to Grantee, and its successors and assigns, including, without limitation, any subsequent Third-Party Developer(s)/End User(s).

2. **Nondiscrimination Covenants**. Grantee herein covenants and agrees that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall Grantee or any person claiming under or through Grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property herein conveyed. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(a) **In deeds**: Grantee herein covenants by and for itself, its heirs, executors, administrators, and assigns, and all persons claiming under or through Grantee, that there shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Property herein conveyed, nor shall Grantee or any person claiming under or through Grantee, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Property herein conveyed. The foregoing covenants shall run with the land.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(b) **In leases**: The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.

Notwithstanding the immediately preceding paragraph, with respect to familial status, the immediately preceding paragraph shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in the immediately preceding paragraph shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11, and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to the immediately preceding paragraph.

(c) **In contracts**: There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises which are the subject of this Agreement, nor shall the grantee or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.

3. **Reserved**.

4. **Grantee Precautions After Each Closing**. With respect to the Vertical Improvements, Grantee and/or any subsequent Third-Party Developer(s)/End User(s) shall take all necessary precautions to prevent the release into the environment of any Hazardous Materials which are located in, on or under the Property. Such precautions shall include compliance with all Governmental Requirements with respect to Hazardous Materials. In addition, Grantee and/or any subsequent Third-Party Developer(s)/End User(s) shall install and utilize such equipment and implement and adhere to such legally required or commercially reasonable procedures for the disclosure, storage, use, removal, and disposal of any Hazardous Materials. This obligation shall survive the recordation of this Grant Deed.

5. **Indemnity**. Grantee and its successors and assigns shall indemnify, defend and hold Grantor, the Agency and the Authority, and their elected officials, employees, officers, volunteers, representatives, consultants, attorneys and agents harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, reasonable attorneys' fees) (collectively, the "Environmental Liabilities"), resulting from, arising out of, or based upon (i) the presence, release, use, generation, discharge, storage or disposal of any Hazardous Materials on, under, in or about, or the transportation of any such Hazardous Materials to or from, the Property, and (ii) the violation, or alleged violation, of any statute, ordinance, order, rule, regulation, permit, judgment or license relating to the use, generation, release, discharge, storage, disposal

or transportation of Hazardous Materials on, under, in or about, to or from, the Property to the extent based on facts arising after the date of this Grant Deed.

This indemnity shall include, without limitation, any damage, liability, fine, penalty, parallel indemnity after closing cost or expense arising from or out of any claim, action, suit or proceeding for personal injury (including sickness, disease or death), tangible or intangible property damage, compensation for lost wages, business income, profits or other economic loss, damage to the natural resource or the environment, nuisance, contamination, leak, spill, release or other adverse effect on the environment. This indemnity shall not include any existing Hazardous Materials or actions to mitigate and dispose of such materials that are or may be identified as part of Grantee's Obligations in Sections 2.12.2(b) and 3.1 of that Acquisition and Development Agreement between Grantor and Grantee and dated the __ day of June 2024. Upon written request of Grantee, Grantor shall cooperate with and assist Grantee in its defense of any such claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense; provided that the Grantor shall not be obligated to incur any expense in connection with such cooperation or assistance. This indemnity shall survive the termination, expiration, invalidation, or performance in full or in part of this Agreement, except in cases where such release, discharge, transportation, disposal, violation or otherwise occurred due to the actions of Grantor or its agents.

6. **Scope of Development**. The Property shall be developed in accordance with the Entitlements and generally consistent with the Scope of Development.

7. **Antidiscrimination During Construction**. Grantee, for itself and its successors and assigns, agrees that in the construction of the Improvements, Grantee will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry, or national origin.

8. **Security Financing; Rights of Holders**.

(a) Holder Not Obligated to Construct Improvements. No Mortgagee shall be obligated by the provisions of the DDA and/or this Grant Deed to construct or complete the Improvements or to guarantee such construction or completion. Nothing in the DDA and/or this Grant Deed shall be deemed to construe, permit, or authorize any such holder to devote the Property to any uses or to construct any Improvements thereon other than those uses or improvements provided for or authorized by the DDA and/or this Grant Deed.

(b) Failure of Holder to Complete Improvements. In any case where, thirty (30) days after default by Grantee and/or any subsequent Third Party Developer(s)/End User(s) under an Acquisition and Development Agreement, the holder of any mortgage, deed of trust or other security interest creating a lien or encumbrance upon the Property, or any portion thereof, has not cured such Default, or if it has commenced cure, has not proceeded diligently therewith, Grantor may purchase the mortgage, deed of trust or other security interest by payment to the holder of the amount of the unpaid debt, plus any accrued and unpaid interest. If the ownership of the Property has vested in the holder, Grantor, if it so desires, shall be entitled to a conveyance of the Property from the holder to Grantor upon payment to the holder of an amount equal to the sum of the following:

(i) The unpaid mortgage, deed of trust or other security interest debt at the time title became vested in the holder (less all appropriate credits, including those resulting from collection and application of rentals and other income received during foreclosure proceedings);

(ii) All expenses with respect to foreclosure;

(iii) The net expenses, if any (exclusive of general overhead), incurred by the holder as a direct result of the subsequent management of the Property;

(iv) The costs of any authorized improvements made by such holder; and

(v) An amount equivalent to the interest that would have accrued on the aggregate of such amounts had all such amounts become part of the mortgage or deed of trust debt and such debt had continued in existence to the date of payment by Grantor.

9. Insurance Requirements.

(a) Grantee shall, prior to commencing any construction activities upon the Property, secure or cause to be secured from a company or companies licensed to conduct insurance business in the State of California, pay for, and maintain in full force and effect from and after the Closing, and continuing until the issuance of a certificate of occupancy for the Vertical Improvements, a policy of commercial general liability insurance issued by an "A:VII" or better rated insurance carrier as rated by A.M. Best Company as of the date that Grantee obtains or renews its insurance policies, on an occurrence basis, in which Grantor, the Agency, and the March Joint Powers Authority, and their respective officers, employees, agents and representatives are named as additional insureds. Grantee shall furnish a certificate of insurance to Grantor prior to the Closing, and shall furnish complete copies of such policy or policies upon request by Grantor. Notwithstanding any inconsistent statement in the policy or any subsequent endorsement attached thereto, the protection offered by the policy shall:

(i) Include an endorsement naming Grantor, the Agency, and the March Joint Powers Authority, and their officers, employees, agents, representatives, and attorneys as additional insureds;

(ii) Provide a combined single limit policy for both personal injury and property damage in the amount of $5,000,000, which will be considered equivalent to the required minimum limits;

(iii) Bear an endorsement or shall have attached a rider providing that Grantor, the Agency and the March Joint Powers Authority shall be notified not less than thirty (30) days before any expiration, cancellation, nonrenewal, reduction in coverage, increase in deductible, or other material modification of such policy or policies, and shall be notified not less than ten (10) days after any event of nonpayment of premium; and

(iv) Provide for waivers of subrogation for the benefit of Grantor, the Agency, and the March Joint Powers Authority.

(b) Grantee shall provide to Grantor certificates of insurance evidencing that Grantee maintains workers' compensation insurance covering its respective employees, as required by California law. Also, Grantee (i) shall ensure that any contractors hired by Grantee, which are involved in construction of the Vertical Improvements, carry workers' compensation insurance on their respective employees, and (ii) shall require said contractors to ensure that their subcontractors, if any, carry workers' compensation covering their respective employees.

(c) Grantee shall secure, maintain, and pay for the following all-risk property insurance; provided, however, in the case of builder's risk insurance, Buyer may cause the required builder's risk insurance to be secured, maintained, and paid for: Prior to the start of construction and continuing until the issuance of a certificate of occupancy for the Vertical Improvements: all-risk builder's

risk (course of construction) insurance coverage in an amount equal to the full cost of the Vertical Improvements. Such insurance shall be written on an all-risk form, and shall cover, at a minimum: all work, materials, and equipment to be incorporated into the Vertical Improvements during construction; and storage and transportation risks. Such insurance shall protect/insure the interests of Grantee and Grantee's construction contractor, and other contractor(s), and all subcontractors, as each of their interests may appear. If such insurance includes an exclusion for "design error," such exclusion shall only be for the object or portion which failed. Such insurance shall include an insurer's waiver of subrogation in favor of each protected/insured party thereunder. Grantor, the Agency, and the March Joint Powers Authority shall be named as additional loss payees, as their interests may appear, with a loss payable endorsement, which shall be delivered to Grantor prior to the start of construction.

10. **Release of Construction Covenants**. In accordance with the DDA, after completion of Improvements for the Property in conformity with the DDA and the Acquisition and Development Agreement, the Agency shall deliver to the Grantor and the Grantee (or any subsequent Third Party Developer(s)/End User(s)), a Release of Construction Covenants executed and acknowledged by the Agency with respect to the Horizontal Improvements on the Property ("**Release**"). Following the issuance of a Release, any party then owning or thereafter purchasing, leasing or otherwise acquiring any interest in the Improvements shall not (because of such ownership, purchase, lease or acquisition) incur any obligation or liability under the DDA or the Acquisition and Development Agreement with respect to the construction of the Improvements; however, any such party shall be subject to those continuing covenants described herein and in the DDA and the Acquisition and Development Agreement.

11. **Grantee's Indemnity**. The Grantee shall defend, indemnify, assume all responsibility for, and hold the Grantor, the Agency and the Authority, and their elected officials, volunteers, officers, employees, consultants, attorney and agents, harmless from all claims, demands, damages, defense costs or liability for any damages to property or injuries to persons, including accidental death (including reasonable attorney's fees and costs), which may be caused by any acts or omissions of the Grantee, as applicable, under the Grant Deed and/or with respect to the development, ownership and/or operation of the Property by the Grantee(s), whether such activities or performance thereof be by the Grantee or by anyone directly or indirectly employed or contracted with by either of the same, and whether such damage shall accrue or be discovered before or after termination or expiration of this Agreement. Notwithstanding the foregoing, the Grantee shall be liable for property damage or bodily injury to the extent caused by the sole negligence or willful misconduct of the Agency or the Authority or their respective officers, agents, or employees.

12. **Uses**. The Grantee agrees to devote the Property to the Permitted Uses during the Term of the DDA; provided, however, that such requirement shall not limit Grantee's, or its successors and assigns right to request a variance to, or amendment of, the Entitlements.

13. **Limitation on Conveyance to Tax Exempt Entity**. The Grantee agrees for itself, and shall incorporate a covenant in any grant deed subsequently conveying the Property, or any portion thereof, that, unless otherwise approved by the Agency acting in its sole and absolute discretion, at such time as the Gross Building Area of Completed or Proposed Vertical Improvements that are exempt in whole or in part from secured and/or unsecured property taxes ("**Exempt Parcels**") exceeds twenty percent (20%) of the Gross Building Area of all Completed or Proposed Vertical Improvements, then, thereafter the Grantee and/or any subsequent Third Party Developer(s)/End User(s) and their respective successors and assigns shall refrain, in perpetuity, from seeking, or otherwise taking advantage of any exemption from the payment, in whole or in part, of secured and/or unsecured property taxes on the Property and/or Improvements; provided that, in the event that the Property and/or Improvements nonetheless become exempt, in whole or in part, from secured and/or unsecured property taxation then, in such event, the Grantee and/or any subsequent Third Party Developer(s)/End User(s), as applicable, shall cause to be paid to the Agency, pursuant to a mutually agreeable and recorded agreement, including provisions securing

payment, in-lieu property taxes equal to the Gross Property Tax Increment that the Agency would have received had the Property been subject to the payment of property taxes; provided, however in no event shall the Gross Building Area of the Exempt Property exceed thirty three (33%) percent of the Gross Building Area of the Completed or Proposed Vertical Improvements; provided further that during such time as the Gross Building Area of the Exempt Property exceeds twenty (20%) percent of the Gross Building Area of the Completed or Proposed Vertical Improvements, the interest on the Agency Note shall toll. Notwithstanding the foregoing, the Exempt Property may not exceed twenty (20%) percent of the Gross Building Area of the Completed or Proposed Vertical Improvements for a period of longer than three (3) years. The obligations of the Grantee, and/or any subsequent Third-Party Developer(s)/End User(s), and their respective successors and assigns are hereinafter referred to as the "Exempt Property Covenant." Without limiting the effect of the foregoing, the Agency agrees that nothing contained in the foregoing restriction shall apply to the conveyance of dedication of any portion of the Property to any governmental agency in connection with the granting of easements or permits to facilitate and as a condition of the construction of the Improvements.

14. Effect and Duration of Covenants.

(a) Duration. The covenants against discrimination shall remain in effect in perpetuity. The covenants established in this Grant Deed shall, without regard to technical classification and designation, be binding for the benefit and in favor of Grantor and the Agency, as applicable, and each of their successors and assigns, and any successor in interest to the Property or any part thereof.

(b) Grantor and the Agency as Beneficiaries. Grantor and the Agency, as applicable, are deemed the beneficiaries of the covenants set forth in this Grant Deed and of the covenants running with the land for and in its own rights and for the purposes of protecting the interests of the community and other Parties, public or private, in whose favor and for whose benefit the Grant Deed and the covenants running with the land have been provided. The Grant Deed and the covenants shall run in favor of Grantor and the Agency without regard to whether Grantor and/or the Agency have been, remain or are owners of any land or interest therein in the Property, or in the Redevelopment Project Area, as described in the Redevelopment Plan. Grantor and/or the Agency shall each have the right, if this Grant Deed or the covenants are breached, to exercise all rights and remedies and to maintain any actions or suits at law or in equity or other proper proceedings to enforce the curing of such breaches to which it or any other beneficiaries of this Grant Deed and the covenants may be entitled.

15. Conflict. In the event of any inconsistency between the DDA or this Grant Deed and the Acquisition and Development Agreement, then the DDA or this Grant Deed, as the case may be, shall govern.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have executed this Grant Deed as of this day of _____ _____, 20__.

GRANTOR:

MARCH1 LLC,
a California limited liability company

BY: _____
Daniel Niemann

ITS: Co-Manager _____

DATE: _____

GRANTEE:

RIVERSIDE CLINIC INVESTORS IV, LLC,
a California limited liability company

BY: _____
Ravi Berry, M.D.

ITS: Manager

DATE: _____

BY: _____
Manoj Patel, M.D.

ITS: Member

DATE: _____

BY: _____
Hidehisa Takei, M.D.

ITS: Manager

DATE: _____

This Notary Acknowledgement is attached to a document entitled ***Grant Deed***

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 _____)
)
COUNTY OF _____)

On _____ before me, _____
(insert name and title of the officer)

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(is), 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)**

This Notary Acknowledgement is attached to a document entitled ***Grant Deed***

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 _____)
)
COUNTY OF _____)

On _____ before me, _____
(insert name and title of the officer)
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(ides), 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.

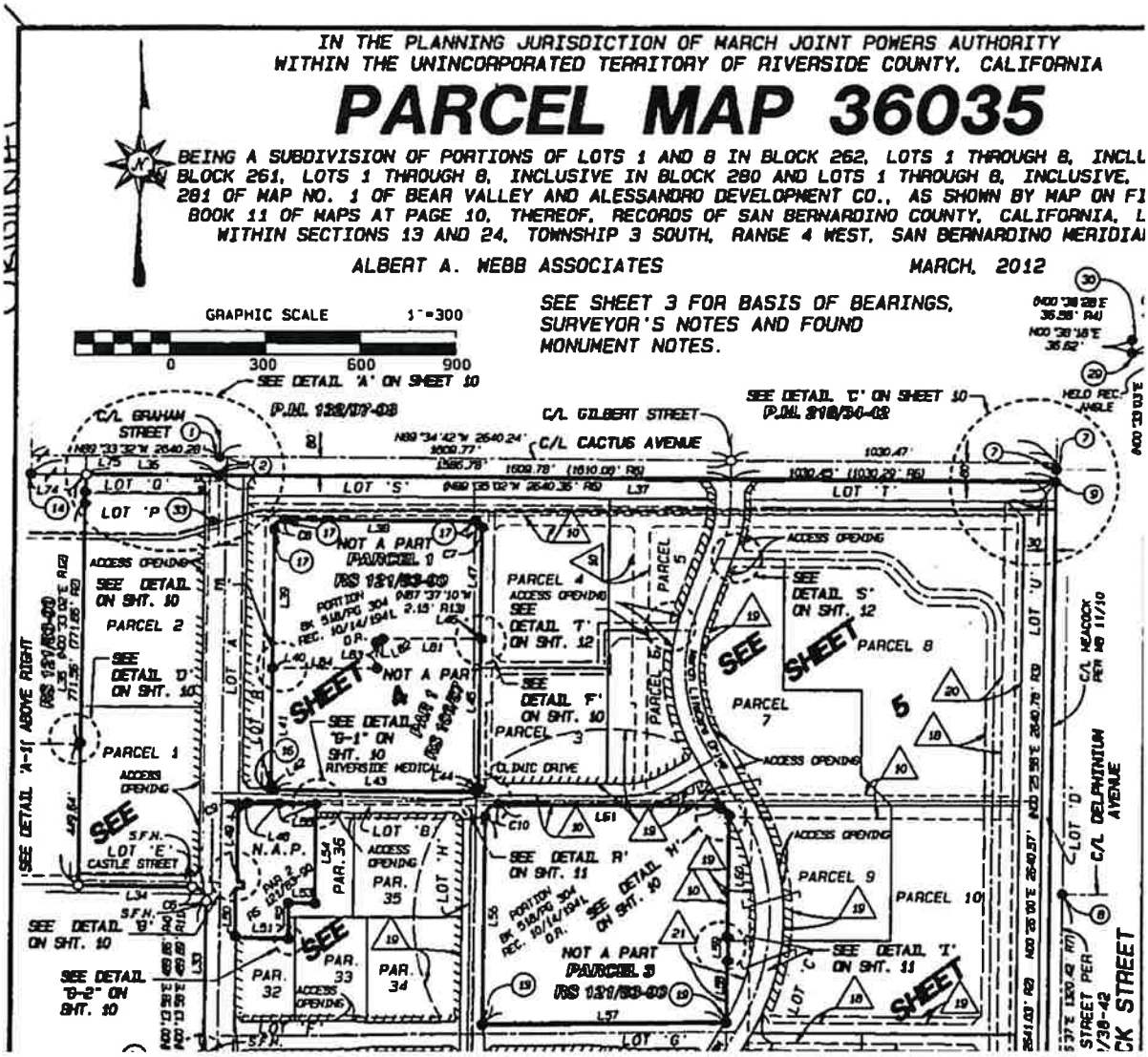
Signature_____ **(Seal)**

ATTACHMENT NO. 1

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 7 AND PARCEL 9 OF PARCEL MAP NO. 36035, AS SHOWN BY MAP ON FILE IN BOOK 235, PAGE(S) 28 THROUGH 42, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN's 297-250-008 & 297-260-004



MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 8 (8)

Meeting Date: February 5, 2025

Action: **ADOPT RESOLUTION JPA 25-04 A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AN ACQUISITION AND DEVELOPMENT AGREEMENT WITH RIVERSIDE CLINIC INVESTORS IV, LLC, FINDING THE PROPOSED ACTION EXEMPT UNDER CEQA AND AUTHORIZING THE FILING OF A NOTICE OF EXEMPTION UPON ACTION APPROVAL**

Motion: Move to approve to Adopt Resolution JPA 25-04 a Resolution of the March Joint Powers Commission of the March Joint Powers Authority approving an Acquisition and Development Agreement with Riverside Clinic Investors IV, LLC, finding the proposed action exempt under CEQA and authorizing the filing of a Notice of Exemption upon action approval.

a. History of March LifeCare Campus DDA

On December 2, 2009, the March Joint Powers Commission ("Commission") certified the March LifeCare Campus Specific Plan Final Program Environmental Impact Report (SCH No. 2008071021) ("Final EIR") pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The March LifeCare Campus project involves the development of 3.555 million square foot of habitable uses within a medical campus, with a broad range of healthcare-related and supporting uses. These include acute-care hospitals; medical offices; research and education, imaging, and surgery facilities; medical-related retail uses; supporting mixed uses that are non-medical in nature; and residential care uses including independent living, assisted car, skilled nursing, and memory care centers.

In addition to the development of 3.555 million square feet of habitable space, the March LifeCare Campus includes the development of supporting facilities, for a total development of 6.055 million square feet of structures. These supporting facilities include a helistop; all necessary utilities including storm water management detention/retention basins; a 25,000 square-foot central utility plan; and up to 2.5 million square feet of parking structure(s).

The March Joint Powers Redevelopment Agency ("Agency") and March Healthcare Development, LLC, a California limited liability company ("MHD"), entered into the March

LifeCare Campus Disposition and Development Agreement, dated April 7, 2010 (the "March LifeCare Campus DDA"). Following the execution of the Agreement, the Agency, in 2011, assigned certain rights, duties, and obligations under the DDA to the March Joint Powers Authority ("Authority") to facilitate the sale and development of the Property. Following the adoption of ABX1 26, the Successor Agency to the March Joint Powers Redevelopment Agency ("Successor Agency") assumed the Agency's position as a party to the DDA.

The March LifeCare Campus DDA was subsequently amended on March 7, 2012 in order to provide the Authority and MHD with contractual rights as to certain properties within the March LifeCare Campus Specific Plan. On January 22, 2016, MHD assigned its rights in and to the DDA to March1 LLC ("M1" or "March1"), an affiliate of MHD. Since that time, March1 has acquired certain portions of the Property.

On September 29, 2018, the Authority and MHD entered into a Second Amendment to the March LifeCare Campus DDA in order to provide assurances that the vertical construction deadlines would not interrupt transaction closings as well as requiring certain horizontal improvements to be made by March1. On January 26, 2021, the Commission approved a Third Amendment to the March LifeCare Campus DDA. The Amendment established an extension of time in order to grant March1 additional time to complete agreed upon improvements. On April 12, the Commission approved a Fourth Amendment to the DDA which for the extension of time for completion of the PRV facility. On March 6, 2024, Authority and March 1 entered into a Fifth Amendment to the March LifeCare Campus DDA to clarify that the PRV Facility was deemed substantially completed and to amend the March1's obligations with respect to the construction of two Cactus Channel crossings so as to align those crossings with the future design, to be done by others, for the Cactus Channel.

b. Acquisition and Development Agreements

Pursuant to the March LifeCare Campus DDA, the property may be subdivided into a number of separate parcels. The March LifeCare Campus DDA, among other things, grants to March1 the right to acquire the Acquisition Parcels and concurrently convey same to third-party developers/end users for the development of healthcare facilities on terms substantially in conformance with the form Acquisition and Development Agreement attached to the March LifeCare Campus DDA as Exhibit J. Under the current terms of the DDA, a transfer by March1 of any Acquisition Parcel pursuant to an Acquisition and Development Agreement is subject to Authority's reasonable review and approval of the financial capability and experience of the transferee. To date, March1 has entered into separate Acquisition and Development Agreements for the sale of a number of Acquisition Parcels.

In late 2024, March1 provided notice to the Authority of its desire to enter into an Acquisition and Development Agreement with Riverside Clinic Investors IV ("RMC") for the potential development of medical facilities. Authority staff has reviewed information from March 1 as to RMC's financial status and experience and has determined that they are consistent with the March LifeCare Campus DDA.

c. California Environmental Quality Act

The approval and execution of the Acquisition and Development Agreement attached hereto as Exhibit "A" (the "Action") is not a "project" subject to the California Environmental Quality

Act ("CEQA"). The requested Action is not a "Project" as defined by the California Environmental Quality Act (CEQA). Pursuant to Section 15378(a), a "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. According to Section 15378(b), a Project does not include: (5) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Here, the acquisition of the subject property is being undertaken pursuant to the procedures of the already existing March LifeCare Campus DDA, and such transfer does not grant any entitlements for development or otherwise commit the March Joint Powers Authority to a specific project, and any future development or use of the property will be subject to separate environmental review in accordance with CEQA prior to any discretionary approvals.

Staff recommends the Commission adopt Resolution JPA 25-04 approving an Acquisition and Development Agreement with Riverside Clinic Investors IV, LLC, finding the proposed action exempt under CEQA, and authorizing the filing of a Notice of Exemption upon Action approval.

Attachments: Resolution JPA 25-04
Exhibit A: Acquisition and Development Agreement

RESOLUTION JPA 24-22

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY MAKING FINDINGS UNDER CEQA GUIDELINES SECTION 15301 THAT THE PROPOSAL IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING CONDITIONAL USE PERMIT 24-01 (CUP 24-01), SUBJECT TO CONDITIONS OF APPROVAL, ALLOWING AN INSTRUCTIONAL STUDIO FOR STABLE JIU JITSU IN A 1,750 SQUARE FOOT TENANT SPACE LOCATED AT 22300 VAN BUREN BOULEVARD IN THE MIXED USE (SP-5, A5) ZONING DISTRICT

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;

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

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 westerly of the I-215 freeway, easterly of Barton Street, southerly of Alessandro Boulevard and northerly of the Riverside County Ben Clark Training Facility;

WHEREAS, the Meridian Business Center Specific Plan Area (SP-5, A5) was adopted as an amendment to an irregular shaped 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, located north of Van Buren Boulevard, west of Interstate 215, and south of Alessandro Boulevard ("SP-5, A5");

WHEREAS, on April 9, 2024, the Applicants, Rodney and Amy Hefington, submitted an application for Conditional Use Permit CUP 24-01, to allow an Instructional Studio (Stable Jiu Jitsu) within a 1,750 square-foot tenant space in the Mixed Use zoning district (SP-5, A5) located at 22300 Van Buren Boulevard, Suite 104;

WHEREAS, on August 14, 2024, 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;

WHEREAS, on August 14, 2024 the March Joint Powers Commission considered Resolution #JPA 24-22, directing staff to file a Notice of Exemption in accordance with CEQA Guidelines Section 15301 and the Agencies Local CEQA Guidelines, and approving Conditional

Use Permit 24-01, authorizing an Instructional Studio at 22300 Van Buren Boulevard, Suite 104, subject to conditions of approval; 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 August 14, 2024, the Commission considered and adopted Resolution #JPA 24-22,directing planning staff to file a Notice of Exemption consistent with the Local CEQA Guidelines and CEQA Guidelines Section 15301 (Class 1 Categorical Exemption), as the proposed Instructional Studio use is entirely within the existing building. The Commission finds that, due to the Class 1 Categorical Exemption, no further environmental review is required prior to the approval of the CUP.

SECTION 3. Findings for Conditional Use Permit 24-01 (CUP 24-01). 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 24-01 (CUP 24-01) in accordance with Section 9.02.060 (C) of the March JPA Development Code to allow an Instructional Studio within the Mixed Use (SP-5, A5) zoning district, located at 22300 Van Buren Boulevard, Suite 104, Riverside, California, within MS 1 Business Park:

1. *The proposed Project is consistent with the goals, objectives, policies and programs of the March JPA General Plan,* because the approved Specific Plan designation of Mixed Use is intended to allow a mix of land uses, including office, retail, light manufacturing, and personal services;

2. *The proposed Project complies with all applicable zoning and other regulations,* because the Instructional Studio complies, or will comply as conditioned, with all zoning and building safety requirements for an Instructional Studio;

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 Instructional Studio complies with the strict intensity limitations, in persons per acre, as determined by the Riverside County Airport Land Use Commission; 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 instructional studio will operate entirely within the enclosed building, and has hours of operation during off-hours for the two existing small office uses located within the larger 8,097 square-foot Mixed Use building.

SECTION 4. Consistency with the Project Narrative and site Exhibits. Based on the entire record before the Commission, the Commission finds that the use is consistent with and in accordance with the required Conditional Use Findings, subject to the facility being in in compliance with the Project Narrative, as shown on the attached Exhibit "B"; the Site Plan, as shown on the attached Exhibit C; and the Floor Plan, as shown on the attached Exhibit "D" attached hereto and incorporated herein by this reference.

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 CUP 24-01, subject to the Conditions of Approval, as shown on the attached Exhibit "A", attached hereto and incorporated herein by this reference.

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

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, California, 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 14th day of August 2024.

Edward A. Delgado, Chair
March Joint Powers Commission

ATTEST:

I, Cindy Camargo, Clerk of the March Joint Powers Authority, do hereby certify that the foregoing Resolution JPA 24-22 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on August 14, 2024.

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

Dated: August 14, 2024

Cindy Camargo, CAP
Clerk, March Joint Powers Authority Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL

Conditions of Approval
CUP 24-22
Stable Jiu Jitsu

Planning Department: March JPA (951) 656-7000

1. The facility shall comply with the conditions of approval, project narrative, project site plan and project floor plan as identified within the approved Conditional Use Permit CUP 24-22.

Building Department: Rick Shields (951) 963-8045

1. Tenant Improvement Plans are required for the assembly use. Please file tenant improvement plans with Roxanne Corona, March JPA Permit Technician, (951) 656-7000, in accordance with the 2022 California Building Code, 2022 California Mechanical Code, 2022 California Plumbing Code, and the 2022 California Electrical Code, and the 2022 California Green Buildings Standards adopted by the State of California.

2. 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.

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

4. 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.

Riverside County Fire Department, Olivia Owens (951) 955-4777

1. All Fire Department requirements shall be implemented through the tenant improvement process as identified in the August 8, 2024 Conditional Use Permit Review (FPCUP2400026), as determined by the Riverside County Fire Department.

Riverside County ALUC: Paul Rull (951) 955-5132

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 or circling climb following takeoff or toward an aircraft engaged in a straight or circling final approach toward a landing at an airport, other than a DoD or FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport to the extent as to result in a potential for temporary after-image greater than the low ("green") level.

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

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

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

   (g) Hazards to Flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property and be recorded as a deed notice.

4. 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.

5. Any other proposed basin would require review and approval by the ALUC. Any proposed stormwater basins or facilities shall be designed and maintained to provide for a maximum 48-

hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the 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 basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND 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.

6. The project has been evaluated for a 1,725 square foot Jiu Jitsu studio located within an existing commercial office building, consisting of 1,529 square feet of mat area, and an additional four other office suites totaling 6,231 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 3 the ALUC Director.

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

NOTICE

THERE IS AN AIRPORT NEARBY.

THIS STORM WATER BASIN IS DESIGNED TO HOLD STORM WATER FOR ONLY 48 HOURS AND NOT TO ATTRACT BIRDS

PROPER MAINTENANCE IS NECESSARY TO AVOID BIRD STRIKES

RIVERSIDE COUNTY
ALUC
AIRPORT LAND USE COMMISSION

IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____ Phone: _____

NOTICE OF AIRPORT IN VICINITY

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

EXHIBIT "B"

PROJECT NARRATIVE

STABLE JIU JITSU RIVERSIDE

22300 Van Buren Blvd. Suite 104
Riverside, CA 92518

PHONE:
951-285-8110
WEBSITE:
Stablejiujitsu.com
EMAIL:
info@stablejiujitsu.com

STABLE JIU JITSU RIVERSIDE is a martial arts studio specializing in Brazilian Jiu Jitsu instruction. The owners will run it with no employees. It will instruct children and adults. The studio expects approximately 10-20 members per class. The studio will operate during the week in the evening hours of 4:30 pm to 7:30 pm. Weekend operations will be held on Saturdays between 10:00 am and 2:00 pm.

There will be martial arts classes for children and adults, and each class will be run at separate times—one at a time. Children's instruction will also be separated by age to focus on safe instruction and children's attention span. Parents may be present during children's class.

STABLE JIU JITSU RIVERSIDE hopes to serve the community positively by teaching adults and children self-defense, fitness, and self-confidence. It is intended to help people in a safe and inviting environment.

STABLE JIU JITSU RIVERSIDE,

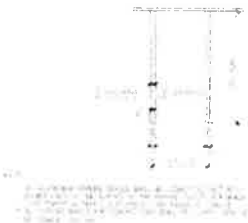
Rodney and Amy Hefington

EXHIBIT "C"

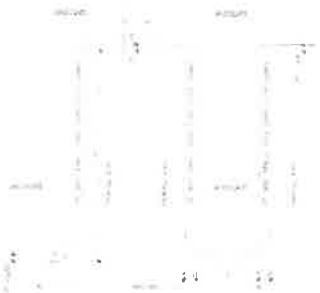
SITE PLAN

KEY MAP

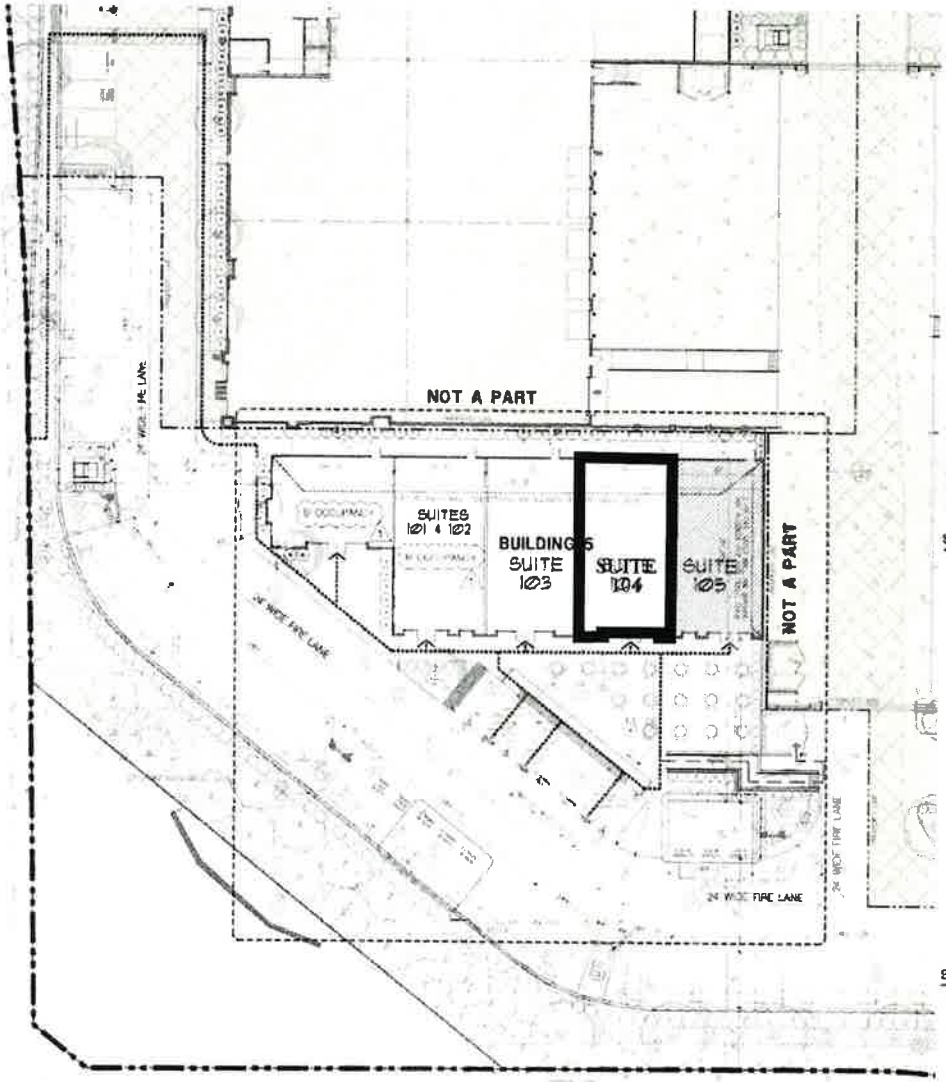




PARKING SPACE STRIPING REQUIREMENTS B



STEP-DOWN AT END PARKING STALL C



OVERALL SITE PLAN A

SITE PLAN KEYNOTES

SITE PLAN GENERAL NOTES

SITE LEGEND

DIANA BRAUN DESIGNS

PROJECT
22300 Van Buren Blvd
Suite 104
Riverside, CA 92518

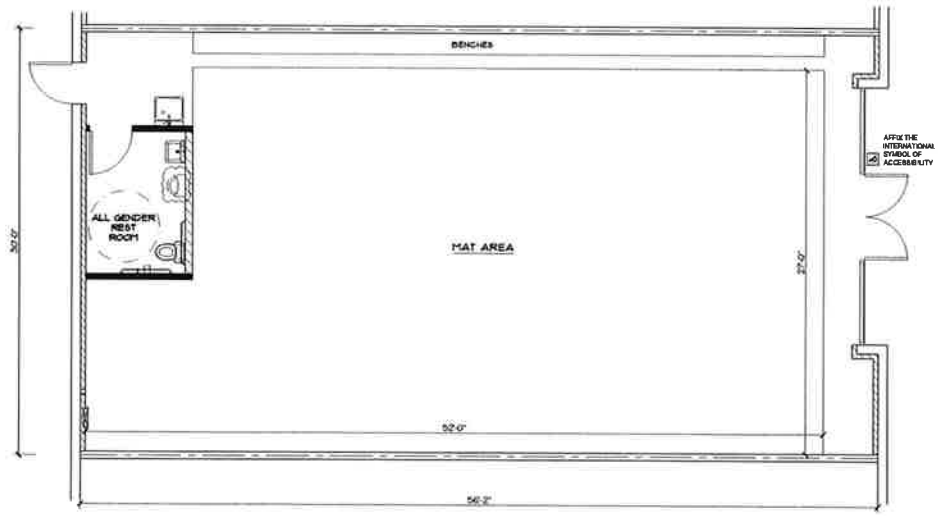
TITLE
SITE PLAN, BLDG 5

DATE
DRAWN BY
JOB NO
SCALE
SHEET NO
A-1

EXHIBIT "D"

FLOOR PLAN

SUITE 104, FLOOR PLAN - SCALE 1/4"=1'-0"



SUITE 104

PROPOSED FLOOR PLAN

A-2

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

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

Meeting Date: August 14, 2024

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO A REQUEST FOR A CONDITIONAL USE PERMIT FOR AN INSTRUCTIONAL STUDIO (STABLE JIU JITSU) IN THE MIXED USE ZONING DISTRICT (SP-5, A5) AT 22300 VAN BUREN BOULEVARD, SUITE 104: 1) DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO THE MARCH JOINT POWERS AUTHORITY LOCAL CEQA GUIDELINES AND CEQA GUIDELINES SECTION 15301; AND 2) ADOPT RESOLUTION JPA 24-22, ADOPTING FINDINGS AND APPROVING CONDITIONAL USE PERMIT CUP 24-01 SUBJECT TO CONDITIONS OF APPROVAL**

Motions:

1) Direct Staff to file a Notice of Exemption pursuant to the March Joint Powers Authority Local CEQA Guidelines and CEQA Guidelines Section 15301; and

2) Adopt Resolution JPA 24-22, adopting findings and approving Conditional Use Permit CUP 24-01 for an instructional studio (Stable Jiu Jitsu) in the Mixed Use zoning district (SP-5, A5) at 22300 Van Buren Boulevard, Suite 104, subject to conditions of approval.

Applicant: Rodney and Amy Hefington

History:
Planning Staff presented this item at the Technical Advisory Committee (TAC) meeting on August 5, 2024. The TAC acknowledged that this item was scheduled for the March JPC Commission meeting on August 14, 2024, and provided no specific concerns or direction regarding the scheduled public hearing.

Adjacent Land Uses:
The proposed tenant space is part of a larger 11.8-acre Mixed Use development (MS Van Buren I), which has small office/retail suites on a 1.3-acre parcel, including the proposed suite, near the corner of Van Buren Boulevard and Meridian Parkway and larger flexible tenant spaces located

throughout the remainder of the site. The 1.3-acre site is located north of Van Buren Boulevard and Riverside National Cemetery, east of Meridian Parkway, and west of Opportunity Way. The tenant space is a 1,750 square foot lease area within a larger 8,097 square foot retail/office building.

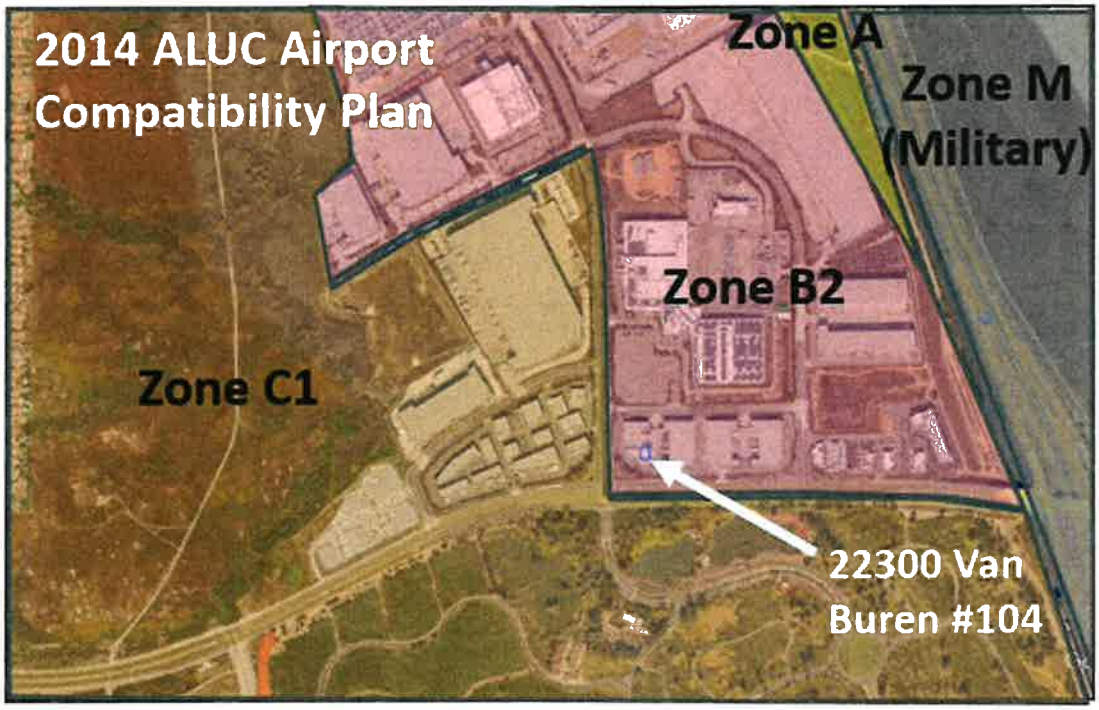


Location	GP Designation/Zoning	Existing Land Use
North	GP: SP-5, A5 Mixed Use Zoning: SP-5, A5 Mixed Use	Building 4 within the MS Van Buren I development
West	GP: SP-5, A5 Mixed Use Zoning: SP-5, A5 Mixed Use	Meridian Parkway with the MS Van Buren II development further west
South	Un-zoned Van Buren r-o-w and Federal Property	Van Buren Boulevard with Riverside National Cemetery located further south.
East	GP: SP-5, A5 Mixed Use Zoning: SP-5, A5 Mixed Use	Building 3 within the MS Van Buren I development

Project Narrative:
The applicant has submitted a letter identifying that the facility would accommodate 10 - 20 students at a time, consisting of children and adults, during evening hours (4:30 PM to 7:30 PM), and Saturdays (10:00 AM to 2:00 PM). The owners will operate the facility without additional employees. Parents are often present during instruction, especially for younger children.

Parking:
The proposed use is planned within an 8,097 square foot multi-tenant building, with single ownership, located within the Mixed Use (SP-5, A5) zoning district that accommodates a mix of office, retail and light assembly uses. At present, two tenant spaces are occupied with office uses (Living Waters Hospice and Murphy's Star, Inc.), two tenant spaces are vacant, and the

fifth tenant space is being pursued for the Jiu Jitsu studio. Specific Plan parking requirements are 7 spaces for the Instructional Studio and 5 parking spaces each for the two office uses. Forty-five (45) parking spaces are available on the 1.3-acre site. Although the Specific Plan parking requirement for the Instructional Studio is 7 spaces, it is recognized that actual parking for the use would, at times, be greater. This fact is partially mitigated by the off-hour nature of the use during evenings and weekends, and the overall abundance of on-site parking. The property owner has submitted a letter which acknowledges the parking situation and supports the application.



Intensity:
The requested facility is located within the Meridian Specific Plan (SP-5). In recognition of the aviation safety and noise issues relative to March Air Reserve Base/March Inland Port, the specific plan establishes Conditional Use Permit requirements for assembly uses, to assure that the specific operation complies with Airport Land Use Commission guidelines for project intensity (persons/acre).

Riverside County Airport Land Use Commission Review:
An application for Conditional Use Permit review for Stable Jiu Jitsu was made by Rodney and Amy Hefington to the Riverside County Airport Land Use Commission (RCALUC). The RCALUC determined the application to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Compatibility Plan, subject to conditions of approval, at their public meeting on July 11, 2024. Conditions of approval 1 – 5 are generally standard requirements for an ALUC determination of consistency. Conditions 6 and 7 are tenant/use specific and require further ALUC review if the proposed operation is changed or expanded, or if solar panels are added to the tenant space.

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 approved Specific Plan designation of Mixed Use is intended to allow a mix of land uses, including office, retail, light manufacturing, and personal services;

2. *The proposed Project complies with all applicable zoning and other regulations,* because the Instructional Studio complies, or will comply as conditioned, with all zoning and building safety requirements for an Instructional Studio;

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 Instructional Studio complies with the strict intensity limitations, in persons per acre, as determined by the Riverside County Airport Land Use Commission; 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 instructional studio will operate entirely within the enclosed building, and has hours of operation during off-hours for the two existing small office uses located within the larger 8,097 square-foot Mixed Use building.

California Environmental Quality Act (CEQA) Compliance:
Staff finds that proposed Conditional Use Permit 24-01 is exempt from the California Environmental Quality Act as the use is wholly operated within an existing tenant space that is zoned for, and operated as, a mixed use facility as planned and approved within the SP-5, A5 Mixed Use zoning designation. The use qualifies as a Class 1 exemption (CEQA Guidelines section 15301), which exempts the use from further CEQA review because the use consists of 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.

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

1) Direct Staff to file a Notice of Exemption pursuant to the March Joint Powers Authority Local CEQA Guidelines and CEQA Guidelines Section 15301; and

2) Adopt Resolution JPA 24-22, adopting findings and approving Conditional Use Permit CUP 24-01 for an instructional studio (Stable Jiu Jitsu) in the Mixed Use zoning district (SP-5, A5) at 22300 Van Buren Boulevard, Suite 104, subject to conditions of approval.

Attachment(s):
1) Resolution JPA 24-22
   Exhibit A: Conditions of Approval
   Exhibit B: Project Narrative
   Exhibit C: Site Plan
   Exhibit D: Floor Plan

MARCH JPA RESOLUTION # 21-02

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, CERTIFYING THE SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH # 2020059028), AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT.

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

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

WHEREAS, 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 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, Meridian South, LLC ("Applicant") proposes to amend the South Campus Specific Plan, which is a portion of the March Business Center Specific Plan, to develop 9.4 acres of commercial retail development and the extension of Village West Drive south of Lemay Drive to Krameria Avenue, 36.5 acres of Industrial development and Caroline Way street improvements, and 6.2 acres of Parks, Recreation and Open Space.

WHEREAS, to facilitate Project approval, the following would be required:

General Plan Amendment (GP 20-01): A General Plan Amendment is proposed to update the General Plan Land Use Map to reflect 1) the rezoning of parcels in the South Campus, 2) the consolidation of parcels, and 3) to modify the layout near the northwest corner of the South Campus Business Park. Additionally, an amendment to the Transportation Element of the General Plan will be required for the proposed roadway alignment changes and the extension of Village West Drive south to Nandina Avenue.

Specific Plan No. 1, Amendment No. 8 (SP 20-01): The proposed Project involves amending the March Business Center Specific Plan (SP-1), in order to shift the mix of land uses in the South Campus area. The proposed modifications include 1) an update to the land use map to reflect the changes in zoning to several parcels, 2) modifications to several exhibits to reflect the changes to the street configuration, 3) amend the land use definition for "Business Enterprise" , 4) amend the land use definition of "Wholesale, Storage and Distribution- Medium", 5) amend the land use definition of "Wholesale, Storage and Distribution – Heavy", 6) add a definition for "Grocery Store", 7) add "Grocery Store" under Commercial Uses in Table III-1 and list as a permitted use (P) for the Commercial

land use designation, 8) revise footnote 7 of Table III-1 as follows: 7 Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area, with the exception of grocery stores. A use permit is required for alcohol sales at grocery stores.

Plot Plan (PP 20-03): A Plot Plan is proposed to develop a 61,336 square foot commercial development consisting of 44,200 square feet of speculative grocery store with two Shop buildings at 9,198 square feet and 7,938 square feet in the lower portion of the Commercial property near the southeast corner of Van Buren Boulevard and Orange Terrace Parkway intersection. This plot plan would include the construction of the Village West Drive extension. The improved portions of Village West Drive currently terminate at Lemay Drive south of Krameria Avenue. The proposed Project would include improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. Note that extension of Village West Drive would require an easement from the United States Department of Veterans Affairs (VA). To facilitate the VA's planned expansion of the Riverside National Cemetery, the Project proposes a crossing of the Village West Drive Extension, as either an overpass or underpass, which would be constructed upon completion of the NEPA review process.

Plot Plan (PP 20-04): A Plot Plan is proposed to develop an 800,000 square foot speculative industrial building "Building D" on 36.5 acres west of Coyote Bush Road and north of Krameria Avenue in the proposed Industrial zone. This plot plan would include the construction of the Caroline Way street improvements. Caroline Way would be constructed from the west end of Krameria Avenue north to the end of the proposed Building D where it would turn to the right and connect with Coyote Bush Road.

Plot Plan (PP 20-05): A Plot Plan is proposed to construct a 6.2 acre dog park and paseo on the eastern side of Barton Street across from the Santa Inez Way and Barton Street intersection. The Dog Park and Paseo would extend to Caroline Way and provide an open space connection to Krameria Avenue.

Conditional Use Permit (CUP 20-02): A Conditional Use Permit is proposed to allow for alcohol sales at the speculation grocery store site proposed as part of Plot Plan 20-03.

Tentative Parcel Map (TPM 20-02): A Tentative Parcel Map is proposed in order to consolidate and reorder parcels as part of the proposed Project; and

WHEREAS, the Project site, which consists of the South Campus Specific Plan area, is bounded by Van Buren Boulevard to the north, The Riverside National Cemetery and Interstate 215 to the east, Barton Street to the west, and Nandina Avenue to the south. The Project is located within the March JPA jurisdiction, which is within unincorporated Riverside County, California; and

WHEREAS, the Project area consists of the proposed parcels as specified in Tentative Parcel Map 37878 (TPM 20-02); and

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.), the State CEQA Guidelines (California Code of Regulations, title 14, §

15000 et seq.), and March JPA Local CEQA Guidelines (collectively, "CEQA"), March JPA is the lead agency for the proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines section 15063, March JPA evaluated the Project by preparing an Initial Study, to evaluate whether a Subsequent Environmental Impact Report ("SEIR") was required; and

WHEREAS, based on the Initial Study, March JPA determined that an SEIR should be prepared because the Project may have a significant effect on the environment in the following areas: Air Quality (operational), Biological Resources, Geology/Soils, Hydrology/Water Quality, Land Use/Planning, Transportation and Traffic, and Mandatory Findings of Significance; and

WHEREAS, based on the Initial Study, March JPA further determined that impacts to Agriculture/Forestry Resources, Cultural Resources, Mineral Resources, Population and Housing, and Public Services would be less than significant and thus need not be analyzed further in the SEIR; and

WHEREAS, in accordance with State CEQA Guidelines section 15082, on May 18, 2020, March JPA sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Subsequent Environmental Impact Report (State Clearinghouse Number # 2020059028) would be prepared; and

WHEREAS, a total of ten (10) comment letters were received in response to the NOP during the 30-day NOP review period between May 18, 2020 and June 19, 2020; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, March JPA held a duly noticed Scoping Meeting on June 09, 2020, to solicit comments on the scope of the environmental review of the proposed Project and two (2) comments were received; and

WHEREAS, a Draft Subsequent Environmental Impact Report ("Draft SEIR") was prepared, incorporating comments received in response to the NOP; and

WHEREAS, the Draft SEIR determined that the following resources were found not to have significant impacts: Agriculture and Forest Resources, Energy, Mineral Resources, Population and Housing, Public Services, and Wildfire; and

WHEREAS, the Draft SEIR determined that the following areas were found to have less than significant impacts with the incorporation of mitigation measures: Aesthetics, Construction Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Land Use and Planning; and

WHEREAS, the Draft SEIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to air quality with respect to emission of oxides of nitrogen during operations and transportation; and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on September 03, 2020; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), March JPA provided Notice of Availability of the Draft SEIR to the public at the same time that it sent Notice of Completion to the Office of Planning and Research, on September 03, 2020; and

WHEREAS, during the public comment period, copies of the Draft SEIR and technical appendices were available for review and inspection at the March JPA Public Hearing Notice board in front of the office building and on the March JPA website, and at the Riverside County Clerk's Office; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft SEIR was circulated for a 45-day review period from September 03, 2020 to October 20, 2020; and

WHEREAS, during the 45-day public comment period, March JPA consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, March JPA received eleven (11) written comment letters on the Draft SEIR during the public review period, and an acknowledgement from the State Clearinghouse that March JPA has complied with CEQA environmental review requirements; and

WHEREAS, pursuant to Public Resources Code section 21092.5, March JPA provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final SEIR on January 15, 2021; and

WHEREAS, on January 15, 2021, March JPA gave public notice of the March Joint Powers Authority Commission ("Commission") public hearing by advertisement in a newspaper of general circulation, and posted the public notice at March JPA Message Board, and mailed to all property owners within 1000 feet of the project boundary; and

WHEREAS, on January 27, 2021, commencing at 3:00 P.M in the March Joint Powers Authority Boardroom, located at 14205 Meridian Parkway, Riverside, California 92518, the Commission conducted a duly noticed public hearing at which time all persons wishing to testify in connection with the Project were heard, and said application was fully studied; and

WHEREAS, March JPA has prepared a Final SEIR, consisting of the comments received during the public review and comment period on the Draft SEIR, written responses to those comments, and revisions to the Draft SEIR. For purposes of this Resolution, the "SEIR" shall refer to the Draft SEIR, as revised by the Final SEIR, together with other sections of the Final SEIR; and

WHEREAS, on January 15, 2021, the March JPA released the Final SEIR, which consists of the Draft SEIR, all technical appendices prepared in support of the Draft SEIR, all written comment letters received on the Draft SEIR, written responses to all written comment letters received on the Draft SEIR during the public comment period, and errata to the Draft SEIR and technical appendices; and

WHEREAS, prior to taking action, the Commission has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including the SEIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the SEIR reflects the independent judgment of the Commission and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, March JPA has not received any comments or additional information that constituted substantial new information requiring recirculation under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, all the requirements of CEQA and the State CEQA Guidelines have been satisfied by March JPA in the SEIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated, a reasonable range of feasible alternatives have been evaluated; and all feasible mitigation measures have been evaluated to reduce significant impacts; and

WHEREAS, March JPA has made certain findings of fact, as set further in Exhibit A to this Resolution, attached hereto and incorporated herein, based on the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, March JPA finds that the environmental impacts that are identified in the SEIR as less that significant and not requiring mitigation are described in Section II of Exhibit A; and

WHEREAS, March JPA finds that the environmental impacts that are identified in the SEIR as less than significant with incorporation of mitigation measures are described in Section III of Exhibit A; and

WHEREAS, March JPA finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that the SEIR identifies as significant and unavoidable are described in Section IV of Exhibit A; and

WHEREAS, the cumulative impacts of the Project identified in the SEIR and set forth herein, are described in Section VI of Exhibit A; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the SEIR and set forth herein, are described in Section V of Exhibit A; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the SEIR and set forth herein, are described in Section VII of Exhibit A; and

WHEREAS, alternatives to the proposed Project that might reduce the Project's impacts are described in Section VIII of Exhibit A; and

WHEREAS, the Statement of Overriding Considerations that indicates the benefits of the Project outweigh the unavoidable significant environmental effects is described in Section IX of Exhibit A; and

WHEREAS, all the mitigation measures identified in the SEIR are necessary to reduce the potentially significant impacts of the proposed Project, including reducing impacts to the level of less than significant as feasible, are set forth in the Mitigation Monitoring and Reporting Program (MMRP) in Exhibit B to this Resolution, attached hereto and incorporated herein; 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 HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The Commission hereby finds that the recitals set forth above are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. March JPA hereby finds that it has been presented with the SEIR, which it has reviewed and considered, and further finds that the SEIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. March JPA finds that the SEIR reflects the independent judgment and analysis of the March JPA. The Commission declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by March JPA after circulation of the Draft SEIR that would require recirculation. Therefore, the Commission hereby certifies the EIR based on the entirety of the record of proceedings.

SECTION 3. The Commission hereby adopts the "CEQA Findings of Fact" which were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 4. Pursuant to Public Resources Code section 21081.6, the Commission hereby adopts the Mitigation Monitoring and Reporting Program attached hereto as Exhibit B and incorporated herein by this reference. Implementation of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program is hereby made a condition of approval of the Project. In the event of any inconsistencies between the Mitigation Measures set forth in the EIR or the Findings of Fact and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

SECTION 5. Based upon the entire record before it, including the SEIR, Findings of Fact, Statement of Overriding Considerations, the Mitigation Monitoring and Reporting Program, and all written and oral evidence presented, the Commission hereby approves the proposed Project.

SECTION 6. Location and Custodian of Records. The documents and materials associated with the Project and the SEIR that constitute the record of proceedings on which these findings are based are located at 14205 Meridian Parkway, Suite 140, Riverside, CA 92518. The Custodian of Record is Lauren Sotelo. This information is provided pursuant to Public Resources Code section 21081.6.

SECTION 7. Notice of Determination. The Commission hereby directs staff to prepare and file a Notice of Determination with the Riverside County Clerk and the State Clearinghouse within five (5) working days of the approval of the proposed Project.

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. Severability. Should any provision of this Resolution, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provisions of this Resolution or the application of this Resolution to any other person or circumstance and, to that end, the provisions hereof are severable.

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

PASSED, APPROVED, AND ADOPTED this 27th day of January 2021.

Marita G. Rogers, Chairwoman
March Joint Powers Authority Commission

EXHIBIT A
CEQA Findings

EXHIBIT A
CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS

The California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (CEQA) requires that public agencies shall not approve or carry out a project for which an environmental impact report has been certified that identifies one or more significant adverse environmental effects of a project unless the public agency makes one or more written Findings for each of those significant effects, accompanied by a brief explanation of the rationale for each Finding (State CEQA Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq.], § 15091). This document presents the CEQA Findings of Fact made by March Joint Powers Authority (March JPA), in its capacity as the CEQA lead agency, regarding the Meridian South Campus Specific Plan and Village West Drive Extension Project (Project), evaluated in the Master Environmental Impact Report (MEIR) for the General Plan of the March Joint Powers Authority (September 1999), the March Business Center Specific Plan Focused EIR (2003 Focused EIR), the Meridian South Campus Specific Plan and Village West Drive Extension Draft Subsequent Environmental Impact Report (Draft SEIR), and the Meridian South Campus Specific Plan and Village West Drive Extension Final Subsequent Environmental Impact Report (Final SEIR). The Draft SEIR and Final SEIR are collectively referred as the "SEIR," herein.

SECTION I
INTRODUCTION

Public Resources Code section 21002 states that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]" Section 21002 further states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects."

Pursuant to section 21081 of the Public Resources Code, a public agency may only approve or carry out a project for which an SEIR has been completed that identifies any significant environmental effects if the agency makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.

2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.

3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained

workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

As indicated above, section 21002 requires an agency to "avoid or substantially lessen" significant adverse environmental impacts. Thus, mitigation measures that "substantially lessen" significant environmental impacts, even if not completely avoided, satisfy section 21002's mandate. (*Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d 515, 521 ["CEQA does not mandate the choice of the environmentally best feasible project if through the imposition of feasible mitigation measures alone the appropriate public agency has reduced environmental damage from a project to an acceptable level"]; *Las Virgenes Homeowners Fed., Inc. v. County of Los Angeles* (1986) 177 Cal. App. 3d 300, 309 ["[t]here is no requirement that adverse impacts of a project be avoided completely or reduced to a level of insignificance . . . if such would render the project unfeasible"].)

While CEQA requires that lead agencies adopt feasible mitigation measures or alternatives to substantially lessen or avoid significant environmental impacts, an agency need not adopt infeasible mitigation measures or alternatives. (Pub. Resources Code, § 21002.1(c) [if "economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of a public agency"]; see also State CEQA Guidelines, § 15126.6(a) [an "EIR is not required to consider alternatives which are infeasible"].) CEQA defines "feasible" to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors." (Pub. Resources Code, § 21061.1.) The State CEQA Guidelines add "legal" considerations as another indicia of feasibility. (State CEQA Guidelines, § 15364.) Project objectives also inform the determination of "feasibility." (*Jones v. U.C. Regents* (2010) 183 Cal. App. 4th 818, 828-829.) "'[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors." (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) "Broader considerations of policy thus come into play when the decision making body is considering actual feasibility[.]" (*Cal. Native Plant Soc'y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1000 ("*Native Plant*"); see also Pub. Resources Code, § 21081(a)(3) ["economic, legal, social, technological, or other considerations" may justify rejecting mitigation and alternatives as infeasible] (emphasis added).)

Environmental impacts that are less than significant do not require the imposition of mitigation measures. (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1347.)

The California Supreme Court has stated, "[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced." (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 576.) In addition, perfection in a project or a project's environmental alternatives is not required; rather, the requirement is that sufficient information be produced "to permit a reasonable choice of alternatives so far as environmental aspects are concerned." Outside

agencies (including courts) are not to "impose unreasonable extremes or to interject [themselves] within the area of discretion as to the choice of the action to be taken." (*Residents Ad Hoc Stadium Com. v. Board of Trustees* (1979) 89 Cal.App.3d 274, 287.)

SECTION II
FINDINGS REGARDING ENVIRONMENTAL IMPACTS NOT REQUIRING MITIGATION

The March Joint Powers Authority hereby finds that the following potential environmental impacts of the Project are less than significant and therefore do not require the imposition of Mitigation Measures.

A. AESTHETICS

1. Scenic Resources

Threshold: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-35; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project area (including the area of the proposed overpass or underpass across the Village West Drive Extension) does not include scenic highways, and none are located in the immediate vicinity. The nearest eligible state scenic highway is a portion of Interstate 215 (I-215) located approximately four miles to the south of the proposed Project area. The City of Riverside now identifies Van Buren Boulevard as a scenic boulevard. Van Buren Boulevard is also recognized by the County of Riverside and the March JPA as a scenic boulevard. Proposed land uses within the Project area would be consistent with other uses along Van Buren Boulevard; and therefore, would not significantly affect these resources (2003 Focused EIR). No on-site rock outcroppings or historic buildings located within the Project area are within a state scenic highway. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-35; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

B. AGRICULTURE AND FOREST RESOURCES

1. Farmland Conversion

Threshold: Would the Project 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?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) does not contain land under Williamson Act Contract or farmland recognized as prime, unique, statewide or locally important. Further, the site is not utilized for agricultural purposes. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Agricultural Zoning

Threshold: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) is not zoned for agricultural use or within a designated Williamson Act contract and instead is zoned for Commercial, Business Park, Mixed Use and Industrial land uses. The land proposed for the Village West Drive extension is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue, and the land proposed for the proposed overpass or underpass is immediately adjacent to the existing roadway alignment. The proposed Project would not cause a loss in agricultural lands, and therefore, would not adversely impact agricultural resources. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. Forestland Zoning

Threshold: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project area (including the area of the proposed overpass or underpass across the Village West Drive Extension) does contain any forest land, timberland, or land zoned for Timberland Production. The Project site is instead zoned for Commercial, Business Park, Mixed Use and Industrial land uses. The land proposed for the Village West Drive extension is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue, and the land proposed for the proposed overpass or underpass is immediately adjacent to the existing roadway

alignment. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

4. Loss of Forest Land

Threshold: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) is not zoned or used for forest land and as such, Project implementation would not convert forest land to non-forest use. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-38; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

5. Conversion of Farmland or Forestland

Threshold: Would the Project 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?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-39; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Neither the Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) nor the surrounding land uses are in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Further the site is not utilized for agricultural or forest purposes. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-39; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

C. AIR QUALITY

1. Sensitive Receptors

Threshold: Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less than significant. (Draft SEIR, pp. 4.2-34 through 4.2-44; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The subsections below summarize analysis and conclusions from the SEIR in the category of air quality impacts on sensitive receptors.

Localized Significance Thresholds Analysis. Results of a localized significance threshold analysis presented in the SEIR indicate that the Project would not exceed the South Coast Air Quality Management District (SCAQMD) localized significance thresholds during construction or operation. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction or operation, and impacts would be less than significant.

Carbon Monoxide Hotspots. Project traffic would not create or result in a carbon monoxide (CO) hot spot. Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of the Project. Impacts would be less than significant.

Health Risk Assessment. The results of a health risk assessment included in the SEIR indicate that the Project would not result in any significant health risk impacts from Project construction or operation. Thus, impacts to sensitive receptors would be less than significant.

Health Effects of Criteria Air Pollutants. The SEIR analysis does not estimate the health effects of criteria pollutants attributable to Project construction because construction emissions, after mitigation, would not exceed any SCAQMD daily or localized thresholds. In addition, construction emissions are short term and the methodologies available to estimate health risks from criteria air pollutants are based on long term exposures. Operation health effects of criteria air pollutants are disclosed in the SEIR for informational purposes only. There are no significance thresholds for health effects, thus this information is provided in the SEIR for background understanding regarding the air quality emissions. (Draft SEIR, pp. 4.2-34 through 4.2-44)

Proposed Overpass/Underpass. The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential air quality impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of impacts to air quality would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different air quality effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Other Emissions (e.g., odors)

Threshold: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Less than significant. (Draft SEIR, p. 4.2-44; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Construction odor emissions would be temporary, short-term, and intermittent, and would cease upon completion of construction; thus, the impact would be less than significant. The Project would not contain land uses typically associated with emitting objectionable odors. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Odors associated with proposed Project construction and operations would be less than significant. (Draft SEIR, p. 4.2-44)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential air quality impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of impacts to air quality (including odor emissions) would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different air quality effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

D. BIOLOGICAL RESOURCES

1. Special-Status Species

Threshold: Would the Project 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?

Finding: Less than significant. (Draft SEIR, pp. 4.3-23 through 4.3-24)

Explanation:

Smooth tarplant. Smooth tarplant has a moderate potential to occur. However, no smooth tarplant was found on site during field surveys. The potential loss of smooth tarplant from the South Campus Specific Plan Project site has already been accounted for through upland habitat mitigation completed as part of the March Air Base closure process. Potential impacts on smooth tarplant, if present on the South Campus Specific Plan Project site, would be less than significant due to the preservation of suitable habitat for the species. Regarding impacts from the Village West Drive Extension, the loss of any individuals of the species due to construction of the Village West Drive Extension Project is not expected to cause regional declines in the species and would not conflict with the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) in regards to the species, although the March JPA is not a participant under the MSHCP. Potential impacts on smooth tarplant, if present within the Village West Drive Extension,

would be less than significant.

Coastal whiptail, loggerhead shrike, red diamond rattlesnake, and San Diego black-tailed jackrabbit. Four additional California Species of Special Concern, coastal whiptail, loggerhead shrike, red diamond rattlesnake, and San Diego black-tailed jackrabbit, have a moderate potential for occurrence based on suitable habitat or observation during surveys. Additionally, two Watch List wildlife species, California horned lark and orange-throated whiptail, have a moderate potential for occurrence based on the presence of suitable habitat. Impacts to these species are described below:

- Coastal whiptail, orange-throated whiptail, and black-tailed jackrabbit are highly mobile species and it would be expected that most individuals would naturally leave the area during the commencement of Project activities and impacts to these species would thus be less than significant.
- Red diamond rattlesnake are typically found associated with chaparral, coastal sage scrub, along creek banks, and in rock outcrops or piles of debris. The loss of 0.11 acres of buckwheat scrub that is potentially suitable for the species within the South Campus Specific Plan Project site is not expected to impact the regional population of the species. Impacts from the Village West Drive Extension Project are proposed in developed/ornamental, disturbed, non-native grassland/paniculate tarplant, and ruderal areas that are only marginally suitable for red diamond rattlesnake, and the species is not likely to be encountered during construction. For these reasons, the Project's impacts to red diamond rattlesnake would be less than significant. (Draft SEIR, pp. 4.3-23 through 4.3-24)

2. Riparian Habitat / Sensitive Natural Communities

Threshold: Would the Project 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?

Finding: Less than significant. (Draft SEIR, pp. 4.3-27 and 4.3-28; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Several vegetation communities have been identified within the near the Project site. These communities and the Project's potential effects to the communities are summarized as follows:

Buckwheat scrub. Buckwheat scrub (*Eriogonum fasciculatum* shrubland alliance) is a native habitat that is present within the South Campus

Specific Plan site. Buckwheat scrub habitat is given a Global and State rank of G5 and S5, respectively, meaning it is "demonstrably secure because of its worldwide/ statewide abundance." As such, it is not a rare habitat for which impacts would be significant. Further, impacts on buckwheat scrub are extremely small (0.11 acres) and impacts on upland habitats within the Project site were addressed under previous EIR documentation. As such, impacts on buckwheat scrub are less than significant.

Non-Native Grassland. The South Campus Specific Plan site also contains 15.36 acres of non-native grassland, which would be lost as a result of the Project. This would not be considered a significant loss locally or regionally. Further, impacts on upland habitats within the Project site were addressed under the previous EIR documentation (SCH 2002071089). As part of the March Air Base realignment and subsequent negotiations, 664 acres of native habitat were set aside for conservation in consideration of development within the March Air Base re-use area. These conservation areas include upland habitats similar to those that occur on site. As such, impacts on upland habitats are considered adequately mitigated under previous agency consultation and are less than significant.

Riversidean Sage Scrub (Disturbed). Riversidean Sage Scrub (Disturbed) (*Eriogonum fasciculatum* shrubland alliance) is a native habitat that is located near the Village West Drive Extension Project site and within the area of the proposed overpass or underpass across the roadway alignment. This habitat is located outside of the Village West Drive Extension Project site footprint and would not be impacted by the roadway extension. Impacts to this habitat resulting from the proposed overpass or underpass would not be significant because the habitat is disturbed, impacts are minor (approximately 0.1 acre), and impacts on upland habitats within the Project site have been addressed under previous EIR documentation (SCH 2002071089). As stated above, as part of the March Air Base realignment and subsequent negotiations, 664 acres of native habitat were set aside for conservation in consideration of development within the March Air Base re-use area. These conservation areas include similar upland habitats. As such, impacts are less than significant.

Non-native grassland/paniculate tarplant. Development of the Village West Drive Extension and the associated proposed overpass or underpass would result in the loss of 2.39 acres of non-native grassland/paniculate tarplant. However, this would not be considered a significant loss locally or regionally. Impacts would be less than significant. (Draft SEIR, pp. 4.3-27 and 4.3-28; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. Wetlands

Threshold: Would the Project have a substantial adverse effect on state or federally

protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant. (Draft SEIR, pp. 4.3-27 through 4.3-28)

Explanation:

South Campus Specific Plan

The proposed Project would occur primarily on previously disturbed and developed land. The one native habitat present within the Project site is buckwheat scrub (Eriogonum fasciculatum shrubland alliance).

Buckwheat scrub habitat is identified as G5 and S5, meaning it is "demonstrably secure because of its worldwide/ statewide abundance" (CNPS 2019). As such, it is not a rare habitat for which impacts would be significant. Further, impacts on buckwheat scrub are extremely small (0.11 acres) and impacts on upland habitats within the Project site were addressed under previous EIR documentation (SCH 2002071089). Impacts on this habitat would be less than significant. The loss of 15.36 acres of non-native grassland would not be a significant loss of this habitat locally or regionally. Further, impacts on upland habitats within the Project site were addressed under the previous EIR documentation (SCH 2002071089). As part of the March Air Base realignment and subsequent negotiations, 664 acres of native habitat were set aside for conservation in consideration of development within the March Air Base re-use area. These conservation areas include upland habitats similar to those that occur on site. As such, impacts on upland habitats are considered adequately mitigated under previous agency consultation and are less than significant. (Draft SEIR, pp. 4.3-27 through 4.3-28)

4. Wildlife Corridors

Threshold: Would the Project 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?

Finding: Less than significant. (Draft SEIR, p. 4.3-29; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The South Campus Specific Plan area is surrounded in all directions by developed land and does not serve as a wildlife corridor. The proposed Village West Drive Extension and the associated proposed overpass or underpass is located adjacent to both developed and open space areas, but the majority of the vicinity is developed. Wildlife may move through the area on a local level, but the site does not provide regional habitat

connectivity between large open space areas. Therefore, the Project would not impact wildlife corridors. Impacts would be less than significant. (Draft SEIR, p. 4.3-29; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

5. Local Policies Protecting Biological Resources

Threshold: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant. (Draft SEIR, p. 4.3-31)

Explanation:

Village West Drive Extension Project

No native oaks occur within the Village West Drive Extension Project BSA; therefore, no impacts to oaks that are protected under the Riverside County Oak Tree Management Guidelines would occur with Project implementation. The Village West Drive Extension Project site elevation is below 5,000 acres; as such, Riverside County Ordinance No. 559 is not applicable, and no impacts to trees protected under this ordinance would occur with Project implementation. (Draft SEIR, p. 4.3-31)

E. CULTURAL RESOURCES

1. Historical Resources

Threshold: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-44; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: No historical cultural resources are present within the March Business Center Specific Plan area or within the area that would be affected by the Village West Drive extension, including the proposed overpass or underpass. Accordingly, the Project will have no impact on this resource category. (Draft SEIR, Appendix A, p. 12-44; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

F. ENERGY

1. Energy Consumption

Threshold: Would the Project result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less than significant. (Draft SEIR, pp. 4.4-10 through 4.4-15; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Construction use of electricity and natural gas would be substantially less than that required for Project operation, and would have a negligible contribution to the Project's overall energy consumption. Construction use of petroleum would be temporary and relatively minimal, and would not be wasteful or inefficient. Given these considerations, petroleum consumption associated with the Project would not be considered inefficient or wasteful. Overall, impacts would be less than significant. (Draft SEIR, pp. 4.4-10 through 4.4-15)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential energy impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of impacts to energy would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different energy effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Renewable Energy/Energy Efficiency Plans

Threshold: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less than significant. (Draft SEIR, pp. 4.4-15 and 4.4-16; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project would comply with state regulations for energy efficiency. Furthermore, Project design features, compliance with state and local regulations, and mitigation measures applied in the category of greenhouse gas emissions would further reduce the Project's energy impacts. Therefore, impacts would be less than significant. (Draft SEIR, pp. 4.4-15 and 4.4-16)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential energy impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of impacts to energy would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different energy effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

G. GEOLOGY AND SOILS

1. **Fault Rupture**

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

Finding: No impact. (Draft SEIR, Appendix A, p. 12-47; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: According to the most recent Alquist-Priolo Earthquake Fault Zoning Map, the Project area (including the proposed overpass or underpass across the Village West Drive Extension) is not located within a fault zone. The nearest fault zone, the San Jacinto fault zone, is located approximately 9 miles east. No impact would occur. (Draft SEIR, Appendix A, p. 12-47; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. **Seismic Ground Shaking**

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

Finding: Less than significant. (Draft SEIR, Appendix A, p. 12-47; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: To minimize damage from seismic events, the proposed structures (including structures associated with the proposed overpass or underpass across the Village West Drive Extension) would be designed and constructed in accordance with applicable standards in the California Building Code, including pertinent seismic design criteria. Thus, the proposed structures are expected to withstand ground shaking and related hazards at acceptable levels. Impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-47; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. **Seismic-Related Ground Failure, including Liquefaction**

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Finding: Less than significant. (Draft SEIR, Appendix A, pp. 12-47 and 12-48; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The potential for liquefaction and seismically induced dynamic

settlements of soils is low within the Project area. To minimize damage from seismic events, the proposed structures (including structures associated with the proposed overpass or underpass across the Village West Drive Extension) would be designed and constructed in accordance with applicable standards in the California Building Code, including pertinent seismic design criteria. Thus, the proposed structures are expected to withstand ground shaking and related hazards at acceptable levels. Impacts would be less than significant. (Draft SEIR, Appendix A, pp. 12-47 and 12-48; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

4. Geologic Instability

Threshold: Would the Project 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?

Finding: Less than significant. (Draft SEIR, pp. 4.5-11 through 4.5-12)

Explanation:

Village West Drive Extension

Landslides/Slope Instability. Neither CGS nor the March JPA or the County of Riverside has evaluated the seismically induced landslide potential within or near the Village West Drive Extension. In addition, the site-specific geotechnical evaluation of the Village West Drive Extension (Appendix F3) did not evaluate landslide potential within the Project area. However, the Village West Drive Extension is composed of low rolling hills with undulating topography and is not located near any steep or unstable slopes. In addition, the Village West Drive Extension would only involve improvements to an existing road, and no substantial cut or fill slopes would be created. Therefore, the proposed Project would not directly or indirectly cause potential adverse effects involving landslides and no impacts would occur.

Liquefaction/Lateral Spreading. According to the County of Riverside General Plan Safety Element, Figure S-3, Generalized Liquefaction, the Village West Drive Extension is not located within an area susceptible to liquefaction. Moreover, the Village West Drive Extension would be built in accordance with the recommendations of a Project-specific geotechnical report (Appendix F3). These recommendations include over-excavation of incompetent materials, compaction of soils, and pavement design specifications designed to resist changes in loads and pressure. Furthermore, the development of the proposed Project would not directly or indirectly cause or exacerbate adverse effects involving liquefaction and lateral spreading. As a result, potential impacts associated with

liquefaction/lateral spreading would be less than significant, and no mitigation is required.

Subsidence According to the USGS Areas of Land Subsidence in California Map, as well as the County of Riverside General Plan Figure S-7, Documented Subsidence Areas, there have been no recorded instances of subsidence within the Village West Drive Extension area associated with groundwater pumping, peat loss, or oil extraction. Therefore, potential impacts associated with subsidence would be less than significant, and no mitigation is required. Collapsible Soils The near-surface soils underlying the Village West Drive Extension consist of topsoil/colluvium, alluvium, and granitic bedrock/Val Verde tonalite. Artificial fill was not encountered during the geotechnical investigation but is expected to be locally present on site. The topsoil/colluvium and alluvium are generally composed of medium dense to dense silty to clayey sand. The geotechnical analysis concluded that both soil and geologic conditions were suitable for Project development, with implementation of Project-specific recommendations, including the removal of all existing paved areas, over-excavation of compressible soils, compaction of fill materials, and pavement specifications based on soil testings (Appendix F3). Furthermore, construction of Village West Drive Extension would not directly or indirectly cause or exacerbate adverse effects involving collapsible soils. Therefore, impacts associated with collapsible soils would be less than significant, and no mitigation is required. (Draft SEIR, pp. 4.5-11 through 4.5-12)

5. Expansive Soils

Threshold: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Finding: Less than significant. (Draft SEIR, Appendix A, p. 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The general locations of the proposed Project components are in the same locations identified for development in the originally approved South Campus of the March Business Center Specific Plan, which is an area not identified to contain expansive soils. As such, no new or different expansive soil impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. Thus, impacts related to soil expansion hazards are expected to remain less than significant. (Draft SEIR, Appendix A, p. 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

6. Septic Tanks

Threshold: Would the Project 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?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project does not include the use of septic tanks. No impact would occur. (Draft SEIR, Appendix A, p. 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

H. HAZARDS AND HAZARDOUS MATERIALS

1. Hazardous Materials Sites

Threshold: Would the Project be located on a site that 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?

Finding: Less than significant. (Draft SEIR, p. 4.7-5; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The entire South Campus Specific Plan area was evaluated for potential environmental hazards in 1994 as part of a Basewide Environmental Baseline Survey, and in 2006, the Air Force Real Property Agency issued a Finding of Suitability to Transfer, certifying that any and all required cleanup and remediation activities for land being disposed of by the March Air Force Base was completed. This evaluation and land transaction included the South Campus Specific Plan area. To date, the entire South Campus Specific Plan area has been graded, and several roadways, buildings, as well as a park with trails, have been constructed. Based on the completion of remediation activities on the site, and that the South Campus Specific Plan area is not located on a listed hazardous materials site compiled pursuant to Government Code Section 65962.5, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. Impact would be less than significant. The Village West Drive Extension area, as well as the site of the proposed overpass or underpass, is not identified on a listed hazardous materials site compiled pursuant to Government Code Section 65962.5. Impacts would be less than significant. (Draft SEIR, p. 4.7-5; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Emergency Response and Evacuation Plans

Threshold: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-53; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: In 2008, the March JPA adopted the March Area Emergency Resource Guide. The proposed Project is consistent with the March Area Emergency Resource Guide because the Project's construction or operations would not result in a physical interference with emergency routes. During construction of the proposed Project, no lane closures are anticipated. As such, adequate emergency access during construction and operation of the proposed Project would be maintained, and the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, with improvements to Village West Drive, a through connection between Nandina Avenue to the south and Van Buren Boulevard to the north would be created thereby improving overall emergency access in the vicinity of the Project site. The proposed overpass or underpass across the Village West Drive Extension would provide additional connectivity within the National Cemetery. No impact would occur. (Draft SEIR, Appendix A, p. 12-53; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. Wildland Fires

Threshold: Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Finding: Less than significant. (Draft SEIR, Appendix A, p. 12-53; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the proposed overpass or underpass across the Village West Drive Extension) is not within a designated fire hazard area. Additionally, the Project site is surrounded by development to the north, west, and south. Therefore, the risk of a large, high-intensity wildland fire impacting the site is low. Impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-53; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

I. HYDROLOGY AND WATER QUALITY

1. Water Quality Standards

Threshold: Would the Project violate any water quality standards or waste discharge requirements?

Finding: Less than significant. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: Regarding the Village West Drive Extension and the proposed overpass or underpass, compliance with existing regulations would prevent violation

of water quality standards and minimize the potential for contributing sources of polluted runoff during construction. During operation, the proposed roadway would divert stormwater to flow along the paved roadway and into either the existing or new gutters and storm drain culverts, rather than into the neighboring properties, resulting in beneficial impacts. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

2. Groundwater Supply

Threshold: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Finding: Less than significant. (Draft SEIR, p. 4.8-24 through 4.8-25; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: *Groundwater Supply.* The water purveyor for the Project site (Western Municipal Water District) obtains a portion of its supply from local groundwater. Based on a Project-specific Water Supply Assessment, the Western Municipal Water District determined that the total projected water supplies available to the Western Municipal Water District during normal, single-dry, and multiple-dry years throughout the next 20-year period are sufficient to meet the projected water demands of the proposed Project, in addition to Western Municipal Water District's existing and planned future uses. Furthermore, the Western Municipal Water District has planned projects aimed at meeting increased future water demands within its service area. These plans include increasing groundwater recharge capabilities, increasing the use of groundwater banking programs, increasing the use of desalinated water, and conjunctive use programs designed to increase regional water reliability. When coupled with regional groundwater management plans and the regulatory bindings of the basins, these projects would ensure that the proposed Project, as well as future regional projects, would not substantially decrease groundwater supplies or impede sustainable management of the relevant groundwater basins. For these reasons, impacts from the proposed South Campus Specific Plan component related to groundwater supply would be less than significant. Regarding the Village West Drive Extension and the proposed overpass or underpass, water would be required for dust control and soil compaction during grading; however, the amount of water required for this 0.82-mile road extension and the overpass/underpass would be inconsequential with respect to water supplies provided by the Western Municipal Water District. Once constructed, no water would be required during operations as no landscaping is proposed. As a result, the Village West Drive Extension and the proposed overpass or underpass would have a less than significant impact on the groundwater supply. (Draft SEIR, pp. 4.8-19 through 4.8-23; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. **Erosion or Siltation**

Threshold: Would the Project 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 result in substantial erosion or siltation on- or off-site?

Finding: Less than significant. (Draft SEIR, pp. 4.8-27 through 4.8-28)

Explanation:

Village West Drive Extension

Currently, the Village West Drive Extension corridor includes a narrow unpaved road and runoff flows onto adjacent unpaved areas. Implementation of the Village West Drive Extension would involve rough grading and widening of the new roadway, and the construction of new curb, gutter, and storm drain culverts (Appendix F3). A SWPPP will be implemented for construction-phase control of erosion and construction-related pollutants. Once constructed, the proposed roadway would divert stormwater runoff from the adjacent undeveloped area to the west beneath the roadway through several storm drain culverts. Stormwater runoff within the roadway would flow along the paved roadway and into either the existing or new gutters and storm drain culverts, rather than into the neighboring properties, resulting in beneficial impacts, with respect to potential erosion of adjacent soils during high intensity rain events. (Draft SEIR, pp. 4.8-27 through 4.8-28)

4. **On-Site of Off-Site Flooding**

Threshold: Would the Project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

Finding: Less than significant. (Draft SEIR, p. 4.8-28)

Explanation:

Village West Drive Extension

The Village West Drive Extension corridor includes an unpaved road and runoff flows onto adjacent unpaved areas. Implementation of the Village West Drive Extension would involve rough grading and widening of the new roadway, and the construction of new curb, gutter, and storm drain culverts (Appendix F3). Once constructed, the proposed roadway would divert stormwater runoff from the adjacent undeveloped area to the west beneath the roadway through several storm drain culverts. Stormwater

runoff within the roadway would divert stormwater to flow along the paved roadway and into new gutters and storm drain culverts, rather than into the neighboring properties, resulting in beneficial impacts with respect to potential flooding during high intensity rain events. (Draft SEIR, p. 4.8-28) Impacts would be less than significant.

5. Impede or Redirect Flood Flows

Threshold: Would the Project 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 create or contribute runoff water which would impede or redirect flood flows?

Finding: Less than significant. (Draft SEIR, p. 4.8-29)

Explanation:

Village West Drive Extension

Similar to the South Campus Specific Plan area, the proposed road extension is not located in a floodplain and the risk of flooding on-site would be very low. As a result, proposed Village West Drive extension would not impede or redirect flood flows. Impacts would be less than significant, and no mitigation is required. (Draft SEIR, p. 4.8-29)

6. Inundation

Threshold: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Finding: Less than significant. (Draft SEIR, p. 4.8-30)

Explanation:

Village West Drive Extension

Similar to the South Campus Specific Plan area, the proposed road extension is not located in a floodplain and the risk of flooding on-site would be very low. As a result, proposed Village West Drive Extension would not result in a risk of release of pollutants due to flooding. Impacts would be less than significant, and no mitigation is required. (Draft SEIR, p. 4.8-30)

J. LAND USE AND PLANNING

1. Established Communities

Threshold: Would the Project physically divide an established community?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-58; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project area is surrounded by Industrial, Business Park, Mixed Use, Cemetery, and Park/Open Space uses, as well as Residential uses to the north. The site has already been approved, through the adoption of the South Campus Specific Plan, for development of Commercial, Industrial, Business Park and Mixed-Use, and currently the site has public access and existing roadways, trails, or other means of travel. Additionally, the proposed improvements to and extension of Village West Drive would occur on an alignment that currently exists. With implementation of the proposed improvements, Village West Drive would pave an existing unpaved road that is frequently used to provide a connection between Van Buren Boulevard and Nandina Avenue and thus will not create a physical division between uses to the south and to the north. The proposed overpass or underpass would provide connections between the existing National Cemetery and the planned future expansion of the National Cemetery to the west. Therefore, the proposed Project would not result in the physical division of an established community and would instead provide an improved through connection where one does not currently exist, as well as a connection within the National Cemetery. No impact would occur. (Draft SEIR, Appendix A, p. 12-58; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Land Use Plan Consistency

Threshold: Would the Project cause a significant environmental impact due to a conflict with any 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?

Finding: Less than significant. (Draft SEIR, pp. 4.9-21 through 4.9-22)

Explanation:

March JPA Development Code. The proposed Project would include a shift in land use acreages within the South Campus. Existing zoning designations within South Campus include Industrial, Business Park, Commercial, Mixed Use, Park/Recreation/Open Space, and Office. No existing zoning designations would be deleted, and one new zoning designation, Public Facilities, would be introduced within South Campus in order to assign this land use designation to a parcel on which an existing electrical substation is located. Acreages within each of the pre-existing zoning designations would change as a result of the proposed Project, and 0.9 acres of Public Facilities would be added to the parcel containing the existing substation within the South Campus. The proposed Project would not create or introduce land use designations not previously identified and evaluated in the 1999 March JPA General Plan or the 2003 Meridian

Business Center Specific Plan and accompanying 2003 Focused EIR. All development within the Project site would be designed in compliance with the requirements of the March JPA Development Code. The Focused EIR evaluated whether the 2003 Approved South Campus would result in significant land use impacts, and through the analysis determined that with implementation of mitigation measures A-1 through A-4 (see Section 4.9.5, Mitigation Measures, for a listing of these measures), impacts would be less than significant. As with the 2003 Approved South Campus, the proposed Project would be consistent with the March JPA Development Code, and impacts would be less than significant.

Riverside County Airport Land Use Compatibility Plan. The proposed Project is located in the C2 Flight Corridor Zone as well as D Flight Corridor Buffer for the March Air Reserve Base as shown on Figure 4.9-2. The C2 Zone is subject to moderate noise impacts, while the D Zone is subject to moderate to low noise impacts. Zone C2 allows single-acre land use intensities up to 500 people, and an average land use intensity of 20 people per acre. Zone D has no restrictions for land use intensities. Development of outdoor noise-sensitive land uses and flight hazards are prohibited within Zones C2 and D, and development of children's schools is discouraged. Airspace review is required for objects greater than 70 feet tall. The proposed Project has undergone ALUC review, and on June 11, 2020, was deemed to be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP. Therefore, the proposed Project would not conflict with the Riverside County ALUCP, and impacts would be less than significant.

Village West Drive Extension. Improved portions of Village West Drive, terminating at Lemay Drive to the south, are built out to the ultimate cross section width, according to March JPA General Plan. The proposed Project would include the extension of Village West Drive from Lemay Drive at the north to Nandina Avenue to the south. Removal of an existing abandoned water tank within the roadway alignment is also required. The proposed extension would improve approximately 4,330 linear feet of the roadway to its ultimate cross-section as a Minor Arterial. The extension would require an easement from the U.S. Department of Veterans Affairs, as well as an amendment to the Transportation Element of the March JPA General Plan. Therefore, implementation of the proposed Village West Drive Extension would be consistent with the roadway classification established by the March JPA General Plan, and impacts would be less than significant. (Draft SEIR, pp. 4.9-21 through 4.9-22)

K. MINERAL RESOURCES

1. Regional and Statewide Mineral Resources

Threshold: Would the Project 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?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-59; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) is not known to contain significant mineral resources. No impact would occur. (Draft SEIR, Appendix A, p. 12-59; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Locally Important Mineral Resource

Threshold: Would the Project 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?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-59; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) is not located within a known mineral resources area. No impact would occur. (Draft SEIR, Appendix A, p. 12-59; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

L. NOISE

1. Vibration

Threshold: Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (Draft SEIR, pp. 4.10-68 through 4.10-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Anticipated construction vibration levels were quantified and were determined to be below County of Riverside vibration standards. As such, construction vibration would be less than significant. Similarly, operational vibration associated with the Project is expected to fall below County of Riverside standards. As such, operational vibration would be less than significant. (Draft SEIR, pp. 4.10-68 through 4.10-70)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential noise impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of impacts to noise would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different noise impacts than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Airport Noise

Threshold: Would the 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, expose people residing or working in the project area to excessive noise levels?

Finding: Less than significant. (Draft SEIR, p. 4.10-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The closest airport to the Project site is the March Air Reserve Base/Inland Port Airport (ARB/IPA), which is located approximately 1 mile east of the most eastern portion of the Project site. The Project would be considered a normally acceptable land use since it is located outside of the 60 A-weighted decibels sound equivalent level (dBA) community noise equivalent level (CNEL) contour. Moreover, the March ARB/IPA Land Use Compatibility Plan indicates that no uses are prohibited in this area except for highly noise-sensitive outdoor nonresidential uses (e.g., sports stadiums, concert halls), and therefore, impacts would be less than significant. (Draft SEIR, p. 4.10-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. Nighttime Aircraft Noise

Threshold: Would the Project result in aircraft operations (i.e., aircraft landings and/or takeoffs) at the March Inland Port Airport between 10:00 p.m. and 6:59 a.m. that could expose people within the March Inland Port Airport's vicinity to a significant risk of sleep disturbance due to noise, as based on a single event noise exposure level analysis?

Finding: No impact. (Draft SEIR, p. 4.10-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project would not result in aircraft operations at the March Inland Port Airport. The proposed Project would involve amending the South Campus Specific Plan to shift the mix of uses, extending Village West Drive, and the construction of the proposed overpass or underpass across Village West Drive. The proposed Project also includes Plot Plan approvals for five components of the South Campus, buildout none of which result in aircraft operations. As such, no impacts to aircraft operations would occur with implementation of the proposed Project. (Draft SEIR, p. 4.10-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

M. POPULATION AND HOUSING

1. Population Growth

Threshold: Would the Project 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 roads or other infrastructure)?

Finding: Less than significant. (Draft SEIR, Appendix A, pp. 12-61 and 12-62; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project would help address the existing jobs/housing imbalance in western Riverside County by bringing employment opportunities to an area that is primarily residential. Implementation of the Specific Plan, as amended by the proposed Project, would result in positive impacts upon existing and projected housing conditions within the region, by bringing job opportunities to an area that is largely residential. Impacts would be less than significant. (Draft SEIR, Appendix A, pp. 12-61 and 12-62; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Displacement of Housing

Threshold: Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-62; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the area of the proposed overpass or underpass across the Village West Drive Extension) is undeveloped and does not currently support any housing; therefore, substantial numbers of existing housing would not be displaced and the construction of replacement housing elsewhere would not be necessary as a result of the proposed Project. No impact would occur. (Draft SEIR, Appendix A, p. 12-62; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

N. PUBLIC SERVICES

1. New government facilities

Threshold: Would the Project 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?

Finding: Less than significant. (Draft SEIR, Appendix A, pp. 12-63 and 12-64; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: *Fire.* Implementation of the proposed Project would not include the

construction of residential uses; therefore the Project would not generate population increases or additional demand for fire protection services beyond what was considered under the 2003 Focused EIR. The proposed Project is within areas that were previously slated for development under the originally approved South Campus. As such, impacts would be comparable to those previously identified in past environmental documents prepared for the South Campus Specific Plan. Furthermore, the proposed Project would have a reduced impact compared to the originally approved Project and would pay the required development impact fees. Therefore, the Project would not result in the need for new or expanded fire protection facilities. Impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-63)

Police protection. Implementation of the proposed Project would not include the construction of residential uses; therefore, the Project would not generate population increases or additional demand for police protection services beyond what was considered under the 2003 Focused EIR. As such, impacts would be comparable to those previously identified in past environmental documents prepared for the South Campus Specific Plan. Furthermore, the proposed Project would have a reduced impact compared to the originally approved Project and would pay the required development impact fees. Therefore, the Project would not result in the need for new or expanded fire protection facilities. Impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-63)

Schools/Parks/Other public facilities. The proposed Project would not generate new population or additional demand for school services, parks, or other public facilities such that new schools, parks, or other public facilities would be required beyond what was considered under the originally approved South Campus of the March Business Center Specific Plan. Impacts would be less than significant. (Draft SEIR, Appendix A, pp. 12-63 and 12-64)

Proposed Overpass/Underpass. The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential public services impacts as part of the Final SEIR. The overpass or underpass would provide connectivity within the existing National Cemetery. The National Cemetery is already supported by public services. As such, the analysis determined that the proposed overpass or underpass would not result in new or different public services impacts than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

O. RECREATION

1. Increased Use

Threshold: 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?

Finding: Less than significant. (Draft SEIR, Appendix A, p. 12-64; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project includes the development of a 6.2-acre open space paseo and dog park, thereby increasing the amount of available recreation space in the western portion of the South Campus Specific Plan area. Further, the previously approved Specific Plan includes approximately 52 acres of parkland near the southeastern corner of South Campus. This parkland area is already developed. Multi-use trails and bikeways are also included in the Transportation section of the Specific Plan. These uses are intended to accommodate the needs of the employees within the Specific Plan area and will be available for residents in the vicinity of the Project site. The developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, so impacts related to this topic would be reduced from those determined in the 2003 Focused EIR, and impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-64)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential recreation impacts as part of the Final SEIR. The overpass or underpass would provide connectivity within the existing National Cemetery, which is not a recreational use. As such, the analysis determined that the proposed overpass or underpass would not result in new or different recreation impacts than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Construction/Expansion of Recreational Facilities

Threshold: Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Less than significant. (Draft SEIR, pp. 4.11-6)

Explanation: During operation of the proposed Project, the dog park paseo would be available to the public. Impacts associated with Project operation, including the dog park and paseo, would result in either no impact or less than significant impacts to aesthetics, biological resources, energy, geology and soils, greenhouse gas emissions, land use and planning, hazards and hazardous materials, noise, tribal cultural resources, utilities and service systems, and wildfire. Impacts related to air quality and transportation would be potentially significant. However, the proposed dog park and paseo would be available for passive recreational use and would not generate significant vehicle traffic or result in air emissions

associated with vehicle traffic. The dog park and paseo would be passive recreational facilities that provide a buffer between the residences to the west and the South Campus Specific Plan area to the east. As such, operational impacts associated with the proposed dog park and paseo would be less than significant.

Village West Drive Extension. The Village West Drive Extension component of the proposed Project does not introduce new residential, or recreation-generating land uses. This component of the proposed Project would improve portions of Village West Drive, which currently terminates at Lemay Drive to the south. The Project would provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. None of these actions would result in the introduction of new residents to the Specific Plan area in need of recreational facilities. As such, the construction and operation of the Village West Drive Extension does not include recreational facilities and would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur. (Draft SEIR, pp. 4.11-6)

P. TRANSPORTATION / TRAFFIC

1. Conflict with Plans

Threshold: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less than significant. (Draft SEIR, p. 4.12-63; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: *Construction*. Traffic operations during the proposed construction phase of the Project may potentially result in short-term traffic deficiencies related to construction employees, export of materials, and import of construction materials. To minimize the impact of construction activities, the Project applicant would be required to develop and implement a March JPA-approved Construction Traffic Management Plan, per PDF-TRAF-1, which would address potential construction-related traffic detours and disruptions. In general, the Construction Traffic Management Plan would ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses. With the incorporation of PDF-TRAF-1, short term construction impacts would be less than significant.

Proposed Overpass/Underpass. The proposed overpass or underpass that would be constructed across the Village West Drive Extension was evaluated for transportation impacts as part of the Final SEIR. The analysis

determined that the proposed overpass or underpass would not result in new or different transportation effects than those identified in the Draft SEIR. The proposed overpass or underpass would be utilized specifically and exclusively for funeral processions as part of the planned future National Cemetery expansion. Existing and future traffic across Village West Drive is not anticipated to have access to or utilize the proposed overpass or underpass, and as such, there would be no changes to the transportation analysis and conclusions within the Draft SEIR. (Draft SEIR, p. 4.12-63; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Project Design Feature (South Campus Specific Plan and Village West Drive Extension)

PDF-TRA-1 **Construction Traffic Management Plan.** Prior to the issuance of building permits, the Project applicant would be required to develop and implement a March JPA-approved Construction Traffic Management Plan addressing potential construction-related traffic detours and disruptions. In general, the Construction Traffic Management Plan would ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.**2. Design Features and Incompatible Uses**

Threshold: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less than significant. (Draft SEIR, pp. 4.12-66)

Explanation: Regarding the Village West Drive Extension, the proposed Project would not add truck trips to this roadway. Rather, all trucks would be mandated to turn left at the Village West Drive/Van Buren Boulevard intersection and use the I-215 freeway to travel north or south of the Project site. The Village West Drive Extension would provide a safe and improved route for the Westmont Village retirement living community residents to access community features to the south and for residents south of Nandina Avenue to access the General Old Golf Course and Riverside National Cemetery. Additionally, this extension would improve the connectivity of the region's circulation system, which would enhance the safety of the entire community in times of emergency. As such, impacts associated with the Village West Drive Extension would be considered less than significant. (Draft SEIR, p. 4.12-66)

3. **Emergency Access**

Threshold: Would the Project result in inadequate emergency access?

Finding: No impact. (Draft SEIR, Appendix A, p. 12-66; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project is consistent with the March Area Emergency Resource Guide because the Project's construction or operations would not result in a physical interference with emergency routes. During construction of the proposed Project, no lane closures are anticipated. As such, adequate emergency access during construction and operation of the proposed Project would be maintained, and the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, with improvements to Village West Drive, a through connection between Nandina Avenue to the south and Van Buren Boulevard to the north, would be created thereby improving overall emergency access in the vicinity of the Project site. The proposed overpass or underpass across the Village West Drive Extension would provide additional connectivity within the National Cemetery. No impact would occur. (Draft SEIR, Appendix A, p. 12-66; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Q. UTILITIES AND SERVICE SYSTEMS

1. **Water Supply**

Threshold: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Finding: Less than significant. (Draft SEIR, pp. 4.14-22 through 4.14-24; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: A water supply assessment was conducted for the proposed Project. Based on the water supply assessment, the water purveyor that serves the Project area (Western Municipal Water District) concluded that the total projected water supplies available to Western Municipal Water District during normal, single-dry, and multiple-dry years throughout the next 20-year period are sufficient to meet the projected water demands of the proposed Project, in addition to Western Municipal Water District's existing and planned future uses. Impacts would be less than significant. (Draft SEIR, pp. 4.14-22 through 4.14-24)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential utilities and service systems impacts as part of the Final SEIR. The overpass or underpass would provide connectivity within the existing National Cemetery. The National

Cemetery is already supported by the necessary utilities and service systems. As such, the analysis determined that the proposed overpass or underpass would not result in new or different utilities and service systems impacts than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Wastewater Treatment Capacity

Threshold: Would the Project 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?

Finding: No impact. (Draft SEIR, pp. 4.14-24 and 4.14-25; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The analysis in the SEIR determined that adequate wastewater treatment capacity is available to serve the Project at existing facilities. Furthermore, given that the proposed Project would result in the generation of less wastewater than would the 2003 Approved South Campus, fewer demands for wastewater services would occur. As such, the South Campus Specific Plan component of the Project was determined to have beneficial impacts since fewer demands for wastewater services would occur. The Village West Drive Extension component was determined to have no impacts relative to wastewater generation, as this aspect of the Project (including the proposed overpass or underpass) would not generate wastewater. As such, beneficial impacts would result from the South Campus Specific Plan Project component, and no impacts would result from the Village West Drive Extension Project component. (Draft SEIR, pp. 4.14-24 and 4.14-25; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. Solid Waste Regulations

Threshold: Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Finding: Less than significant. (Draft SEIR, Appendix A, p. 12-69; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project will comply with federal, state, and local statutes and regulations related to solid waste. March JPA complies with the intent of state mandates for solid waste reduction by participating in local and regional programs to encourage reduction of solid waste. Compliance with Riverside County ordinances regarding solid waste management would ensure Project consistency with the Riverside County Source Reduction and Recycling Element. Impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-69; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

R. WILDFIRE

1. Emergency Response or Evacuation Plans

Threshold: Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: No impact. (Draft SEIR, Appendix A, pp. 12-69 and 12-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project is consistent with the March Area Emergency Resource Guide because the Project's construction or operations would not result in a physical interference with emergency routes. During construction of the proposed Project, no lane closures are anticipated. As such, adequate emergency access during construction and operation of the proposed Project would be maintained, and the Project would not physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, with improvements to Village West Drive, a through connection between Nandina Avenue to the south and Van Buren Boulevard to the north, would be created thereby improving overall emergency access in the vicinity of the Project site. The proposed overpass or underpass across the Village West Drive Extension would provide additional connectivity within the National Cemetery. No impact would occur. (Draft SEIR, Appendix A, pp. 12-69 and 12-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

2. Exacerbate Wildfire Risk

Threshold: Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Finding: Less than significant. (Draft SEIR, Appendix A, p. 12-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project site (including the proposed overpass or underpass across the Village West Drive Extension) is located in a Local Responsibility Area for fire protection and is not within a designated fire hazard area. Additionally, the Project site is surrounded by development to the north, west, and south. Therefore, the risk of a large, high-intensity wildland fire impacting the site is low. Impacts would be less than significant. (Draft SEIR, Appendix A, p. 12-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

3. Exacerbate Wildfire Risk due to Installation of Infrastructure

Threshold: In or near a State Responsibility Area or lands classified as very high fire

hazard severity zone, would the Project 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?

Finding: Less than significant. (Draft SEIR, pp. 4.15-13 and 4.15-14; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project area (including the proposed overpass or underpass across the Village West Drive Extension) is not located within or near a State Responsibility Area or very high fire hazard severity zone. While the Project would result in the installation of new roadway and utility infrastructure, including the proposed overpass/underpass across Village West Drive, the installation and maintenance of these would not exacerbate fire risk given the Project's location outside of an identified very high fire hazard severity zone. Impacts would be less than significant. (Draft SEIR, pp. 4.15-13 and 4.15-14; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

4. Expose to Post-Fire Hazards

Threshold: In or near a State Responsibility Area or lands classified as very high fire hazard severity zone, would the Project 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?

Finding: Less than significant. (Draft SEIR, pp. 4.15-14 and 4.15-15; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project area (including the proposed overpass or underpass across the Village West Drive Extension) is not located within or near a State Responsibility Area or very high fire hazard severity zone. The proposed Project would not substantially alter the topography of the existing conditions, and the Project area is not susceptible to landslides. In addition, the South Campus Specific Plan and Village West Drive Extension geotechnical studies determined that there was no evidence of on-site landslides, debris flows, or thick surficial deposits typically associated with landslides. Furthermore, the potential for flooding is considered very low, the Village West Drive Extension would result in a beneficial impact with respect to flooding during high-intensity rain events. For these reasons, wildfire-related risk including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes would be minimal. Impacts would be less than significant. (Draft SEIR, pp. 4.15-14 and 4.15-15; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

SECTION III
IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

March JPA hereby finds that Mitigation Measures have been identified in the SEIR and in these Findings that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the Mitigation Measures that will reduce them to a less than significant level, are as follows:

A. AESTHETICS

1. Scenic Vistas

Threshold: Would the Project have a substantial adverse effect on a scenic vista?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, p. 12-35; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The March JPA General Plan designates the area looking east and northeast of the March JPA Planning Area toward the Box Springs Mountains and San Jacinto Mountains as a scenic vista. As outlined in the 2003 Focused EIR, the visual aspects of the March Business Center Specific Plan were evaluated to identify new aesthetic impacts as compared to the MEIR for the March JPA General Plan. The evaluation determined that environmental impacts to aesthetics, as documented in the MEIR would not be changed by the March Business Center Specific Plan. Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, impacts related to this topic would be reduced from those determined in the 2003 Focused EIR. Pursuant to the Mitigation Monitoring and Reporting Program (MMRP) adopted for the 2003 Focused EIR, the South Campus Specific Plan component of the proposed Project would be required to comply with Mitigation Measure I-1 from the 2003 Focused EIR. No new impacts to scenic vistas are expected to occur because the Project area is below the scenic vista identified in the March JPA General Plan. The improvements to, and extension of Village West Drive to the south, would provide a connection between Van Buren Boulevard and Nandina Avenue. Although the Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific plan, it is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue. As such, the proposed improvements to this roadway would not affect a scenic vista, as the roadway would be constructed at-grade. Regarding the proposed overpass/underpass that may be constructed across the Village West Drive Extension, if the Project constructed an underpass, it would be depressed below the existing grade and visible only to those using Village West Drive or located within the adjacent National Cemetery. If the Project constructed an overpass, the structure would have a maximum height of approximately 25 feet above

grade, which is equivalent to the height of a 2-story house. Given that the area surrounding the National Cemetery and the proposed overpass or underpass is developed with training facilities associated with the Ben Clark Training Center, single-family residences in the Westmont Village retirement community, and the business park and industrial development in the South Campus Specific Plan area, the proposed overpass or underpass would not be visually incompatible with the surrounding land uses.

Overall, impacts would be reduced to a level below significance upon implementation of Mitigation Measure I-1. Impacts would thus be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, p. 12-35; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measure (South Campus Specific Plan component only)

I-1 All projects are required to comply with the Specific Plan Design Guidelines, landscape concept plan and Development Code, which will ensure the following:

- Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.

- The enhancement and preservation of natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan.

- Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery.

2. Visual Character/Quality

Threshold: In non-urbanized areas, would the Project 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.1-4 through 4.1-6; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Implementation of the proposed Project would result in new development within the currently undeveloped portions of the Project site. However, proposed land uses within South Campus would be consistent with currently permitted land use designations of the March JPA General Plan. In addition, compliance with the adopted March Business Center Specific Plan Development Regulations and Design Guidelines and implementation of Mitigation Measure I-1 from the 2003 Focused EIR (for the South Campus Specific Plan component of the Project) would ensure that proposed and future development within the South Campus would result in coordinated design and would enhance the overall visual identity of the March Business Center. The proposed Village West Drive Extension would not include construction of any vertical features that would degrade the public views in the vicinity. In addition, the proposed Village West Drive Extension would require removal of an abandoned and deteriorating water tank adjacent to the existing roadway alignment, which would improve the visual quality of surrounding vacant land for drivers that utilize the improved roadway. Regarding the proposed overpass/underpass that may be constructed across the Village West Drive Extension, if the Project constructed an underpass, it would be depressed below the existing grade and visible only to those using Village West Drive or located within the adjacent National Cemetery. If the Project constructed an overpass, the structure would have a maximum height of approximately 25 feet above grade, which is equivalent to the height of a 2-story house. Given that the area surrounding the National Cemetery and the proposed overpass or underpass is developed with training facilities associated with the Ben Clark Training Center, single-family residences in the Westmont Village retirement community, and the business park and industrial development in the South Campus Specific Plan area, the proposed overpass or underpass would not be visually incompatible with the surrounding land uses.

Implementation of the proposed Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.1-4 through 4.1-6; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measure (South Campus Specific Plan component only)

- **I-1** (See above)

3. Light/Glare

Threshold: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-36 and 12-37; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The existing March Business Center Design Guidelines impose comprehensive and detailed requirements for all aesthetic features including lighting, colors, textures, landscaping, and site layouts. Accordingly, compliance with the March Business Center Design Guidelines would prevent significant impacts related to substantial light or glare affecting day or nighttime views in the area. There would be no significant impact to day or nighttime views as a result of the Project's compliance with the requirements of the March Business Center Design Guidelines. Compliance with the design guidelines is imposed via Mitigation Measure I-1, which would be required for the South Campus Specific Plan component of the Project. The improvements to, and extension of, Village West Drive to the south would provide a connection between Van Buren Boulevard and Nandina Avenue. Additionally, the proposed overpass or underpass may be installed across this roadway extension. Village West Drive is currently an unpaved yet drivable roadway from Lemay Drive south to Nandina Avenue. Lighting standards would be included as part of the roadway improvements and would be consistent with the County of Riverside requirements for roadways. Compliance with County standards would ensure that roadway improvements would not create a new source of light or glare that would affect day or nighttime views in the area. Overall, proposed Project impacts would be reduced to a level below significance upon implementation of Mitigation Measure I-1. Impacts would thus be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-36 and 12-37; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measure (South Campus Specific Plan component only)

- **I-1** (See above)

B. AIR QUALITY

1. Cumulatively Considerable Increase In Pollutants

Threshold: Would the Project result in a cumulatively considerable new increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.2-30)

Explanation: The Project's anticipated construction emissions were found to exceed the volatile organic compound (VOC) and NOx SCAQMD significance thresholds; thus, the Project's unmitigated impacts would be potentially significant and would therefore, per SCAQMD criteria, would be cumulatively potentially significant. In order to reduce the Project's construction-source emissions, MM-AQ-1 through MM-AQ-4 would be implemented for both the South Campus Specific Plan component and

Village West Drive Extension component (including the proposed overpass/underpass). These measures would require Tier 4 off-road construction equipment, "Super-Compliant" low VOC paints, provision of a construction relations officer, and preparation of a fugitive dust control plan. With incorporation of MM-AQ-1 through MM-AQ-4, construction impacts associated with the proposed Project would be less than significant. (Draft SEIR, p. 4.2-30)

Mitigation Measures

- **MM-AQ-1 through MM-AQ-4** (See below)

C. BIOLOGICAL RESOURCES

1. Special-Status Species

Threshold: Would the Project 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.3-21 through 4.3-27; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Implementation of mitigation measures D-1 through D-6 from the 2003 Focused EIR would be required for biological resources impacts. However, the proposed Project would still result in potentially significant impacts requiring further mitigation, as further described below.

Two federally and/or state listed species have been documented on or immediately adjacent to the South Campus Specific Plan Project site and to the Village West Drive Extension Project site (least Bell's vireo and Stephens' kangaroo rat). Several non-listed special-status species also have the potential to occur at the South Campus Specific Plan Project site and at the Village West Drive Extension Project site (including smooth tarplant, burrowing owl, coastal whiptail, loggerhead shrike, red diamond rattlesnake, and San Diego black-tailed jackrabbit). Additionally, several sensitive plant species and the federally endangered fairy shrimp have the potential to occur within the vicinity of the proposed overpass/underpass across the Village West Drive Extension.

Least Bell's vireo. The Project would not directly impact habitat for this species; however, development would occur in close proximity to occupied and suitable habitat, with some buildings proposed approximately 50–75 feet away from a designated least Bell's vireo conservation easement area. As such, indirect impacts to least Bell's vireo could occur and are considered potentially significant. With the implementation of Mitigation MM-BIO-1, Least Bell's Vireo Avoidance

and Minimization Measures, and MM-BIO-2, Construction Limits Demarcation for Sensitive Habitat and Jurisdictional Waters, temporary indirect impacts to least Bell's vireo would be reduced to less than significant by identifying active nests of the species and establishing no-entry buffers, instituting an environmental awareness training program that includes the species, monitoring of active nests during construction, and erecting fences around suitable habitat for the species. As such, impacts would be less than significant with mitigation incorporated.

Stephens' kangaroo Rat. Stephens' kangaroo rat has been documented previously on the South Campus Specific Plan site, adjacent to the Village West Drive Extension Project site, and in surrounding areas. Suitable habitat is present within the South Campus Specific Plan area and within the Village West Drive Extension alignment, and burrows consistent with the species were observed during general biological surveys. Direct impacts to Stephens' kangaroo rat could result from ground-disturbing activities (e.g., clearing, grubbing, grading). Indirect short-term impacts to Stephens' kangaroo rat include noise, vibration, lighting, and increased human presence, and substantial long-term impacts include noise, lighting, and traffic collisions to nocturnal wildlife. The South Campus Specific Plan Project's direct and indirect impacts on the Stephen's kangaroo rat are comparable to those of the 2003 Approved South Campus. The South Campus Specific Plan's impacts would thus be reduced through implementation of all requirements from the March Air Force Base closure U.S. Fish and Wildlife Service (USFWS) Section 7 consultation (BO 1-6-99-F-13) (the "1999 Biological Opinion (BO)") and implementation of the terms and conditions agreed upon in the *Center of Biological Diversity v. Jim Bartel et. al.* Settlement Agreement (S.D. Cal. No. 09-cv-1854-JAH-POR). MM-BIO-2 would be required for both the South Campus Specific Plan component and the Village West Drive Extension component. This measure would mitigate for indirect impacts to the species by limiting impacts to suitable habitat. Additionally, a mitigation fee would be required and would be paid. For these reasons, the Project's impacts to the Stephens' kangaroo rat would be less than significant with mitigation incorporated.

Burrowing owl. Suitable foraging and nesting habitat (burrows) occur on the South Campus Specific Plan Project site and on the Village West Drive Extension Project site. As such, there is potential for this species to occur within the Project footprint or to colonize the site prior to Project construction. If present, impacts such as habitat destruction, and potentially death, injury, or harassment of nesting birds, their eggs, and their young could occur. With the implementation of MM-BIO-3, Burrowing Owl Avoidance and Minimization Measures, direct and indirect impacts to burrowing owl would be reduced to less than significant through preconstruction surveys for the species, no-work buffers around occupied burrows, or the preparation of a Burrowing Owl

Relocation and Mitigation Plan. As such, impacts would be less than significant with mitigation incorporated.

Coastal whiptail, loggerhead shrike, red diamond rattlesnake, and San Diego black-tailed jackrabbit. Four additional California Species of Special Concern, coastal whiptail, loggerhead shrike, red diamond rattlesnake, and San Diego black-tailed jackrabbit, have a moderate potential for occurrence based on suitable habitat or observation during surveys. Additionally, two Watch List wildlife species, California horned lark and orange-throated whiptail, have a moderate potential for occurrence based on the presence of suitable habitat. Impacts to these species are described below:

- Adult and juvenile loggerhead shrike and California horned lark would also be highly mobile and would be expected to avoid construction; however, the nests of the species with eggs or hatched young that do not have the mobility to safely leave the nest could be directly impacted by the removal of vegetation or indirectly impacted if the adults abandon an active nest. Thus, potentially significant impacts could occur if vegetation clearing is undertaken during the breeding season. Implementation of MM-BIO-4, Nesting Bird Avoidance and Minimization Measures, would reduce the impacts to less than significant by implementing preconstruction surveys for active nests and establishing no-work buffers around active nests. As such, impacts would be less than significant with mitigation incorporated.

Species associated with potential ponding. As part of the Final SEIR, the area of the proposed overpass or underpass across the Village West Drive Extension was evaluated for potential impacts. Biological surveys were conducted for the potential additional areas of disturbance. The surveys identified that the proposed overpass/underpass is located within the vicinity of three potential ponding areas. These areas may support sensitive plant species and federally endangered fairy shrimp, including vernal pool fairy shrimp and Riverside fairy shrimp. However, all of the potential ponding areas occur outside of the potential impact area; as such, direct impacts are not anticipated. However, because some of the ponding areas occur in close proximity to the proposed work limits, indirect impacts during construction could occur. As determined in the Final SEIR, impacts would be reduced to below a level of significance through incorporation of the mitigation measures that have already been identified in the Draft SEIR. As such, impacts would be less than significant with mitigation incorporated.

Nesting birds. The South Campus Specific Plan Project site and the Village West Drive Extension Project site (including the area of the proposed overpass or underpass) have the potential to support avian nests, which would be protected under the Migratory Bird Treaty Act and/or the

California Fish and Game Code (Section 3503), under which it is unlawful to "take, possess, or needlessly destroy" avian nests or eggs. Potentially significant impacts could occur if vegetation clearing is undertaken during the breeding season. With the implementation of MM-BIO-4, Nesting Bird Avoidance and Minimization Measures, impacts to nesting birds would be reduced to less than significant. As such, impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.3-21 through 4.3-27; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

D-1 Prior to construction activity, the applicant shall coordinate with USFWS to assure that the requirements and stipulations of the 1999 Biological Opinion and the Biological Opinion Clarification Letter (September 6, 2002) are met. The 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter are included in Appendices A and B of the Biological Resources Review found in Appendix D of the 2003 Focused EIR. Mitigation for potential impacts to federal or state listed species shall be as per the 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter issued by USFWS. This mitigation shall include the replacement 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat at a 1:1 ratio. 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 serve as mitigation for 21 acres of SKR occupied habitat. Other required mitigation (78.4 acres discussed in the 1999 BO Clarification letter) will be at a fee of $500 per acre.

D-2 Per the 1999 BO, avoid 13 acres of USFWS designated least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.

D-3 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 to assess the areas for occupancy by the least Bell's vireo.

D-4 Prior to construction activity, the applicant shall coordinate with the L.A. District Corps office to assure conformance with the requirements of Section 404 of the Clean Water

Act.

D-5 Prior to construction activity, the applicant shall coordinate with the Santa Ana Water Quality Board (Region 8) 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.

D-6 Prior to activity within waters of the U.S., the applicant shall coordinate with the California Department of Fish and Game (Eastern Sierra and Inland Dessert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.

MM-BIO-1 **Least Bell's Vireo Avoidance and Minimization Measures.** Least Bell's vireo have been documented adjacent to proposed South Campus Specific Plan Project work areas within the conservation easement and there is suitable habitat for the species along the Village West Drive Extension Project. Species-specific mitigation will include construction timing and noise restrictions in accordance with the *Center of Biological Diversity v. Jim Bartel et al.* Settlement Agreement (S.D. Cal. No. 09-cv-1854-JAH-POR) and standard vireo noise avoidance techniques to avoid noise impacts on this species. The following avoidance and minimization measures shall be implemented during Project construction activities and confirmed by the March Joint Powers Authority (JPA):

1) **Preconstruction Least Bell's Vireo Nesting Survey.** Construction activities within 500 feet of the conservation area (see Figure 4.3-1) and suitable habitat for least Bell's vireo (southern riparian forest and southern willow scrub) along the Village West Drive Extension Project (see Figure 4.3-2) shall commence outside of the nesting season for least Bell's vireo (April 10 to July 31). If construction activities occur during the least Bell's vireo nesting season, a qualified biologist shall conduct a focused least Bell's vireo nesting bird survey within 3 days of the start. If least Bell's vireo nests or occupied habitat are found within 500 feet of project activity, then the qualified biologist shall establish an avoidance buffer radius of 500 feet, or as approved by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), which shall be maintained and avoided during construction activities until the nest is determined by the biologist to no longer be active.

a) If construction activity within 500 feet of the conservation area commences outside of the nesting bird season, then it is assumed that birds that nest within the conservation area during ongoing activity are unaffected by the Project.

2) **Environmental Awareness Training.** A qualified biologist shall prepare an environmental awareness training program that must be taken by all construction personnel working on projects within 500 feet of the conservation area prior to their involvement with activities on the project site. The training shall cover the following points: least Bell's vireo natural history, protected species avoidance measures to be implemented by all personnel, and the role and responsibility of the biological monitor. The training shall be prepared in a digital format (e.g., Microsoft PowerPoint) that will allow the project contractor to administer it on a daily basis throughout construction, if needed, and a sign-in sheet indicating the personnel who have received the training shall be submitted to the March JPA as needed.

3) **Construction Monitoring.** If least Bell's vireo nests or occupied habitat are found during the initial survey, then a qualified biological monitor shall be present fulltime during initial grading activities within 1,000 feet of the nest/occupied habitat location or until they determine in their professional opinion that monitoring is no longer needed. The biological monitor shall be responsible for taking noise level measurements at the accessible edge of the habitat using a decibel meter. construction noise levels shall not exceed 60 A-weighted decibels sound equivalent level (dBA L_{eq}) hourly average in riparian habitats occupied by least Bell's vireo unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The biological monitor shall have the authority to stop work as needed to avoid indirect impacts to least Bell's vireo due to noise level exceeding a 60 dBA L_{eq} hourly average or a noise level authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). A weekly biological monitoring report shall be submitted to March JPA that shall include noise level data and any action taken to reduce noise. A post-construction biological monitoring report shall be prepared to document compliance with these requirements and shall

be submitted to the satisfaction of the March JPA.

MM-BIO-2 **Construction Limits Demarcation for Sensitive Habitat and Jurisdictional Waters.** Prior to the start of all earth-moving activities (e.g., clear and grub, grading) adjacent to the conservation area and buckwheat scrub within the South Campus Specific Plan Project, and for work near the delineated jurisdictional waters (see Figure 4.3-3 and Attachment 1 to the Final SEIR), southern riparian forest, and southern willow scrub on the Village West Drive Extension Project, and adjacent to suitable habitat for Stephen's kangaroo rat (non-native grasslands), the project contractor shall demarcate the construction limits with temporary construction fencing so that sensitive habitats and jurisdictional waters are avoided by construction personnel and equipment. The fencing shall be maintained until construction is completed in those areas.

MM-BIO-3 **Burrowing Owl Avoidance and Minimization Measures.** Prior to the initiation of construction activities, a qualified biologist shall conduct preconstruction surveys for burrowing owl within suitable habitat (non-native grassland, non-native grassland/paniculate tarplant, disturbed habitat, and ruderal areas) to determine presence/absence of the species. The survey shall be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) protocol within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Preconstruction surveys shall include suitable burrowing owl habitat within the Project footprint and within 500 feet of the Project footprint (or within an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists). If burrowing owls are not detected during the clearance survey, no additional mitigation is required.

If burrowing owl is located, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot non-disturbance buffer (where no work activities may be conducted) shall be maintained between Project activities and nesting burrowing owls during the nesting season, unless otherwise authorized by

CDFW.

If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a 160-foot non-disturbance buffer shall be maintained between the Project activities and occupied burrow. Alternatively, a Burrowing Owl Relocation and Mitigation Plan may be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Project site. The Plan shall detail methods and guidance for passive relocation of burrowing owls from the Project site, provide monitoring and management of the replacement burrow sites, reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off site for every burrowing owl or pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprint. Ratios typically include a minimum of 19.5 acres per nesting burrow lost; however, habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan.

The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the March Joint Powers Authority, to document compliance with this mitigation measure.

MM-BIO-4 **Nesting Bird Avoidance and Minimization Measures.** To avoid direct impacts to raptors and/or native/migratory birds (including loggerhead shrike and California horned lark), vegetation removal and grading activities should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a preconstruction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding

activities is avoided. The report or mitigation plan shall be submitted to the California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service as applicable for review and approval and implemented to the satisfaction of those agencies. The project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.

2. Wetlands

Threshold: Would the Project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.3-28, 4.3-29, and 4.3-35; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: No direct impacts would occur to jurisdictional wetlands or non-wetland waters due to the implementation of the Village West Drive Extension Project or the proposed overpass or underpass. However, due to the proximity of jurisdictional wetlands and waters, potential temporary indirect significant impacts could occur from construction activities resulting from accidental incursion into the areas, generation of fugitive dust, and introduction of chemical pollutants (including herbicides). Erosion and chemical pollution may also affect wetlands/jurisdictional waters. However, erosion-control measures would be implemented during construction as part of the Storm Water Pollution Prevention Plan for the Project. Additionally, MM-BIO-2 would be implemented and would require fences to be installed around jurisdictional waters to prohibit entry. With the implementation of MM-BIO-2, Construction Limits Demarcation for Sensitive Habitat and Jurisdictional Waters, and compliance with existing regulations, temporary indirect impacts to wetlands from the Village West Drive Extension and the proposed overpass or underpass would be reduced to less than significant. As such, impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.3-28, 4.3-29, and 4.3-35; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measure (Village West Drive Extension component only)

- **MM-BIO-2** (See above)

3. Local Policies Protecting Biological Resources

Threshold: Would the Project conflict with any local policies or ordinances protecting

biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.3-30 and 4.3-31; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project would not generally conflict with local policies protecting biological resources. For the South Campus Specific Plan, impacts would be less than significant after mitigation. The March JPA General Plan has a policy that states: where practical, allow development to remove only the minimum natural vegetation and encourage the revegetation of graded areas with native plant species. The proposed South Campus Specific Plan Project would impact 0.11 acres of buckwheat scrub, which is natural vegetation. However, MM-BIO-2 would be implemented and would restrict impacts to buckwheat scrub to the minimal extent needed for construction at the South Campus Specific Plan Project site. Impacts would therefore be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.3-30 and 4.3-31; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measure (South Campus Specific Plan component only)

- **MM-BIO-2** (See above)

4. Habitat Conservation Plans

Threshold: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.3-31 and 4.3-32; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: The South Campus Specific Plan Project impacts were addressed under the 2003 Focused EIR and as part of the March Air Base realignment. This area is included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The South Campus Specific Plan is within an area where burrowing owl surveys are required. Though the March JPA is an independent agency and therefore not a participant under the MSHCP, proposed Project mitigation (MM-BIO-3) is consistent with MSHCP conditions for burrowing owl. Mitigation for state and federally endangered species was included as part of the March Air Force Base closure USFWS Section 7 consultation (BO 1-6-99-F-13) and subsequent *Center of Biological Diversity v. Jim Bartel et. al.* Settlement Agreement (S.D. Cal. No. 09-cv-1854-JAH-POR). As such, South Campus Specific Plan Project impacts to the MSHCP would be less than significant with mitigation incorporated.

The Village West Drive Extension impacts were not considered in connection with the larger March Air Base re-use, and this area is included in the MSHCP. However, the Village West Drive Extension Project is not within an area designated for conservation and would not conflict with the goal of the MSHCP for acquiring lands of high habitat value. The Village West Drive Extension is within an area where burrowing owl surveys are required. Although the March JPA is an independent agency and therefore not a participant under the MSHCP, proposed Project mitigation (MM-BIO-3) is consistent with the MSHCP conditions for burrowing owl. As such, Village West Drive Extension impacts to the MSHCP would be less than significant with mitigation incorporated. The proposed overpass or underpass across the Village West Drive Extension would not result in any new or different impacts. (Draft SEIR, pp. 4.3-31 and 4.3-32; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

- **MM-BIO-3** (See above)

D. CULTURAL RESOURCES

1. Archeological resources

Threshold: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines section 15064.5?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-44 and 12-45; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: As stated in the 2003 Focused EIR, although development within the Specific Plan area has the potential to affect existing archaeological resources due to on-site excavation and grading, impacts to archaeological resources resulting from the development of the Specific Plan are not likely to be significant. The proposed Project is within areas that were previously slated for development and evaluated under the 2003 Focused EIR, which determined impacts would be less than significant with implementation of Mitigation Measure L-1.

The Village West Drive extension was not addressed in previous environmental documents for the South Campus Specific Plan. However, the only known features of prehistoric or historical origin located partially within the roadway extension area date to the 1940s-1960s era, do not exhibit any special merit in architecture, engineering, or construction, and hold little promise for important archaeological data. As such, impacts would be limited to uncovering of previously unknown, buried archaeological remains during earth-moving activities. Implementation of

Mitigation Measure L-1 would ensure that if buried archaeological remains are encountered during any earth-moving operations associated with the Village West Drive extension, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

The area of the proposed overpass or underpass across the Village West Drive Extension was evaluated for the presence or absence of archaeological resources. Two previously recorded prehistoric archaeological sites are located in close proximity to the eastern end of the proposed overpass or underpass. However, the proposed overpass/underpass has been designed to avoid any impacts to these resources. Additionally, the construction of the overpass/underpass would be subject to archaeological and/or Native American monitoring through mitigation measures MM-TCR-1 and MM-TCR-2. Also, any buried archaeological remains encountered during construction would be subject to evaluation by a qualified archaeologist through mitigation measures MM-TCR-1 and MM-TCR-2 as well as Mitigation Measure L-1 from the 2003 Focused EIR. With these mitigation measures, impacts on these features would be less than significant.

Overall, the proposed Project's impacts on archaeological resources would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-44 and 12-45; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

L-1 If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

MM-TCR-1 and **MM-TCR-2** (See below)

2. Human Remains

Threshold: Would the Project disturb any human remains, including those interred outside or dedicated cemeteries?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-45; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: As stated in the 2003 Focused EIR, although development within the Specific Plan area has the potential to affect human remains due to on-site excavation and grading, impacts to human remains resulting from the

development of the Specific Plan are not likely to be significant. The proposed Project is within areas that were previously slated for development and evaluated under the 2003 Focused EIR, which determined impacts would be less than significant with implementation of Mitigation Measure L-1. If human remains are encountered during grading and other construction excavation within the Specific Plan area, the Village West Drive Extension, or the proposed overpass or underpass, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to Health and Safety Code § 7050.5. Upon compliance with regulatory requirements pertaining to human remains and upon implementation of Mitigation Measure L-1, impacts would be below a level of significance. Impacts would thus be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-45; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

- **L-1** (See above)

E. ENERGY

1. Energy Consumption

Threshold: Would the Project result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.4-10 through 4.4-15)

Explanation:

Operational Use

Electricity. The operational phase would require electricity for multiple purposes, including building heating and cooling, lighting, appliances, and electronics. The electricity consumption associated with the proposed Project would be approximately 30,102,581 kilowatt-hours per year (Appendix E of the Draft SEIR), not accounting for mitigation measures, such as installation of solar photovoltaic systems that would generate approximately 20,201 megawatt-hours per year (Appendix G of the Draft SEIR).

The building envelope; heating, ventilation, and air conditioning (HVAC) system; lighting; and other systems, such as electric motor equipment, would be designed to maximize energy performance. The Project is subject to statewide mandatory energy requirements as outlined in CCR

Title 24, Part 6. CCR Title 24, Part 11, contains voluntary energy measures that are applicable to Project under CALGreen. Prior to Project approval, March JPA would ensure that the Project would meet Title 24 requirements applicable at that time, as required by state regulations, through its plan review process. Project-consumed electricity is also subject to the cap-and-trade regulation. Furthermore, the Project would include mitigation measure (MM)- GHG-1, install 12 megawatts of solar photovoltaic electricity generation; MM-GHG-2, install Energy Star–certified light bulbs and light fixtures; MM-GHG-3, install duct insulation; and MM-GHG-4, design cool roofs, use energy-efficient HVAC equipment, and lighting fixtures. The Project's energy requirements would not significantly affect local and regional supplies or require additional capacity. The Project's energy usage during peak and base periods would also be consistent with electricity future projections for the region. For these reasons, the electricity consumption of the Project would not be considered inefficient or wasteful, and impacts would be less than significant. For comparison purposes, CalEEMod (Version 2016.3.2) was used to estimate the 2003 Approved South Campus and Project (Proposed Project + Built/Entitled Land Use) emissions from energy uses (see Appendix B for calculations). According to these estimations, the net change in electricity consumption associated with the 2003 Approved South Campus to the currently proposed Project (Proposed Project + Built/Entitled Land Use) would consume a net reduction in approximately 32,224,921 kilowatt-hours per year (Appendix E of the Draft SEIR). The electricity consumption associated with the proposed Project would be less than the 2003 Approved South Campus.

Natural Gas. Natural gas consumption during operation would be required for various purposes, including building heating and cooling. The natural gas consumption associated with the proposed Project would be approximately 42,189,886 thousand British thermal units per year (Appendix E of the Draft SEIR). As with electricity demand, natural gas demand calculations for the Project assumed compliance with Title 24 standards for 2019. The building envelope, HVAC system, lighting, and other systems would be designed to maximize energy performance. The Project is subject to statewide mandatory energy requirements, as outlined in CCR Title 24, Part 6. CCR Title 24, Part 11, contains voluntary energy measures that are applicable to the Project under CALGreen. Prior to Project approval, March JPA would ensure that the Project would meet Title 24 requirements applicable at that time, as required by state regulations, through its plan review process. Project-consumed natural gas is also subject to the cap-and-trade regulation. Furthermore, the Project would include MM-GHG-4, use energy-efficient HVAC equipment and energy-efficient water heaters. The Project's energy requirements would not significantly affect local and regional supplies or require additional capacity. The Project's energy usage during peak and base periods would also be consistent with natural gas future projections for the region. For

these reasons, the natural gas consumption of the Project would not be considered inefficient or wasteful, and impacts would be less than significant.

Petroleum. The majority of fuel consumption resulting from the Project's operational phase would be attributable to motor vehicles traveling to and from the Project site, and employee vehicles traveling around the Project site. Similar to construction worker and vendor trips, fuel consumption for operation was estimated by converting the total CO2 emissions from each land use type to gallons using the conversion factors for CO2 to gallons of gasoline or diesel. The passenger vehicles and truck fleet mix were provided in the Traffic Impact Analysis (Appendix K of the Draft SEIR). The annual mobile-source fuel consumption associated with the proposed Project would consume approximately reduction in approximately 730,276 gallons of gasoline per year and increase in approximately 2,390,861 gallons of diesel consumed per year beginning in 2024 (Appendix E of the Draft SEIR), not accounting for mitigation measures, such as installation of electric vehicle charging stations. Over the lifetime of the Project, the fuel efficiency of the vehicles being used by the employees is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation would decrease over time. There are numerous regulations in place that require and encourage increased fuel efficiency. For example, CARB has adopted an approach to passenger vehicles by combining the control of smog-causing pollutants and GHG emissions into a single, coordinated package of standards. The approach also includes efforts to support and accelerate the number of plug-in hybrids and zero-emissions vehicles in California (CARB 2013). Additionally, in response to SB 375, CARB adopted the goal of reducing per-capita GHG emissions from 2005 levels by 8% by 2020, and 18% by 2035 for lightduty passenger vehicles in the planning area for the Southern California Association of Governments. As such, operation of the Project is expected to use decreasing amounts of petroleum over time due to advances in fuel economy. Although the Project would increase petroleum use during operation as a result of employees commuting to the site, the use would be a small fraction of the statewide use and, due to efficiency increases, would diminish over time. Also, although not quantified herein, MM-GHG-8, installing 20 electric vehicle charging stations; M-GHG-9, reserving 5% of parking spaces for preferential parking for carpool and vanpool; MM-GHG-10, employers providing video conferencing facilities for employees; MM-GHG-11, installing bicycle parking facilities; MM-GHG12, providing showers, lockers and changing space for employees; MM-GHG-13, providing on-site food vending machines and accommodations; and MM-GHG-14, accommodate SmartWay trucks would reduce petroleum use during operation, as implementation of these mitigation measures would reduce the amount of fuel consumption by the Project. MM-GHG-14 would reduce petroleum use from trucks during operation, since SmartWay

trucks use less fuel than non-SmartWay trucks (see Section 4.6, Greenhouse Gas Emissions). The transportation energy supplies would be sufficient to serve the Project's peak energy consumptions, and the project would comply with existing energy standards with regards to transportation fuel consumption. Given these considerations, petroleum consumption associated with the Project would not be considered inefficient or wasteful, and impacts would be less than significant. For comparison purposes, calculations for the net change in annual mobile-source fuel consumption are provided in Table 4.4-5 of the Draft SEIR. Mobile sources from the net change associated with the proposed Project as compared to the 2003 Approved South Campus would result in a reduction in approximately 730,276 gallons of gasoline per year and increase in approximately 2,390,861 gallons of diesel consumed per year beginning in 2024. By comparison, California as a whole consumes approximately 18.6 billion gallons of petroleum in 2017 (EIA 2019c). Furthermore, the Project would include on-site cargo handling equipment. For this Project, it was assumed that on-site modeled operational equipment would include up to 11 200- horsepower, compressed natural gas or gasoline-powered yard tractors operating 4 hours per day, 365 days a year. (Draft SEIR, pp. 4.4-10 through 4.4-15)

F. GEOLOGY AND SOILS

1. Landslides

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-48 and 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project area is located on generally gentle sloping terrain, and large land/mudslides do not appear probable. There are no steep slopes on or around the site that would be subject to landslide. The proposed Project would not introduce land use designations substantively different from those evaluated in the 2003 Focused EIR. Considering that the developable acreage of the proposed Project is significantly reduced from the originally approved developable acreage, and that the location of the proposed improvements to and extension of Village West Drive (including the proposed overpass or underpass) are similar to those of the South Campus, impacts related to this topic would be comparable to those determined in the 2003 Focused EIR, which were determined to be less than significant with mitigation incorporated. The proposed Project would thus be required to comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR. Impacts would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-48 and 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

K-1 All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

K-2 All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phase 1-3 prepared by Inland Foundation Engineering, Inc., dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

K-3 All future development shall use proper erosion control measures during and following construction.

K-4 Revegetate graded area with native plants compatible to the area to prevent erosion.

K-5 All future development of the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

2. Erosion

Threshold: Would the Project result in substantial soil erosion or the loss of topsoil?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-48 and 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: According to the 2003 Focused EIR, surficial soils have a moderate-to-high susceptibility to erosion. The Project would be required to implement erosion control measures per standard engineering practices, March JPA requirements (i.e., Development Code Section 9.08.080), and consistent with South Coast Air Quality Management District Rule 403. Implementation of best management practices would minimize soil entrainment in the air (i.e., fugitive dust) during periods of high wind and in stormwater runoff. In addition, the 2003 Focused EIR contains Mitigation Measures K-1 through K-5 and geotechnical recommendations that apply to the proposed Project. Thus, with incorporation of these mitigation measures, which specify how developments shall comply with grading and erosion control rules and regulations, impacts relating to erosion would be temporary and less than significant. During grading of the Village West Drive extension component of the Project (including the proposed overpass/underpass), potential impacts would be reduced to

below a level of significance through implementation of Mitigation Measure K-3, which requires all future development to use proper erosion control measures during and following construction. Impacts would thus be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-48 and 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

- **K-1 through K-5** (See above)

3. **Geologic Instability**

Threshold: Would the Project 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.5-10 through 4.5-12; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Risk associated with other types of geologic instability (liquefaction, lateral spreading, subsidence, collapsible soils related to the South Campus Specific Plan were determined to be below a level of significance with the implementation of the 2003 Focused EIR mitigation measures K-1 through K-5. Regarding slope instability, the site-specific South Campus Specific Plan geotechnical investigations revealed no indications of slope instability and no evidence of on-site landslides, debris flows, or rock falls. As a result, the South Campus Specific Plan would not be located in an area susceptible to landslides. However, Project grading would result in the creation of cuts up to 15 feet and fill slopes up to 31 feet to create finish site grades. Improper construction of finish cuts and fill slopes could potentially result in slope failure. In addition, the over steepening of temporary slopes during grading and construction could result in slope failure/collapse and improper grading could result in soil collapse during project operations. The environmental analysis in the 2003 Focused EIR included a brief analysis related to this issue and identified mitigation measures K-1 through K-5 to reduce impacts to less than significant. Based on the analysis done specifically for the development planned within the South Campus Specific Plan area, the Project would not result in any changes to or differences from the previously identified impacts associated with the 2003 Approved South Campus. Impacts would be less than significant with mitigation, as the 2003 Focused EIR mitigation measures K-1 through K-5 as well as the new mitigation measure MM-GEO-1 would require that recommendations of a geotechnical report be implemented during design and construction, thus minimizing the potential for landslides/slope instability.

The proposed overpass or underpass across the Village West Drive Extension was evaluated for potential geotechnical impacts in the Final SEIR. The proposed overpass or underpass was determined to be geotechnically feasible. However, additional geotechnical explorations would be required once foundation plans are available. In accordance with MM-GEO-1, design and construction of the proposed overpass or underpass would be required to adhere to any applicable geotechnical recommendations. As such, impacts would be less than significant with mitigation incorporated.

Overall, the proposed Project Impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.5-10 through 4.5-12; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

- **K-1 through K-5** (See above)

Mitigation Measure (South Campus Specific Plan component & Village West Drive Extension - Overpass/Underpass only)

MM-GEO-1 Prior to the issuance of grading permits, the Project applicant shall submit evidence to the satisfaction of the March Joint Powers Authority (JPA) that all future grading and construction on the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Exploration Update; Proposed Meridian South Campus Phase 1, Tract No. 30857-7, Riverside, California, dated February 11, 2016 (included as Appendix F1 of this Subsequent Environmental Impact Report [SEIR]); Geotechnical Exploration, Proposed Meridian Park South Campus-Phase II, County of Riverside, California, dated September 16, 2019 (included as Appendix F2 of this SEIR); and design-level geotechnical reports. Proposed tentative tract map (i.e., pertaining to grading) and construction approval letters from the March JPA Planning Director constitute evidence that all future grading and construction on the Project site would comply with the applicable geotechnical recommendations.

4. Paleontological Resources

Threshold: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, p. 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The 2003 Focused EIR did not identify the presence of any unique paleontological resources nor were impacts to unique paleontological resources anticipated. Pursuant to the MMRP adopted for the 2003 Focused EIR, the proposed Project would be required to comply with Mitigation Measure L-1 from the 2003 Focused EIR. The Village West Drive extension and the proposed overpass or underpass were not addressed in previous environmental documents for the South Campus Specific Plan. However, the potential for the Village West Drive extension or the proposed overpass/underpass to impact significant, nonrenewable paleontological resources would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, p. 12-49; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

- **L-1** (See above)

G. GREENHOUSE GAS EMISSIONS

1. Generation of Greenhouse Gas Emissions

Threshold: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.6-32 through 4.6-34; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: In the absence of any adopted quantitative threshold, March JPA, as the lead agency, has determined that a project would not have a significant effect on the environment if it is found to be consistent with the applicable regulatory plans and policies to reduce GHG emissions identified in threshold GHG-2 (which is shown below under item (2). Therefore, as analyzed under GHG-2, the South Campus Specific Plan component would comply with applicable reduction plans upon implementation of Mitigation Measures C-1 through C-9, C-12 through C-14, B-5, B-6, B-10, B-11, H-4, H-5, H-7, and K-5 from the 2003 Focused EIR and MM-GHG-1 through MM-GHG-14. The Village West Drive Extension would result in less than significant impacts and would not require mitigation. Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, p. 4.6-32 through 4.6-34)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential GHG impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of GHGs would be generated. As such, the analysis determined that the proposed overpass or

underpass would not result in new or different GHG effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

C-1 Preferential parking spaces shall be offered to car pools and van pools.

C-2 Employers with 250 employees or more shall implement a compressed workweek schedule when feasible.

C-3 Employers shall develop a trip reduction plan to increase vehicle occupancy.

C-4 Employers shall provide on-site child care facilities when feasible.

C-5 Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

C-6 Projects shall provide for video conferencing facilities to the extent possible.

C-7 Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

C-8 Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.

C-9 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.

C-12 A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

C-13 Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities

C-14 Landscape with appropriate drought-tolerant species to

reduce water consumption.

B-5 The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

B-6 The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

B-10 The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non- "drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working house, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling and walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

B-11 The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area.

H-4 The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting sold waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.

- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.

- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

H-5 The proposed project shall comply with the State Model

Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

H-7 The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

K-5 All future development of the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

MM-GHG-1 Prior to approval of building permits for business park and industrial uses, consistent with the County of Riverside's Climate Action Plan criteria to install on business park and warehousing buildings or the collective business park and warehousing development such that solar photovoltaic (PV) panels provide 40% of the power needs of the Project, the March Joint Powers Authority (JPA) shall verify that the building plans include solar PV panels, either on site or off site, to provide 40% of the building's power needs. The March JPA shall verify compliance before issuance of each certificate of occupancy. It is anticipated the Project will install approximately 12-megawatt of solar PV electricity generation. Note: A glare and glint study may be required by March Air Reserve Base for any new solar PV panels.

MM-GHG-2 Prior to issuance of certificates of occupancy, the March Joint Powers Authority shall verify that the Project shall install Energy Star certified light bulb and light fixtures.

MM-GHG-3 Prior to issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures shall install duct insulation rated R-6 to a minimum level of; modestly enhanced window insulation rated 0.28 or less U-factor and 0.22 or less SHGC; and Use of enhanced insulation with rigid wall insulation rated R-13 and roof/attic insulation rated R-28 consistent with the County of Riverside's Climate Action Plan criteria.

MM-GHG-4 Prior to issuance of building permits and consistent with

the County of Riverside's Climate Action Plan criteria, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures include the following design elements: Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of heating, ventilation, and air conditioning (HVAC) equipment with a season energy efficiency ratio (SEER) of 14 or higher; Installation of blower door HERS verified envelope leakage of equivalent; Installation of water heaters with an energy factor of 0.72 or higher; All rooms shall have some form of daylighting (e.g., skylights or windows); At least 50% of artificial lighting in-unit fixtures shall be high efficiency; Waterless urinals and high efficiency toilets shall be used throughout the Project; and water efficient faucets shall be used throughout the Project.

MM-GHG-5 Prior to the issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures provide electrical outlets at building exterior areas.

MM-GHG-6 Prior to the issuance of building permits, the Project applicant shall prepare and submit landscape plans to the March Joint Powers Authority that demonstrate that the landscape non-potable water system shall meet "purple" pipe standards.

MM-GHG-7 Prior to the issuance of building permits, the Project applicant shall prepare and submit landscape plans to the March Joint Powers Authority that demonstrate that the Project shall exceed the County of Riverside's Climate Action Plan requirement for water efficient landscaping by having no turf, with the exception of the dog park, and only drought tolerant plants and introducing additional water efficient irrigation controls such as smart irrigation controllers.

MM-GHG-8 Prior to the issuance of building permits and verified before certificate of occupancy, the Project applicant shall prepare and submit plan to the March Joint Powers Authority that demonstrate the provision of circuitry and capacity for installation of electric vehicle charging stations consistent with the County of Riverside's Climate Action Plan. Per information provided by the Project Applicant, the Project shall develop 20 charging stations.

MM-GHG-9 Prior to the issuance of certificates of occupancy, the March Joint Powers Authority shall verify signage installation for 5% of vehicle/employee parking spaces reserved for preferential spaces for carpools and van pools.

MM-GHG-10 Tenants with more than 10,000 square feet of office space shall provide video conferencing facilities. Tenant spaces below 10,000 square feet may pursue video conferencing as feasible.

MM-GHG-11 The Project shall provide short- and long- term bicycle parking facilities to meet peak season maximum demand (one bike rack space per 20 vehicle/employee parking spaces).

MM-GHG-12 Prior to the issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate the provision of "end-of-trip" facilities including showers, lockers, and changing space (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).

MM-GHG-13 Each tenant shall provide on-site food vending machines or refrigerator, microwave oven, and mail facilities (i.e., drop box) at the Project site. Each tenant with over 5,000 square feet of office space shall provide an on-site computer, internet connection, and other services for personal employee use. Projects shall also consider the provision of an ATM machine as feasible.

MM-GHG-14 For any warehouse use, the loading docks shall be designed to accommodate SmartWay trucks. The March Joint Powers Authority shall require evidence of compliance prior to issuance of a certificate of occupancy for any warehouse use.

2. Generation of Greenhouse Gas Emissions

Threshold: Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.6-35 through 4.6-46; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project would be consistent with Assembly Bill 32, Senate Bill 32, Senate Bill 375, and the County's Climate Action Plan with the

implementation of MM-GHG-1 through MM-GHG-14, which require the South Campus Specific Plan Project to install solar photovoltaic electricity generation; energy-efficient lighting fixtures; duct and window insulation; cool roofs; energy-efficient heating, ventilation, and air conditioning; waterless and high-efficiency toilets and faucets; purple piping; water efficient landscaping and smart irrigation controllers, EV charging stations, preferential parking spaces, bicycle parking facilities, video conferencing facilities; showers, lockers, and changing space; on-site food vending; as well as design SmartWay truck compatible loading docks and provide electrical outlets at exterior of buildings. Thus, the Project's impacts in relation to applicable regulatory plans and policies to reduce GHG emissions would be less than significant with mitigation incorporated. (Draft SEIR, p. 4.6-35 through 4.6-46)

The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for potential GHG impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of GHGs would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different GHG effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **C-1 through C-9, C-12 through C-14, B-5, B-6, B-10, B-11, H-4, H-5, H-7, and K-5** (See above)
- **MM-GHG-1 through MM-GHG-14** (See above)

H. HAZARDOUS AND HAZARDOUS MATERIALS

1. Routine Transport, Use, or Disposal of Hazardous Materials

Threshold: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant with mitigation (Draft SEIR, Appendix A, pp. 12-51, 12-52, and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project applicant is required to comply with federal, state, and local regulations already outlined in the 2003 Focused EIR. Compliance with all federal, state, and local laws and implementation of Mitigation Measures E-1 and E-2 for the South Campus Specific Plan, as set forth in the adopted MMRP from the 2003 Focused EIR, would ensure that impacts would be less than significant. The proposed changes in the Specific Plan

land uses associated with the proposed Project and the new Village West Drive Extension component would not change or create new hazards to the public through the use, transport, or disposal of hazardous materials. Regarding the proposed overpass or underpass across the Village West Drive Extension, use of the overpass or underpass as a connection for the proposed expansion of the National Cemetery would not result in the use of hazardous materials. During construction, equipment and materials could require the use of hazards such as gasoline or diesel fuel; however, through compliance with existing regulations, no new or different impacts would occur relative to hazards and hazardous materials. Impacts would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-51, 12-52, and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

E-1 No project facilities located within one-quarter mile of the existing school shall 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.

E-2 Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community. 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.

2. Accident or Upset

Threshold: Would the Project 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?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-52 and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project applicant is required to comply with federal, state, and local regulations already outlined in the 2003 Focused EIR. Compliance with all federal, state, and local laws and implementation of Mitigation Measures E-1 and E-2 for the South Campus Specific Plan, as required from the adopted MMRP from the 2003 Focused EIR, would ensure that impacts would be less than significant. As such, impacts would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-52 and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **E-1 and E-2** (See above)

3. **Hazards Near a School**

Threshold: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-52 and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Two schools are located within one-quarter mile of the Project site. However, with incorporation of Mitigation Measure E-1, which imposes limitations on land uses within the South Campus Specific Plan area from using or storing toxic or hazardous materials within one-quarter mile from schools, potential impacts associated with hazardous materials near a school used during construction and operations can be reduced to less than significant levels. As such, impacts would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-52 and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **E-1** (See above)

4. **Public Airports**

Threshold: 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?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-53 and 12-54; Final SEIR, Response to Comment Letter No. 1)

Explanation: The proposed Project site is located within proximity to the March ARB Runway, and is thus subject to the March ARB/IPA Land Use Compatibility Plan. The South Campus Specific Plan component of the Project would be required to comply with Mitigation Measures A-1 through A-2 from the 2003 Focused EIR. Because of the proposed Project's compliance with federal, state, and local regulations, and incorporation of Mitigation Measures A-1 and A-2, which require development within the Clear Zone and Accident Potential Zones I and II to 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

and compliance with the policies and requirements of the Riverside County Airport Land Use Plan, impacts would be less than significant. Additionally, review and approval by the Riverside County Airport Land Use Commission (ALUC) is required when a project is proposing either a General Plan Amendment, Specific Plan Amendment, or other applicable discretionary actions. As such, impacts would be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-53 and 12-54; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

A-1 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).

A-2 As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for the review in accordance with FAR Section 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 (of the 2003 EIR). Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.

I. HYDROLOGY AND WATER QUALITY

1. Violate Standards/Degrade Water Quality

Threshold: Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.8-19 through 4.8-23; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: The 2003 Focused EIR concluded that water quality impacts would be reduced to less than significant levels with incorporation of water quality-related mitigation measures F-1 through F-3. Compliance with the March JPA Water Quality Management Plan Document, as well as implementation of a site-specific Storm Water Pollution Prevention Plan, Low Impact Development features, and Water Quality Management Plans (per MM-HYD-1), and drainage requirements (per MM-HYD-2) would ensure that degradation of water quality (surface and ground) would

remain minimal and that the proposed South Campus Specific Plan would meet all waste discharge requirements. Similar to the conclusions within the 2003 Focused EIR for the 2003 Approved South Campus, impacts are considered less than significant with mitigation.

(Draft SEIR, pp. 4.8-19 through 4.8-23; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Mitigation Measures (South Campus Specific Plan component only)

F-1 Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.

F-2 The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.

F-3 Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

MM-HYD-1 **Water Quality Management Plan.** Consistent with DRC Engineering's Master Project Specific Water Quality Management Plan, Master Meridian Business Park Project, South Campus - Phase II (Appendix I1) for the northwestern part of the Project site, prior to issuance of a grading permit for any individual project development, a Water Quality Management Plan (WQMP) shall be developed, to the satisfaction of the March Joint Powers Authority (JPA), for individual projects proposed as part of the South Campus Specific Plan that are currently not covered under an existing WQMP. Regions currently not covered under a WQMP include the southwest, central, and eastern portions of the South Campus Specific Plan (Figure 4.8-1). In accordance with the March JPA's guidance, future implementation projects will need to meet the requirements of the Santa Ana Municipal Separate Storm Sewer System (MS4) Permit, as well as the County of Riverside Water Quality Management Plan Guidance Document (County of Riverside 2012), such that the WQMP shall demonstrate that post-construction low-impact development (LID) best management practices (BMPs) are incorporated into the specific proposed project design and that these features would effectively reduce

and/or eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. LID Retention BMPs (infiltration only or harvest and use) shall be used unless it can be demonstrated that those BMPs are infeasible. Projects shall follow the LID hierarchy of infiltration, harvest and reuse, and biotreatment when selecting the final LID for the development. In addition, source control BMPs shall be implemented whenever possible.

MM-HYD-2 **Hydrology/Drainage Study.** Consistent with DRC Engineering, Inc.'s, Preliminary Hydrology Study, for: the Meridian Park South Campus Phase II (Appendix I2), for the northwestern portion of the Project site, prior to issuance of a grading permit for any individual project development, a Hydrology/Drainage Report shall be developed, to the satisfaction of the March Joint Powers Authority, for individual projects proposed within the South Campus Specific Plan area currently not covered under an existing Hydrology/Drainage Report. Regions currently not covered under a Hydrology/Drainage Report include the southwest, central and eastern segments of the South Campus Specific Plan (Figure 4.8-1). In accordance with the Riverside County Hydrology Manual, the Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall comply with the Riverside County Flood Control and Water Conservation District Manual (RCFCWCD 1978) for storm drain planning and design calculations.

2. Groundwater Supply

Threshold: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.8-23 through 4.8-26; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: *Groundwater Recharge*. While development would increase the number of impervious surfaces, the South Campus Specific Plan would be designed with 141.2 acres of pervious open space/parks, or 22% of the development, providing potential groundwater recharge. However, soils and geologic units underlying the South Campus Specific Plan area are not conducive to substantial groundwater recharge, and the South Campus

Specific Plan Project site is not currently used for recharge, nor is it designated for such use in the future. The 2003 Focused EIR determined that impacts would be less than significant with implementation of Mitigation Measures F-1 through F-3. For the reasons described above, and upon implementation of mitigation measures F-1 through F-3, impacts of the South Campus Specific Plan component of the Project would be less than significant with mitigation incorporated. Regarding the Village West Drive Extension, including the area of the proposed overpass or underpass, this area is unpaved and pervious under existing conditions. Once developed, the paved roadway would incrementally increase the amount of impervious surfaces in the area. Based on the relatively small area of the paved roadway with respect to regional groundwater recharge, the proposed roadway extension and overpass or underpass would not substantially interfere with groundwater recharge. Impacts would be less than significant.

Overall, proposed Project impacts to groundwater would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.8-19 through 4.8-23; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **F-1 through F-3** (See above)

3. Erosion or Siltation

Threshold: Would the Project 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 result in substantial erosion or siltation on- or off-site?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.8-26 through 4.8-28; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: Development of the South Campus Specific Plan component of the Project could result in result in increased runoff rates and associated off-site erosive scour and sedimentation of downstream water bodies. However, impacts would be reduced to less than significant with incorporation of Mitigation Measures F-1 through F-3 from the 2003 Focused EIR, which require construction of downstream regional detention basins. Implementation of MM-HYD-2 would ensure that stormwater runoff flow volume or flow rate would be less than or equal to existing conditions, which would prevent on-site and off-site runoff. As such, impacts associated with the South Campus Specific Plan would be less than significant with mitigation incorporated.

Overall, proposed Project impacts would be less than significant with

mitigation incorporated. (Draft SEIR, pp. 4.8-26 through 4.8-28; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Mitigation Measures (South Campus Specific Plan component only)

- **F-1 through F-3** (See above)
- **MM-HYD-2** (See above)

4. On-Site of Off-Site Flooding

Threshold: Would the Project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.8-28; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: Stormwater runoff would increase as a result of increased impervious surfaces within the South Campus Specific Plan Area, but impacts would be reduced to less than significant levels with incorporation of Mitigation Measures F-1 through F-3 (which require construction of downstream regional detention basins) and MM-HYD-2, which would ensure that stormwater runoff flow volume or flow rate would be less than or equal to existing conditions, preventing on-site and off-site flooding. As such, impacts associated with the South Campus Specific Plan would be less than significant with mitigation incorporated.

Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, p. 4.8-28; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Mitigation Measures (South Campus Specific Plan component only)

- **F-1 through F-3** (See above)
- **MM-HYD-2** (See above)

5. Stormwater Drainage Capacity

Threshold: Would the Project 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 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?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.8-29; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: Stormwater runoff would increase as a result of increased impervious surfaces within the South Campus Specific Plan Area, but impacts would be reduced to less than significant levels with incorporation of Mitigation Measures F-1 through F-3 (requiring construction of downstream regional detention basins), as well as MM-HYD-1, and MM-HYD-2. MM-HYD-1 would ensure that development within the South Campus Specific Plan area would incorporate low impact development strategies to reduce and/or eliminate water pollution. MM-HYD-2 would ensure that stormwater runoff flow volume or flow rate would be less than or equal to existing conditions, thereby preventing exceedances in stormdrain capacity. Impacts associated with the South Campus Specific Plan would thus be less than significant with mitigation incorporated.

Once constructed, the proposed Village West Drive Extension would divert stormwater runoff from the adjacent undeveloped area to the west beneath the roadway through several storm drain culverts. Stormwater runoff within the roadway would be diverted along the paved roadway and into either the existing or new gutters and storm drain culverts. Regarding the proposed overpass or underpass, through compliance with existing regulations pertaining to drainage (during both construction and operation) any potential changes to the terrain would capture drainage and properly flow surface and stormwater to catch basins and the existing drainage system. Impacts would be less than significant.

Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, p. 4.8-29; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Mitigation Measures (South Campus Specific Plan component only)

- **F-1 through F-3** (See above)
- **MM-HYD-1 and MM-HYD-2** (See above)

6. Impede or Redirect Flood Flows

Threshold: Would the Project 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 create or contribute runoff water which would impede or redirect flood flows?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.8-29; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The risk of flooding on site was determined to be very low, and the

proposed Project would not impede or redirect flood flows. Flooding impacts associated with the South Campus Specific Plan would be less than significant with incorporation of Mitigation Measures F-1 through F-3. Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, p. 4.8-29; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **F-1 through F-3** (See above)

7. **Inundation**

Threshold: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.8-30; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The risk of flooding on site would be very low. The South Campus Specific Plan area is not located in proximity to the Pacific Ocean and is not located in proximity to a standing body of water. The nearest standing body of water is the Perris Reservoir, located approximately 5.4 miles to the southeast of the Specific Plan area. As such, the proposed Specific Plan would not be subject to inundation by tsunami or seiche. In addition, the South Campus Specific Plan area is not located within a Dam Hazard Zone. Overall, flooding impacts associated with the South Campus Specific Plan would be less than significant with incorporation of Mitigation Measures F-1 through F-3. Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, p. 4.8-30; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **F-1 through F-3** (See above)

8. **Water Quality Control Plan / Sustainable Groundwater Management Plan**

Threshold: Would the Project conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.8-30 and 4.8-31 Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Explanation: Compliance with the March JPA Water Quality Management Plan Document, as well as implementation of a site-specific Stormwater Pollution Prevention Plan, Low Impact Development features, and Water Quality Management Plans would ensure that degradation of water quality

(surface water and groundwater) would remain minimal and that the proposed South Campus Specific Plan would meet all waste discharge requirements. Impacts from the South Campus Specific Plan related to water quality control plans are considered less than significant after mitigation (MM-HYD-1 and MM-HYD-2). With respect to groundwater management, the groundwater basins that would provide a portion of the Project's potable water supply are mostly adjudicated and therefore currently managed under Court-appointed oversight (Watermasters). Those portions of the basins that are outside of the adjudications are expected to be addressed in forthcoming groundwater supply plans. Further, the South Campus Specific Plan is not a known recharge site nor designated for such use in the future. Because the South Campus Specific Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, impacts would be less than significant.

With regard to the Village West Drive Extension, demolition and construction of the Village West Drive Extension would be confined to the proposed roadway boundaries, and would include demolition of the existing road and an abandoned aboveground water tank located within the roadway right-of-way. A SWPPP would be required to minimize construction impacts to water quality. Once constructed, the proposed roadway would divert stormwater to flow along the paved roadway and into either the existing or new gutters and storm drain culverts, rather than into the neighboring properties, resulting in beneficial impacts. Regarding the proposed overpass/underpass, through compliance with existing regulations pertaining to drainage, during both construction and operation, any potential changes to the terrain would capture drainage and properly flow surface and stormwater to catch basins and the existing drainage system.

Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.8-30 and 4.8-31; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1; Final SEIR, Chapter 3.0)

Mitigation Measures (South Campus Specific Plan component only)

- **MM-HYD-1 and MM-HYD-2** (See above)

J. LAND USE AND PLANNING

1. Land Use Plan Consistency

Threshold: Would the Project cause a significant environmental impact due to a conflict with any 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.9-8 through 4.9-22; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The SEIR presents a consistency analysis that demonstrates consistency of the South Campus Specific Plan component of the Project with March JPA General Plan goals. With implementation of the mitigation measures identified throughout the SEIR to reduce the environmental impacts of South Campus Specific Plan implementation, this component of the Project was deemed consistent with the March JPA General Plan. Impacts are therefore considered less than significant with implementation of MM-AQ-1 through MM-AQ-18, MM-BIO-1 through MM-BIO-4, MM-GEO-1, MM-GHG-1 through MM-GHG-14, MM-HYD-1 and MM-HYD-2, MM-NOI-1, and MM-TRA-1 through MM-TRA-3. Additionally, implementation of mitigation measures A-1, A-2, and A-4 would ensure compliance with airport planning policies. After implementation of A-1, A-2, and A-4, the South Campus Specific Plan component of the Project would be consistent with the March JPA Development Code. Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.9-8 through 4.9-22; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **A-1 and A-2** (See above)
- **MM-AQ-1 through MM-AQ-18** (See below)
- **MM-BIO-1 through MM-BIO-4** (See above)
- **MM-GEO-1** (See above)
- **MM-HYD-1 and MM-HYD-2** (See above)
- **MM-NOI-1** (See below)
- **MM-TRA-1 through MM-TRA-3** (See below)

and

A-4 Project detention basins shall have the following features to limit bird activity:

1. The basin shall drain within a six-hour period 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.

K. NOISE

1. Increase in Ambient Noise Levels

Threshold: Would the Project result in 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.10-23 through 4.10-68; Final SEIR, Chapter 2.0, Response to Comment Letter Nos. 1 and 6)

Explanation: *Construction.* The quantification of construction-related noise levels for the proposed Project concludes that construction noise levels resulting from the Project would be less than significant. However, mitigation measure J-2 from the 2003 Focused EIR would continue to be required for the Project and would ensure that all construction equipment would have mufflers. Additionally, to further reduce the potential for nighttime noise impacts, mitigation measure MM-NOI-1 would be applied to the Project. This measure requires that if construction commences before the allowed construction commencement hour (7:00 a.m.) or on a Sunday, unless directed by an inspector or prior permission is obtained, the March JPA can impose the following monetary penalty: $10,000 for the first violation, $15,000 for the second violation, and $20,000 for the third violation. As such, the proposed Project's noise impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.10-59 through 4.10-68)

Operations. The Project would generate daytime and nighttime operational noise level increases ranging from 0.0 to 2.7 dBA noise equivalent level (L_{eq}) at the nearby receiver locations. These operational noise level contributions are below the applicable operational noise level significance criteria, as presented in the SEIR. As such, impacts would be less than significant. However, mitigation measures J-3 through J-7 from the 2003 Focused EIR would continue to be required for the Project and would ensure that the Project would maintain less-than-significant noise impacts throughout operations. Additionally, mitigation measures MM-TRA-2 and MM-TRA-3 would reduce traffic-related noise effects, particularly effects of operational truck traffic on surrounding neighborhoods. Impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.10-23 through 4.10-59; Final SEIR, Chapter 2.0, Response to Comment Letter No. 6)

Proposed Overpass/Underpass. The proposed overpass or underpass constructed across the Village West Drive Extension was evaluated for

potential noise impacts as part of the Final SEIR. While construction of the proposed overpass or underpass would result in temporary construction impacts, once operational, because no new traffic would be generated, no new sources of impacts to noise would be generated. As such, the analysis determined that the proposed overpass or underpass would not result in new or different noise effects than those identified in the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

J-2 All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

J-3 Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implications of the proposed Specific Plan are identified. These sensitive receptors shall including the existing school.

J-4 Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.

J-6 Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.

J-7 Separate residential uses and truck routes so that noise impacts will be contained without unnecessary lengthening truck trips.

MM-NOI-1 Unless directed by an inspector or prior permission is obtained, if the proposed Project commences construction before the allowed construction commencement hour (7:00 a.m.) or commences construction on a Sunday, the March Joint Powers Authority can impose the following monetary penalty: $10,000 for the first violation, $15,000 for the second violation, and $20,000 for the third violation.

MM-TRA-2 To address trucks turning left from Coyote Bush Road onto Van Buren Boulevard, the March Joint Powers Authority shall adopt a new monetary fine schedule that imposes a

penalty of $2,000 for the first violation, $5,000 for the second violation, and $10,000 for the third violation.

MM-TRA-3 Upon approval from the County of Riverside, the proposed Project shall install two display signs (one in each direction) on Van Buren Boulevard that flash a driver's speed and flash "slow down" to drivers who are exceeding the allowed speed.

L. RECREATION

1. Construction/Expansion of Recreational Facilities

Threshold: Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.11-5 through 4.11-7; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The South Campus Specific Plan component would involve construction of a dog park and a paseo, which are considered recreational facilities. Impacts associated with the overall construction of the proposed Project, including the dog park and paseo, could result in potentially significant impacts related to air quality, biological resources, geology and soils, and hydrology and water quality. All other potential construction impacts would be less than significant. However, the construction of the 6.2-acre dog park and paseo does not constitute a substantial component of the identified impacts associated with the overall construction of the proposed Project. Therefore, impacts associated with construction of the dog park and paseo are less than significant. Although the construction of the proposed dog park and paseo would result in less-than-significant impacts, as part of the overall Project, the following mitigation measures would be applicable to construction: MM-AQ-1 through MM-AQ-4, MM-BIO-1 through MM-BIO-4, MM-GEO-1, and MM-HYD-1 and MM-HYD-2. Operational impacts would be less than significant.

Overall, proposed Project impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.11-5 through 4.11-7; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

- **MM-AQ-1 through MM-AQ-4** (See below)
- **MM-BIO-1 through MM-BIO-4** (See above)
- **MM-GEO-1** (See above)

- **MM-HYD-1 and MM-HYD-2** (See above)

M. TRANSPORTATION

1. Conflict with Plans

Threshold: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less than significant with mitigation. (Draft SEIR, p. 4.12-33 through 4.12-63; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: *Operations.* The South Campus Specific Plan component would be required to adhere to mitigation measures B-1 through B-12 from the 2003 Focused EIR, which would reduce transportation impacts and would ensure consistency with applicable plans and policies. Additionally, the proposed Project as a whole was evaluated for its potential to conflict with programs, plans, ordinances, or policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The proposed Project would not have an impact to alternative transportation facilities, and no impacts would occur involving conflicts with plans or policies for transit, bicycle, or pedestrian facilities. The proposed Project was determined to be consistent with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy. In considering whether the proposed Project would conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, the SEIR presents an analysis of the Project's potential effects relative to the operational and General Plan consistency used by the March JPA and the cities or agencies that have jurisdiction over each of the study intersections. However, in accordance with CEQA Guidelines Section 15064.3(a), level of service is not used as a metric to identify transportation impacts under CEQA. Therefore, the proposed Project transportation impacts related to the March JPA and other agencies' General Plans would be less than significant.

Overall, upon incorporation of Mitigation Measures B-1 through B-12 identified in the 2003 Focused EIR (for the South Campus Specific Plan component of the Project) and upon compliance with PDF-TRA-1 (for the South Campus Specific Plan component and the Village West Drive Extension component, including the proposed overpass/underpass), impacts would be less than significant with mitigation. (Draft SEIR, p. 4.12-33 through 4.12-63; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

B-1 The project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts paragraph of Section IV.B of the 2003 Focused EIR.

B-2 The project shall construct the transportation improvements identified in Figure IV.B-5 through IV.B-7 (see Section IV.B of the 2003 Focused EIR). 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.

B-3 March Business Center 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.

B-5 The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.

B-6 The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

B-7 March Business Center shall provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities.

B-8 The project shall construct internal roadways in accordance with the County Road Improvement Standards and Specifications with additional landscaping as identified in the Riverside County Integrated Project (RCIP).

B-10 The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non- "drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working house, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling and walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

B-11 The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area.

B-12 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.

2. Design Features and Incompatible Uses

Threshold: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.12-65 through 4.12-70; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed South Campus Specific Plan Project component would introduce truck trips to the area, which could be an incompatible use. However, Mitigation Measure B-12 (from the 2003 Focused EIR) and MM-TRA-2 would be implemented to preclude truck traffic from nearby residential neighborhoods. Additionally, MM-TRA-3 would be implemented to address potential excessive roadway speeds on Van Buren Boulevard. MM-TRA-3 would require display signs on Van Buren Boulevard that flash drivers' speeds and flash "slow down" when speed limits are exceeded. The proposed South Campus Specific Plan Project component may also cause vehicle queues at the I-215 off ramps near the Project site, which could lead to "spill back" onto the I-215 mainline. However, calculations presented in the SEIR demonstrate that the anticipated vehicle queues would be accommodated by the turning lane's available storage length. There are no queuing issues anticipated in associated with the Project.

The proposed overpass or underpass that would be constructed across the Village West Drive Extension was evaluated for transportation impacts as part of the Final SEIR. The analysis determined that the proposed overpass or underpass would not result in new or different transportation effects than those identified in the Draft SEIR. The proposed overpass or underpass would be utilized specifically and exclusively for funeral processions as part of the planned future National Cemetery expansion. Existing and future traffic across Village West Drive is not anticipated to have access to or utilize the proposed overpass or underpass, and as such, there would be no changes to the transportation analysis and conclusions within the Draft SEIR. (Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Overall, impacts of the proposed Project would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.12-65 through 4.12-70; Final

SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

B-12 (See above)

MM-TRA-2 To address trucks turning left from Coyote Bush Road onto Van Buren Boulevard, the March Joint Powers Authority shall adopt a new monetary fine schedule that imposes a penalty of $2,000 for the first violation, $5,000 for the second violation, and $10,000 for the third violation.

MM-TRA-3 Upon approval from the County of Riverside, the proposed Project shall install two display signs (one in each direction) on Van Buren Boulevard which that flash a drivers speed and flash "slow down" to drivers who are exceeding the allowed speed.

N. TRIBAL CULTURAL RESOURCES

1. Tribal Cultural Resources that are Listed or Eligible for Listing on State or Local Registers

Threshold: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code (PRC) section 21074, as either a site, feature, place, or cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k)?

Finding: Less than significant with mitigation. (Draft SEIR, Appendix A, pp. 12-66 and 12-67; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Based on the analysis in the Initial Study, impacts to resources listed or eligible for listing in a state or local register would be below a level of significance upon incorporation of L-1, which would ensure that impacts to tribal cultural resources (TCRs) would be less than significant. Impacts would therefore be less than significant with mitigation incorporated. (Draft SEIR, Appendix A, pp. 12-66 and 12-67; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

- **L-1** (See above)

2. Tribal Cultural Resources Determined to be Significant by the Lead Agency

Threshold: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource as defined in PRC Section 21074, as either a site, feature, place, or cultural landscape that is geographically defined in terms of size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC, Section 5024.1(c)? In applying the criteria set forth in PRC, Section 5024.1(c), the lead agency shall consider the significance of the resource to a California Native American tribe.

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.13-14 and 4.13-15; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: No TCRs have been identified through tribal consultation, and the lead agency has not identified any TCRs within the Project site that would warrant discretionary designation of a resource as a TCR. However, in consideration of the known sensitivity of the Project site for cultural resources, mitigation measures MM-TCR-1 and MM-TCR-2 are included below to provide for archaeological and tribal monitoring for all initial ground-disturbing activities, including cultural/historical sensitivity training. MM-TCR-2 would be implemented in the unlikely event that human remains are encountered. With the implementation of MM-TCR-1 and MM-TCR-2, the Project result in less than significant impact to TCRs. Additionally, Mitigation Measure L-1 from the 2003 Focused EIR would apply and would also ensure that a qualified archaeologist is called upon to survey any archaeological resources that may be encountered during construction. As such, impacts would be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.13-14 and 4.13-15; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan & Village West Drive Extension)

L-1 (See above)

MM-TCR-1 Prior to issuance of a grading permit, the Project Applicant/Developer shall retain a qualified archaeologist (Project Archaeologist) and a Tribal monitor from the Pechanga Band of Luiseño Indians (Tribe) to monitor all initial ground-disturbing activities, including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition. The Applicant/Developer shall submit a fully executed copy of the contract for the retention of an archaeologist to the Planning Department to ensure compliance. The Applicant/Developer shall also secure an agreement with the Tribe for Tribal monitoring.

The Applicant/Developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land owner/Applicant/Developer for the monitoring of the Project to the Planning Department and to the Engineering Department. The Applicant/Developer is also required to provide a minimum of 30 days advance notice to the Tribe of all mass grading and trenching activities.

Prior to the commencement of ground-disturbing activities, the Project's qualified archaeological Principal Investigator (Principal Investigator), meeting the Secretary of the Interior's Professional Qualification Standards, in consultation with the Tribe, the March JPA, and construction manager, shall develop a cultural resource monitoring and treatment plan (CRMTP) prior to Project commencement. This CRMTP defines the process to be followed, upon discovery of cultural resources, to ensure the proper treatment, evaluation and management of cultural resources in the Project site, should they be encountered during construction.

a. For purposes of CRMTP implementation, the Project area subject to monitoring is defined as:

   - All areas within the Project boundary specifically in which ground-disturbing activities (e.g. including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition) will occur,

   - Any on-site or off-site ancillary Project use areas or facility locations are subject to the protocols outlined in the CRMTP. These include, but are not limited to, access roads, yards/support areas, easements, staging areas, and utility tie-ins.

b. The CRMTP shall include a requirement for all construction personnel to complete a Cultural Resources Worker Sensitivity Training (Training) prior to commencement of construction activities. The Training shall be conducted by a qualified archaeologist (Project Archaeologist). The Training shall provide: (1) the types and characteristics of cultural materials that may be identified during construction and explain the importance of and legal basis for the protection of significant cultural resources; (2) proper procedures to follow in the event that cultural resources or human remains are uncovered

during ground-disturbing activities, including procedures for work curtailment or redirection; and (3) protocols for the contact of the site supervisor and archaeological and Tribal monitor upon discovery of a resource. All new construction personnel must take the training prior to beginning ground-disturbing activities.

c. The following protocols shall be included in the CRMTP:

i. The Project Archaeologist and the Tribal monitor 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 monitor, 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 the March JPA.

ii. If during ground disturbance activities, potential cultural resources are inadvertently discovered, the Project Archaeologist and Tribal monitor shall immediately redirect grading operations in a 100-foot radius around the discovery and the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Applicant/Developer, the Project's archaeological Principal Investigator, the Tribal representative(s), the Project monitors, and the Planning Director to discuss the significance of the find pursuant to California Public Resources Code Section 21083.2.

2. At the meeting, the significance of the discovery shall be discussed and after consultation with the Project PI, Tribal representative(s), the Project monitors, 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.

3. 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.

4. Treatment and Disposition of the inadvertently discovered cultural resources shall be carried out in one or more of the following methods:

- Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for cultural resources.

- During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the Project Archaeologist. If removal of artifacts from the Project site is necessary, each artifact shall be catalogued, and an inventory will be provided to the Tribal monitor upon each addition. No recordation of sacred items is permitted without the written consent of the Tribe

- Following the completion of the Project, if the cultural resources are determined to be Native American in origin, the Applicant/Developer shall relinquish ownership of all cultural resources that are determined to be of Native American origin to the Tribe.

- If the landowner and the Tribe cannot come to a consensus on the significance or the mitigation for the Native American cultural

resource, these issues will be presented to the March JPA 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 archaeological PI 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.

- 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.

d. Regardless of discovery, at the completion of all ground-disturbing activities, an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall prepare a Monitoring Report and submit said report to the March JPA, the Eastern Information Center (EIC) located at University of Riverside, Riverside and the Pechanga Band of Luiseño Indians Tribal Government. The report will document all monitoring efforts and be completed within 60 days of conclusion of all ground-disturbing activities.

MM-TCR-2 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.

O. UTILITIES AND SERVICE SYSTEMS

1. New or Expanded Utilities

Threshold: Would the Project 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.14-17 through 4.14-22; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Water, sewer, storm drain, electrical, natural gas, and telecommunications infrastructure would be installed within the South Campus Specific Plan area and within the Village West Drive Extension area. The installation of this infrastructure is included as part of the Project and would adhere to all construction best management practices, including the requirements of the Construction General Permit. Regarding wastewater treatment, the analysis in the SEIR determined that adequate capacity is available to serve the Project at existing facilities. Mitigation Measures H-1, H-2, H-3, H-7, and H-8 from the 2003 Focused EIR would be applied to the South Campus Specific Plan component and would ensure that sufficient utilities are installed for the proposed uses within the Specific Plan area in accordance with applicable regulations. Impacts would thus be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.14-17 through 4.14-22; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

H-1 Provide the extension of utility infrastructure to serve the development, including over-sizing facilities for future needs.

H-2 Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.

H-3 All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.

H-7 The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

H-8 A fireflow standard of 4,000 gallons per minute shall be used for the water distribution network.

2. Solid Waste

Threshold: Would the project 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?

Finding: Less than significant with mitigation. (Draft SEIR, pp. 4.14-25 and 4.14-26; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The proposed Project's anticipated solid waste generation was analyzed in the SEIR, and the analysis demonstrated that solid waste production would be negligible in a regional context and would not exceed the capacity of local infrastructure. Furthermore, Mitigation Measures H-4 and H-5 from the 2003 Focused EIR would be applied to the South Campus Specific Plan component of the Project and would ensure that solid waste is diverted from landfills to the extent practicable and that the collection of recyclables is facilitated during operations. Impacts would thus be less than significant with mitigation incorporated. (Draft SEIR, pp. 4.14-25 and 4.14-26; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures (South Campus Specific Plan component only)

H-4 The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting sold waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.

- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.

- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

H-5 The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

SECTION IV
IMPACTS THAN CANNOT BE FULLY MITIGATED TO A LESS THAN SIGNIFICANT LEVEL

March JPA hereby finds that, despite the incorporation of Mitigation Measures identified in the SEIR and in these Findings, the following environmental impacts cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is therefore included herein:

A. AIR QUALITY

1. Conflict with Applicable Plans

Threshold: Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Finding: Significant and unavoidable. (Draft SEIR, pp. 4.2-25 through 4.2-27, and 4.2-51; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The SCAQMD has established criteria for determining consistency with the AQMP in Chapter 12, Sections 12.2 and 12.3 of the SCAQMD CEQA Air Quality Handbook (SCAQMD 1993). Here, the Project conflicts with criterion 1.

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards of the interim emissions reductions specified in the AQMP.

The Project's unmitigated construction and operation would be inconsistent with the first criterion. Thus, unmitigated construction and operation of the Project would result in a potentially significant impact. The Project would be required to comply with Mitigation Measures C-1 through C-14 from the 2003 Focused EIR. However, the 2003 Focused EIR determined that implementation of these mitigation measures would not reduce impacts to a less-than-significant level. As such, additional mitigation measures have been set forth in the Subsequent EIR to further reduce Project impacts. In order to reduce the Project's construction impact to a less-than-significant level (for both the South Campus Specific Plan component and Village West Drive Extension component, including the proposed overpass/underpass), the Project would implement mitigation measures MM-AQ-1 through MM-AQ-4, which require Tier 4 off-road construction equipment, "Super-Compliant" low–volatile organic compound paints, provision of a construction relations officer, and preparation of a fugitive dust control plan. However, even with implementation of MM-AQ-5 through MM-AQ-18, the operational impacts associated with the South Campus Specific Plan would remain significant and unavoidable. The

majority of the Project's operational oxides of nitrogen (NO_x) emissions are derived from vehicle usage (passenger cars and trucks). Since neither the Project Applicant nor the March JPA have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce emissions to levels that are less than significant. As such, operational impacts for the South Campus Specific Plan component would be significant and unavoidable. (Draft SEIR, pp. 4.2-25 through 4.2-27, and 4.2-51; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures: The SEIR identifies the following mitigation measures that would reduce impacts to air quality to the extent feasible, but would not fully mitigate all air quality impacts to less than significant levels as explained above:

South Campus Specific Plan & Village West Drive Extension

C-1 Preferential parking spaces shall be offered to car pools and van pools.

C-2 Employers with 250 employees or more shall implement a compressed workweek schedule when feasible.

C-3 Employers shall develop a trip reduction plan to increase vehicle occupancy.

C-4 Employers shall provide on-site child care facilities when feasible.

C-5 Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

C-6 Projects shall provide for video conferencing facilities to the extent possible.

C-7 Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

C-8 Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.

C-9 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.

C-10 Trucks hauling dirt, sand, gravel or soil are to be covered and should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.

C-11 Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.

C-12 A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.

C-13 Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.

C-14 Landscape with appropriate drought-tolerant species to reduce water consumption.

MM-AQ-1 Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure that off-road diesel construction equipment rated at 50 horsepower or greater, complies with U.S. Environmental Protection Agency and California Air Resources Board (CARB) Tier 4 off-road emissions standards or equivalent, and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturers' specifications.

MM-AQ-2 Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure the Project shall use "super-compliant" low–volatile organic compound (VOC) paints that have been reformulated to exceed the regulatory VOC limits put forth by South Coast Air Quality Management District's Rule 1113. Super-compliant low-VOC paints shall be no more than 10 grams per liter of VOC. Alternatively, the applicant may use tilt-up concrete buildings that do not require the use of architectural coatings.

MM-AQ-3 The Project shall provide a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions- and congestion-related matters. A phone number and email contact information for the construction relations officer shall be posted on signage at construction site entrance points.

MM-AQ-4 Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Fugitive Dust Control Plan.

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MM-AQ-5 Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than 5 minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, March Joint Powers Authority shall conduct a site inspection to ensure that the signs are in place.

MM-AQ-6 Prior to tenant occupancy, the Project shall provide documentation to March Joint Powers Authority demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.

MM-AQ-7 Prior to the issuing of each building permit, the Project shall provide plans and specifications to the March Joint Powers Authority that demonstrate that each project building is designed for passive heating and cooling and is designed to include natural light. Features designed to achieve this shall include the proper placement of windows, overhangs, and skylights.

MM-AQ-8 Prior to the issuing of each building permit, the Project shall provide plans and specifications to the March Joint Powers Authority that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance.

MM-AQ-9 Once constructed, the Project shall ensure that all building tenants shall utilize electric equipment for landscape maintenance to the extent feasible, through requirements in the lease agreements.

MM-AQ-10 Once constructed, the Project shall ensure that all building tenants shall utilize only electric or natural gas service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment, through requirements in the lease agreements. Electric-powered service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment shall also be required instead of diesel-powered equipment, if technically feasible. Yard trucks may be diesel fueled in lieu of electrically or natural gas fueled provided such yard trucks are at least compliant with California Air Resources Board (CARB) 2010 standards for on-road vehicles or CARB Tier 4 compliant for off-road vehicles.

MM-AQ-11 Upon occupancy, the Project shall require tenants that do not already operate 2010 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, SmartWay Finance, or other similar funds. If awarded, the tenant shall be required to accept and use the funding. Tenants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Tenants shall also be encouraged to become SmartWay Partners, if eligible. This measure shall not apply to trucks that are not owned or operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways.

MM-AQ-12 Project tenants who employ 250 or more employees on a full- or part-time basis shall comply with South Coast Air Quality Management District (SCAQMD) Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Project tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule 2202 with annual reporting of actions and results to March Joint Powers Authority. The tenant-implemented program would include, but not be limited to the following:

- Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees.
- Create and maintain a "commuter club" to manage

subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work.

- Inform employees of public transit and commuting services available to them (e.g., social media, signage).
- Provide on-site transit pass sales and discounted transit passes.
- Guarantee a ride home.
- Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted.
- Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program.

MM-AQ-13 Prior to the issuance of a building permit, the Project shall provide evidence to March Joint Powers Authority that loading docks are designed to be compatible with SmartWay trucks.

MM-AQ-14 Upon occupancy and annually thereafter, the Project shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding:

- Building energy efficiency, solid waste reduction, recycling, and water conservation.
- Vehicle greenhouse gas emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting.
- Participation in the Voluntary Inter-industry Commerce Solutions (VICS) "Empty Miles" program to improve goods trucking efficiencies.
- Health effects of diesel particulates, State regulations limiting truck idling time, and the benefits of minimized idling.
- The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity.

MM-AQ-15 Prior to issuance of a building permit, the Project shall provide March Joint Powers Authority with an onsite

signage program that clearly identifies the required onsite circulation system. This shall be accomplished through posted signs and painting on driveways and internal roadways.

MM-AQ-16 Prior to issuance of an occupancy permit, the March Joint Powers Authority shall confirm that signs clearly identifying approved trucks have been installed along the truck routes to and from the project site.

MM-AQ-17 Prior to issuance of an occupancy permit, the Project shall install a sign on the property with telephone, email, and regular mail contact information for a designated representative of the tenant who would receive complaints about excessive noise, dust, fumes, or odors. The sign shall also identify contact data for the March Joint Powers Authority for perceived Code violations. The tenant's representative shall keep records of any complaints received and actions taken to communicate with the complainant and resolve the complaint. The tenant's representative shall endeavor to resolve complaints within 24 hours.

MM-AQ-18 Prior to issuance of a building permit, the Project shall provide the March Joint Powers Authority with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support heavy truck charging facilities when these trucks become available. The calculations shall be based on reasonable predictions from currently available truck manufacturer's data. Electrical system upgrades that exceed reasonable costs shall not be required.

2. Cumulatively Considerable Increase In Pollutants

Threshold: Would the Project result in a cumulatively considerable new increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?

Finding: Significant and unavoidable. (Draft SEIR, pp. 4.2-27 through 4.2-34, and 4.2-51; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: The Project would be required to comply with Mitigation Measures C-1 through C-14 from the 2003 Focused EIR. However, the 2003 Focused EIR determined that implementation of these mitigation measures would not reduce impacts to a less-than-significant level. As such, additional Project analysis has been conducted, and mitigation measures have been set forth in the Subsequent EIR in order to further reduce Project impacts.

Operational emissions from implementation of the South Campus Specific Plan component would exceed regional thresholds of significance established by the SCAQMD for NOx emissions, resulting in a potentially significant impact. Even with implementation of MM-AQ-5 through MM-AQ-18 (which require the Project to reduce idling at loading docks, provide incentives for cleaner engines and equipment, optimize natural lighting, provide electric outlets on the exterior of buildings, utilize electric landscaping equipment, utilize electric and natural gas-fueled yard equipment (e.g., forklifts, hostlers), encourage use of alternative-fueled trucks and retrofitted diesel trucks, implement a transportation demand management program, design SmartWay truck compatible loading docks, mark approved truck routes, and prove electrical system supports heavy truck charging) impacts remain significant and unavoidable. The majority of the Project's operational NOx emissions are derived from vehicle usage (passenger cars and trucks). Since neither the Project Applicant nor the March JPA have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce these emissions to levels that are less-than-significant. As such, operational impacts of the South Campus Specific Plan component would be significant and unavoidable. (Draft SEIR, pp. 4.2-27 through 4.2-34, and 4.2-51; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures: The SEIR identifies the following mitigation measures that would reduce impacts to air quality to the extent feasible, but would not fully mitigate all air quality impacts to less than significant levels as explained above:

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- **C-1 through C-14** (See above)
- **MM-AQ-1 through MM-AQ-4** (See above)

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- **MM-AQ-5 through MM-AQ-18** (See above)

B. TRANSPORTATION

1. Vehicle Miles Traveled

Threshold: Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Finding: Significant and unavoidable. (Draft SEIR, pp. 4.12-63 through 4.12-65; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Explanation: Even with implementation of feasible Transportation Demand Management (TDM) measures (per MM-TRA-1), vehicle miles traveled (VMT)

associated with the South Campus Specific Plan component of the Project cannot be reduced to levels that would be below applicable significance thresholds, as presented in the SEIR. The efficacy of TDM measures and reduction of VMT impacts below thresholds cannot be assured. Therefore, impacts associated with the South Campus Specific Plan component would be significant and unavoidable. The Village West Drive Extension (including the proposed overpass/underpass) would not involve significant VMT impacts; as such, impacts associated with that component would be less than significant.

Overall, proposed Project impacts would be significant and unavoidable. (Draft SEIR, pp. 4.12-63 through 4.12-65; Final SEIR, Chapter 2.0, Response to Comment Letter No. 1)

Mitigation Measures: The SEIR identifies the following mitigation measures that would reduce impacts to air quality to the extent feasible, but would not fully mitigate all air quality impacts to less than significant levels as explained above:

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MM-TRA-1 **VMT Reduction.** The Project applicant shall submit a Transportation Demand Management (TDM) plan prepared by a qualified transportation consultant acceptable to the March Joint Powers Authority (JPA) to reduce vehicle miles traveled. The TDM plan shall be approved by the March JPA prior to the issuance of the first occupancy permit. The TDM plan shall apply to Project tenants through tenant leases. The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. Examples of trip reduction measures may include, but are not limited to:

- Transit passes
- Car-sharing programs
- Telecommuting and alternative work schedules
- Ride sharing programs

SECTION V
MANDATORY CEQA TOPICS

CEQA Guidelines Section 15126.2(b) directs EIRs to address impacts from a project that will result in significant impacts, including those that cannot be mitigated below a level of significance. A summary of all the environmental issue areas and the resultant significance and listing of mitigation measures is found in Section II, Section III, and Section IV of this document. To summarize, the following issue areas would result in significant impacts even after mitigation measures have been incorporated, thus resulting in unavoidable impacts:

- Air Quality – operational (Draft SEIR, p. 5-2)
- Transportation (Draft SEIR, p. 5-2)

CEQA Guidelines mandate that the SEIR must address any significant irreversible environmental changes that would be involved in the proposed action should it be implemented (14 CCR 15126(c)). An impact would fall into this category if:

- The project would involve a large commitment of nonrenewable resources.
- The primary and secondary impacts of the project would generally commit future generations of people to similar uses.
- The project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project.
- The proposed consumption of resources is not justified (e.g., the project results in wasteful use of energy).

Determining whether the Project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. Construction of each of the Project components would result in the use of nonrenewable resources and energy sources, including fossil fuels, natural gas, and electricity, as further discussed in Section 4.4 of the Draft SEIR. Fossil fuels would be used to power construction equipment and delivery and construction employee vehicles. Construction equipment would also use electricity and natural gas. Use of these energy sources would be considered a permanent commitment of resources. In addition, a variety of resource materials would be used during the construction process, including steel, wood, concrete, and fabricated materials. Once these materials and fuels are used for purposes of construction, the commitment of such materials and fuels would be considered irreversible. However, the proposed Project, when taking into consideration the global use of these materials, would not result in a large commitment of these resources.

Once operational, the Project components would consume more energy on a daily basis than is currently consumed on the Project site; however, the proposed Project would result in a net reduction of electricity and natural gas consumption when compared to the consumption estimates associated with the 2003 Approved South Campus. Since the certification of the 2003 Focused EIR, as detailed in Section 4.4, Energy, of the Draft SEIR, a number of federal and state

regulations have been adopted that require the use of renewable resources. For example, Southern California Edison receives electric power from a variety of sources, including 36% from renewable sources. As such, a portion of the electricity used would be provided by renewable sources. The industrial facilities within the South Campus would use nonrenewable energy resources, such as natural gas and petroleum, which would be an irreversible commitment of such resources. However, the Project would be a relatively minor energy consumer compared to other local and regional users, as demonstrated in the Draft SEIR. For these reasons, the Project's operational consumption of nonrenewable resources would not be considered a significant irreversible environmental effect. (Draft SEIR, p. 5-3)

SECTION VI
CUMULATIVE IMPACTS

Chapter 4.0 of the Draft SEIR (specifically, Table 4-1) includes a list of past, present and reasonably foreseeable future projects in order to conduct the cumulative impacts analysis. The resulting cumulative impacts analysis is presented throughout Chapter 4, at the end of each environmental category (Draft SEIR, pp. 4-3 through 4-4).

A. AESTHETICS

March JPA concludes that the Project would not result in cumulatively considerable impacts to aesthetics. The Project would comply with the March Business Center Specific Plan Development Regulations and Design Guidelines to ensure visual compatibility. Development standards include site area, lot dimensions, building height, building setbacks, and parking requirements in order to establish the relationship between building mass and scale. While Project implementation would change the immediate area's visual character, the larger visual context east and south of the Project site includes a mixture of uses, including residential, recreational, business park, and industrial warehouse development. As stated previously, the Project would be consistent with the larger visual context of the surrounding area. Similarly, the related projects would introduce a mixture of industrial, business park, and mixed-use land uses. Development of the related projects would contribute to the overall character and quality of the surrounding area once developed. Building materials, bulk, scale, and setbacks for each cumulative project would be required to comply with their applicable jurisdiction's (i.e., March JPA, City of Riverside, County of Riverside, City of Moreno Valley) development standards and guidelines regarding visual character. Compliance with each jurisdiction's General Plan, Municipal Code, and any specific plans as it relates to design standards and scenic quality would minimize potential impacts of incompatibility with existing character or quality. As such, implementation of the proposed Project, in addition to the identified related projects, would not result in cumulatively considerable impacts to visual character. (Draft SEIR, pp. 4.1-6 and 4.1-7)

B. AIR QUALITY

March JPA concludes that the Project would result in cumulatively considerable impacts to air quality. Air pollution by nature is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used by the SCAQMD to determine whether a project's individual emissions would have a cumulatively significant impact on air quality. Because the Project would exceed the project-level thresholds for regional NOx emissions during operation even after implementation of the air quality mitigation measures identified above, the Project's cumulative impacts with respect to air quality would be considerable and significant. (Draft SEIR, p. 4.2-51)

C. BIOLOGICAL RESOURCES

March JPA concludes that the Project would not result in cumulatively considerable impacts to biological resources. Given that Project-specific impacts to biological resources are less than significant with mitigation incorporated, the proposed Project (both the South Campus

Specific Plan and the Village West Drive Extension components) would not create or contribute to a significant cumulative impact with respect to biological resources. Mitigation measures as described above would ensure that impacts would not be cumulatively considerable. (Draft SEIR, pp. 4.3-36 and 4.3-37)

D. ENERGY

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of energy. Cumulative projects that could exacerbate the proposed Project's impacts include any projects that could result in wasteful, inefficient, or unnecessary use of energy. Future projects would be subject to CEQA and would require an energy analysis, consistency with existing plans and policies for renewable energy and energy efficiency, and implementation of control measures and mitigation, if necessary to avoid wasteful, inefficient or unnecessary consumption of energy resources. The Project would result in a net reduction in electricity and natural gas consumption relative to the 2003 Approved South Campus, and the Project would be designed to maximize energy performance. Over the lifetime of the Project, the fuel efficiency of the vehicles used by the employees and commercial vehicles are expected to increase. Operation of the Project is expected to use decreasing amounts of petroleum over time due to advances in fuel economy. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation would decrease over time. In summary, although the Project would increase petroleum use during operation as a result of employees commuting to the site, the use would be a small fraction of the statewide use and, due to efficiency increases, would diminish over time. Furthermore, the Project would minimize construction and operational activities through energy reduction strategies pursuant to the Project's MM-GHG-1 through MM-GHG-4, and MM-GHG-8 through MM-GHG-14. Therefore, the Project's contribution to cumulative impacts would not be cumulatively considerable. (Draft SEIR, pp. 4.4-16 and 4.4-17)

E. GEOLOGY AND SOILS

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of geology and soils. Potential cumulative impacts on geology and soils would result from projects that combine to create geologic hazards, including unstable geologic conditions. The majority of impacts from geologic hazards, such as liquefaction, landslides, and unstable soils, are site-specific and are therefore generally mitigated on a project-by-project basis. Each cumulative project would be required to adhere to required building engineering design per the most recent version of the California Building Code to ensure the safety of building occupants and avoid a cumulative geologic hazard. Additionally, as needed, projects would incorporate individual mitigation or geotechnical requirements for site-specific geologic hazards present on each individual cumulative project site. Therefore, a potential cumulative impact related to site-specific geologic hazards such as subsidence, and soil collapse would not occur. Therefore, the proposed Project, in combination with other cumulative projects, would not contribute to a significant cumulative impact associated with geology and soils. (Draft SEIR, p. 4.5-13)

F. GREENHOUSE GAS EMISSIONS

March JPA concludes that the Project would not result in cumulatively considerable

impacts in the category of GHG emissions. GHG emissions inherently contribute to cumulative impacts, and, thus, any additional GHG emissions would result in a cumulative impact. Development of the Project site would be consistent with the County's Climate Action Plan and would not result in a conflict with the adopted Climate Action Plan; would support the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy by providing jobs in a jobs-poor area and through incorporation of energy efficiency, water conservation, recycling, and landscaping; and would demonstrate consistency with the California Air Resources Board Climate Change Scoping Plan. Given the Project's consistency with statewide, regional, and local plans adopted for the purpose of reducing GHG emissions, the Project's emissions and their effects on climate change would not be cumulatively considerable. Furthermore, the Project would be consistent with Senate Bill 32, the County's Climate Action Plan, and Senate Bill 375. The project would implement MM-GHG-1 through MM-GHG-14 to further reduce the Project's GHG emissions. Therefore, the Project would result in a less-than-cumulatively considerable GHG emissions impact. (Draft SEIR, p. 4.6-50)

G. HAZARDOUS AND HAZARDOUS MATERIALS

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of hazards and hazardous materials. The U.S. Air Force implemented a comprehensive environmental assessment and remediation program for the March Business Center Specific Plan in February 2001 as part of the Finding of Suitability for Transfer when the March Air Force Base was redesignated as an Air Reserve Base. The measures defined in the program were required prior to transfer of ownership from the U.S. Air Force to the March JPA. As discussed in the Phase I Environmental Site Assessment and Phase I Environmental Site Assessment Addendum prepared by LOR Geotechnical Group, Inc. (included as Appendix H in the Draft SEIR), the Project site exhibits no evidence of potential recognized environmental conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Project site. Related projects would also be subject to federal, state, and local regulations regarding hazards and hazardous materials, and those within the jurisdiction of March JPA are subject to the same remediation program as the Project site. The potential for cumulative impacts to occur is limited because the impacts from hazardous materials use on a project site are site specific. Although each development site from the cumulative projects list has potentially unique hazardous materials considerations, it is expected that future development within the area will comply with federal, state, and local statutes and regulations applicable to hazardous materials. As such, cumulatively significant impacts associated with hazards and hazardous materials would not be anticipated.

The proposed Project and related projects include a mixture of uses such as commercial and industrial developments, which could store, use, generate or dispose of hazardous materials. Compliance with applicable federal, state, and regional regulations regarding hazardous materials would minimize potential contamination or hazardous materials–related incidents; thus, new development in the Project area is not expected to present significant risks to public health and safety. Further, mitigation measures specific to each proposed Project would be developed as part of the environmental review and permitting process. Through compliance with existing regulations, the Project would result in less-than-cumulatively considerable impacts. (Draft SEIR, pp. 4.7-6 and 4.7-7)

H. HYDROLOGY AND WATER QUALITY

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of hydrology and water quality.

Water Quality

The geographic context for the analysis of cumulative impacts associated with water quality is the encompassing Santa Ana River and Middle and Lower San Jacinto River Watersheds. Cumulative development in the watersheds will increase impervious areas and add new sources of pollutants in stormwater runoff. Construction activities associated with development could temporarily increase the number of exposed surfaces that could contribute to sediments in stormwater runoff. Additionally, materials associated with construction activities could be deposited on surfaces and carried to receiving waters in stormwater runoff. Continued development and redevelopment within the Santa Ana River and Middle and Lower San Jacinto River Watersheds could also increase the number of impervious surfaces that could increase stormwater runoff rates and amounts, as well as result in changes in land use that may increase the amount of pollutants in stormwater runoff. All cumulative development in the watersheds would be subject to the existing regulatory requirements to protect water quality and minimize increases in stormwater runoff. For example, the Construction General Permit requires the development and implementation of a Stormwater Pollution Prevention Plan for all construction sites larger than 1 acre to mitigate potential impacts to water quality from polluted stormwater runoff. Every 2 years, the Santa Ana Regional Water Quality Control Board must re-evaluate water quality within its geographic region and identify those water bodies not meeting water quality standards. For those impaired water bodies, a total maximum daily load must be prepared and implemented to reduce pollutant loads to levels that would not contribute to a violation of water quality standards. All development within the Santa Ana River and Middle and Lower San Jacinto River Watersheds are subject to the water quality standards outlined in the Basin Plan and must comply with any established total maximum daily loads. The continuing review process would ensure that cumulative development within the watershed would not substantially degrade water quality. The March JPA and co-permittee cities and counties within the Santa Ana River Watershed are subject to the requirements of their respective municipal separate storm sewer system (MS4) Permits. Currently, the MS4 permits require that the project designer and/or contractor of all new development and redevelopment projects that fall under specific "priority" project categories must develop a Water Quality Management Plan, which include low impact development requirements related to water quality. The low impact development features would address long-term effects on water quality within the San Jacinto and Santa Ana River Watershed and ensure best management practices and low impact development designs minimize potential water quality concerns to the maximum extent practicable. Therefore, impacts associated with water quality standards and polluted runoff in the watersheds would be minimized and the proposed Project's contribution to cumulative impacts would not be cumulatively considerable.

Groundwater

Development of nearby related projects would increase land use intensities in the area, resulting in increased water usage. The proposed Project and some of the related projects are served by the Western Municipal Water District. As such, development of the proposed Project and the related projects would increase the amount of water used in Western Municipal Water District's service area. Western Municipal Water District's Urban Water Management Plan has

planned for the provision of regional water, during normal, dry, and multiple dry years. The plan uses regional population, land use plans, and projections of future growth as the basis for planning water system improvements (including water treatment plants) and demonstrating compliance with state water conservation goals and policies. As such, to the extent that related projects are generally consistent with regional growth patterns and projections, the projects would not be expected to result in increased water usage causing the need for new entitlements, resources, and/or treatment facilities that are not already being planned to accommodate regional growth forecasts.

As previously discussed, the Western Municipal Water District has planned water supply projects aimed at meeting increased future water demands within its service area. These plans include increasing groundwater recharge capabilities, increasing the use of groundwater banking programs, increasing the use of desalinated water, and conjunctive use programs designed to increase regional water reliability. When coupled with regional groundwater management plans and the regulatory bindings of the basins, these projects would ensure that the proposed Project, as well as future regional projects, would not substantially decrease groundwater supplies or impede sustainable ground management of the relevant groundwater basins. Certain qualifying projects would be subject to Water Supply Assessment requirements, which assess the sufficiency of supply for existing and future demands, to serve as evidentiary basis for an approval action by the March JPA on such projects. Further, compliance with the California Green Building Standards Code would be required for new developments. This would ensure that many of the related projects, as well as the proposed Project, do not result in wasteful or inefficient use of limited water resources, and may in fact result in an overall decrease in water use per person. Due to water planning efforts and water conservation standards, impacts to groundwater supplies would be minimized, and the contributions of the proposed Project to cumulative impacts would not be cumulatively considerable.

Stormwater Drainage

The geographic context for the analysis of cumulative impacts related to storm drainage is the Santa Ana River and Middle and Lower San Jacinto River Watersheds. Cumulative development within the watershed would increase the number of impervious surfaces that could cause or contribute to storm drain and receiving water capacity exceedances, alter existing earthen channel profiles (i.e., create erosive downcutting and bank failure), and/or require the construction of new or expanded flood control infrastructure. However, new development within the watersheds would be subject to the environmental review process and compliance with local stormwater regulations, such as the Construction General Permit, the Section 404 permit process of the Clean Water Act, local municipal code requirements, and local Water Quality Management Plan requirements. The proposed Project would incorporate low impact development features during Project design to reduce impervious surfaces and reduce stormwater runoff. Similar to the proposed Project, other projects in the Santa Ana River and Middle and Lower San Jacinto River Watersheds would incorporate hydromodification features such that drainage rates would be no more than existing conditions. Therefore, impacts associated with changes in runoff in the watersheds would be minimized, and the contributions of the proposed Project to cumulative impacts would not be cumulatively considerable. (Draft SEIR, pp. 4.8-33 and 4.8-34)

I. LAND USE AND PLANNING

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of land use and planning. The Project would be located within the boundaries of the March Business Center Specific Plan. No existing land use designations would be removed, and one new land use designation, Public Facilities, would be introduced within South Campus. Acreages within each of the pre-existing zoning designations would change as a result of the proposed Project, and 0.9 acres of Public Facilities would be added to South Campus. The proposed Project would not result in the introduction of incompatible uses in the area. The proposed increase in Industrial, Commercial, Mixed Use, Public Facilities and Park/Open Space land uses (and respective reduction in Office and Business Park land uses) is in response to market conditions and community requests. Proposed land uses are consistent with existing and planned development within surrounding areas of the previously adopted March Business Center Specific Plan, resulting in a reduction in developable acreage when compared to existing permitted land uses. Proposed future cumulative projects would undergo an evaluation for consistency with local land use policies, as the proposed Project has done in the SEIR. Planned future development has been anticipated in the General Plans prepared by the local jurisdictions surrounding the proposed Project or through the General Plan Amendment process. Therefore, the proposed Project, when viewed in context with the cumulative development proposals, is not expected to result in adverse cumulative land use impacts above those already disclosed in the previous environmental analyses. In addition, future development within the Specific Plan area (including the southwest, central, and eastern segments of the South Campus Specific Plan area) would undergo site-specific analysis to ensure compliance with applicable development standards to prevent land use conflicts. The March JPA or other local jurisdiction would also be responsible for determining the appropriate public and infrastructure improvements required with the implementation of each project. Therefore, development consistent with the proposed Project is not expected to result in cumulative land use impacts. (Draft SEIR, pp. 4.9-23 and 4.9-24)

J. NOISE

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of noise. Construction noise impacts are highly localized (i.e., these do not generally affect the community noise level at distances beyond 1,500 feet). However, with simultaneous construction activities occurring at two or more project sites in close proximity to one another, the construction noise levels experienced at local receivers could be greater than for construction of each individual project. However, given the large scale of the Project site, and therefore the distribution of equipment across a large area at any given point in time during Project construction, the average construction noise levels at any given residence in proximity to the Project site would not be anticipated to be materially different for Project construction efforts combined with other local projects that could overlap in construction schedule, as compared to the Project by itself.

Non-transportation noise sources (e.g., Project operation) are typically Project-specific and highly localized (i.e., these do not generally affect the community noise level at distances beyond several hundred feet). As other development occurs in the area, noise from different types of uses (e.g., traffic, aircraft, fixed noise sources) would continue to combine, albeit on a localized basis, to cause increases in overall background noise conditions within the area. As a result, such sources do not significantly contribute to cumulative noise impacts at distant locations and are not evaluated on a cumulative level.

The Project would generate roadway traffic, which would be added to roadway volumes generated by other projects on the assembled cumulative project list. The traffic impact assessment evaluated the resulting roadway volumes from the proposed Project, in combination with the traffic generated from the cumulative project list. The cumulative traffic noise analysis (which is presented in the Draft SEIR) concluded that the Project would not contribute substantially to any cumulative traffic noise impact. For the reasons described above, the Project would have less-than-significant cumulative noise impacts. (Draft SEIR, pp. 4.10-71 and 4.10-72)

K. RECREATION

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of recreation. Each related project would undergo an evaluation for physical effects to the environment, including impacts to existing recreational facilities and demand for new facilities. None of the related projects are recreational projects. Furthermore, related projects would be required to contribute to a fair share contribution of the cost of facilities based on standards such as the minimum parkland-to-population ratio for their respective jurisdictions. Impacts associated with the construction and operation of potential new recreational facilities would be analyzed within each related project's CEQA review. As such, each project would be required to contribute to development impact fee programs, if applicable, or expand or construct new facilities. As discussed above, the proposed Project, including the dog park and paseo, would result in less than significant impacts to recreational facilities. Therefore, the proposed Project, when viewed in context with the cumulative development proposals, is expected to result in less than significant cumulative impacts related to recreation. (Draft SEIR, p. 4.11-7)

L. TRANSPORTATION

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of transportation.

For cumulative conditions, the Project's effect on VMT needs to be determined for VMT analysis. The Project's cumulative VMT was estimated using the Riverside County Transportation Analysis Model for the year 2040, and the results are presented in the Draft SEIR. The proposed Project was found to decrease VMT in the cumulative scenario. As such, the Project's cumulative impacts would be less than significant. (Draft SEIR, pp. 4.12-93 and 4.12-94)

M. TRIBAL CULTURAL RESOURCES

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of TCRs. Cumulative impacts to TCRs would occur if the proposed Project, in combination with related projects, would affect identified tribal cultural resources. As discussed in the Draft SEIR, the Project would not result in impacts to TCRs, and therefore the Project would result in or contribute to cumulative significant impacts to TCRs. Cumulative impacts would be less than significant. (Draft SEIR, p. 4.13-18)

N. UTILITIES AND SERVICE SYSTEMS

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of utilities and service systems.

Water Supply

The proposed Project and related projects would be served by Western Municipal Water District. Based on the Water Supply Assessment, the proposed Project water demand of 87.8 acre-feet per year represents about 0.47% of Western Municipal Water District's retail total water demand for 2019. Development of the proposed Project, in combination with related projects, would increase land-use intensities in the area, resulting in increased water usage. Western Municipal Water District has planned projects aimed at meeting increased future water demands within its service area. These plans include increasing groundwater recharge capabilities, increasing the use of groundwater banking programs, increasing the use of desalinated water, and conjunctive use programs designed to increase regional water reliability. In addition, the Western Municipal Water District 2015 Urban Water Management Plan includes a Water Supply Shortage Contingency Plan, which addresses the stages of response to a water shortage, such as a drought, that occurs over a period of time, as well as catastrophic supply interruptions that occur suddenly. The primary objective of the water shortage contingency plan is to ensure that Western Municipal Water District has in place the necessary resources and management responses needed to protect health and human safety, minimize economic disruption, and preserve environmental and community assets during water supply shortages and interruptions.

Based on the information and analysis contained in the Project Water Supply Assessment, Western Municipal Water District concluded that the total projected water supplies available to Western Municipal Water District during normal, single-dry, and multiple-dry years throughout the next 20-year period are sufficient to meet the projected water demands of the proposed Project, in addition to Western Municipal Water District's existing and planned future uses, in accordance with the standards set forth by Senate Bill 610. These projections consider land use, water development programs and projects, and water conservation. To the extent that related projects are generally consistent with regional growth patterns and projections, the related projects would not be expected to result in increased water usage causing the need for new entitlements, resources, and/or treatment facilities that are not already being planned to accommodate regional growth forecasts.

Lastly, compliance with the California Green Building Code would be required for new related project development. For redevelopment projects, this generally indicates that newly installed appliances and plumbing would be more efficient than those used within the structures originally located on redevelopment sites. In addition, California Green Building Code standards require a mandatory reduction in outdoor water use, in accordance with the California Department of Water Resources' Model Water Efficient Landscape Ordinance. This would ensure that many of the related projects, as well as the proposed Project, do not result in wasteful or inefficient use of limited water resources and may, in fact, result in an overall decrease in water use per person. As a result, water supply impacts would not be cumulatively considerable.

Wastewater

The Specific Plan area and each related project would incrementally increase the amount

of wastewater that is being generated in the area. With respect to wastewater conveyance, sewer plans have been provided depicting wastewater lines within the Specific Plan area and off-site leading into the Western Water Recycling Facility. Similar to the Project, the capacity of receiving sewer lines associated with cumulative project development would be determined on a project-specific basis. In the event that sewer upgrades are required, all construction work within the county/city public right-of-ways would be subject to local municipal code requirements. As a result, indirect cumulative impacts associated with off-site upgrades to sewer mains would not be cumulatively considerable. Impacts would be less than significant, and no mitigation is required.

The proposed Project would convey wastewater offsite through existing municipal sewage infrastructure to the Western Water Recycling Facility, which has an approximate treatment capacity of 3 million gallons per day (mgd). When considering the proposed Project in addition to the existing commitments of the Western Water Recycling Facility, the South Campus development would require 0.85 mgd of wastewater treatment. The permitted design capacity for the Western Water Recycling Facility is 3 mgd, and when the Western Water Recycling Facility was upgraded in 2011, the wastewater generated from buildout of the 2003 Approved South Campus was taken into account. Additionally, Western Municipal Water District owns 1.95 mgd of treatment capacity at the Western Riverside County Regional Wastewater Authority. Therefore, between the combined capacity of these two facilities, adequate capacity exists to serve the proposed Project. Given that the proposed Project would result in the generation of less wastewater than that of the 2003 Approved South Campus, and that the Project would result in beneficial impacts when compared to the 2003 Approved South Campus, the Project would not result in cumulatively considerable impacts to wastewater and cumulative impacts would be less than significant.

Solid Waste

Development of the proposed Project in combination with related projects would increase land-use intensities in the area, resulting in increased solid waste generation in the service area for El Sobrante, Lamb Canyon, and Badlands Landfills. However, as of 2018, El Sobrante Landfill had a throughput capacity of 16,054 tons per day, has a remaining capacity of 143,977,170 cubic yards, and is expected to operate until January 2051. In addition, the Lamb Canyon Sanitary Landfill has a maximum daily throughput of 5,000 tons per day, with an estimated remaining capacity of 19,242,950 cubic yards; and the Badlands Sanitary Landfill has a maximum daily throughput of 4,800 tons per day, with an estimated remaining capacity of 15,748,799 cubic yards. Further, Assembly Bill 939, or the Integrated Waste Management Act of 1989, mandates that cities and counties (including entities such as joint powers authorities) divert from landfills 50% of the total solid waste generated to recycling facilities. In order to maintain state requirements of diverting 50% of solid waste and to offset impacts associated with solid waste, the Proposed Project and all related projects would be required to implement waste reduction, diversion, and recycling during both demolition/construction and operation. Through compliance with the March JPA General Plan goals and policies for solid waste and state solid waste diversion requirements and due to the recycling collection features that would be part of the proposed Project design and the design of other projects within March JPA jurisdiction pursuant to existing regulations, solid waste impacts would not be cumulatively considerable.

Electric Power, Natural Gas, and Telecommunication

Approximately half of the Project area has been developed and is provided with existing power, natural gas, and telecommunications facilities and services. Additionally, an electrical substation is already located within the South Campus Specific Plan area to provide electrical services to the full buildout of the South Campus Specific Plan area. As a result, buildout of the proposed Project may require new connections to existing electrical power, natural gas, and telecommunication infrastructure. New connections from the proposed Project to the existing utility infrastructure would occur incrementally during buildout, on a plot-by-plot basis. Trenching and excavations completed for the new connections to existing electric, natural gas, and telecommunication infrastructure could result in potential short-term soil erosion, as excavated and temporarily stockpiled soils would be susceptible to rainfall. However, standard best management practices, required as part of the required Stormwater Pollution Prevention Plan, would minimize potential impacts. Individual projects would be required to provide for specific project needs. As a result, cumulative impacts associated with upgrades of electric, natural gas, and telecommunication facilities would not be cumulatively considerable. (Draft SEIR, pp. 4.14-28 through 4.14-30)

O. WILDFIRE

March JPA concludes that the Project would not result in cumulatively considerable impacts in the category of wildfire. A cumulatively significant impact related to wildfire risks could occur as a result of the proposed Project, when considered in combination with the construction and operation of the related projects, if it were within or near a very high fire hazard severity zone exacerbating wildfire risk based on topography and/or relationship to an emergency evacuation plan. As such, adverse effects of wildfire risk tend to be localized; therefore, as explained below, impacts from nearby projects would be limited, if any, and the Project site would be primarily affected by proposed Project activities. The Project site is not located within a very high fire hazard severity zone. The nearest very high fire hazard severity zone to the Project site is more than 5 miles southwest of the Project site. As mentioned previously, Project-related impacts regarding the exposure of people or structures to significant risk of runoff, post-fire slope instability, or drainage changes would be less than significant. As such, Project-related impacts are specific to the Project site and would not contribute to (or be shared with an additive sense) the impacts on other project sites. Therefore, the proposed Project would contribute a less than significant cumulative impact.

Each related project would be required to satisfy the policies and regulations within the California Fire Code and its respective jurisdiction's regulations to reduce impacts related to emergency access, fire flow, and proximity to wildfire zones. Similar to the proposed Project, each of the related projects would be individually subject to either Riverside County Fire Department review or review by its own fire department, and would be required to comply with all applicable construction-related and operational fire safety requirements of the Riverside County Fire Department in order to adequately reduce potential wildfire impacts. Therefore, the proposed Project would not contribute to any significant cumulative wildfire impacts. Impacts would be less than significant.

With respect to emergency plans, the design of each related project would be evaluated individually in coordination with its respective jurisdiction's applicable department (such as Riverside County Fire Department and the Sheriff's Department) to minimize any potential impacts. As such, cumulative impacts related to wildfire risk would be less than significant.

(Draft SEIR, pp. 4.15-15 and 4.15-16)

SECTION VII
GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the State CEQA Guidelines requires a Draft EIR to discuss the ways the Project could foster economic or population growth or the construction of additional housing, directly or indirectly, in the surrounding environment. In accordance with State CEQA Guidelines Section 15126.2(d), a Project would be considered to have a growth-inducing effect if it would:

- Directly or indirectly foster economic or population growth, or the construction of additional housing in the surrounding environment;
- Remove obstacles to population growth (e.g., construction of an infrastructure expansion to allow for more construction in service areas);
- Tax existing community service facilities, requiring the construction of new facilities that could cause significant environmental effects; or
- Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

In addition, the CEQA Guidelines states that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

Overall, the Project would indirectly stimulate population growth through the addition of new employees/staff. However, the growth was anticipated and discussed within the 2003 Focused EIR and the vision for the Project area becoming "a major employment center" would be similar to that of the 2003 Approved South Campus. This growth would be consistent with employment growth envisioned in local and regional land use plans and in projections made by regional planning authorities, since the planned growth of the Project and its land use intensity have been factored into the underlying growth projections of the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy (Draft SEIR, pp. 5-4 and 5-5). March JPA therefore finds that the Project is not growth inducing.

SECTION VIII
ALTERNATIVES

A. BACKGROUND

The Draft SEIR analyzed three alternatives to the Project as proposed and evaluated these alternatives for their ability to avoid or reduce the Project's significant environmental effects while also meeting the majority of the Project's objectives. March JPA finds that it has considered and rejected as infeasible the alternatives identified in the SEIR and described below. This section sets forth the potential alternatives to the Project analyzed in the SEIR and evaluates them in light of the Project objectives, as required by CEQA.

Where significant impacts are identified, section 15126.6 of the State CEQA Guidelines requires EIRs to consider and discuss alternatives to the proposed actions. Subsection (a) states:

> (a) An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Subsection 15126.6(b) states the purpose of the alternatives analysis:

> (b) Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

In subsection 15126.6(c), the State CEQA Guidelines describe the selection process for a range of reasonable alternatives:

> (c) The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the

> lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

The range of alternatives required is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed Project. Alternatives are limited to ones that would avoid or substantially lessen any of the significant effects of the Project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the Project.

B. PROJECT OBJECTIVES

The proposed Project requests an amendment to the existing South Campus components of the March Business Center Specific Plan (South Campus Specific Plan) to shift land uses between parcels. The proposed Project would not develop any land within the South Campus Specific Plan area that was not already approved for development, nor would the Project encroach upon the March Air Reserve Base or its operations. The project objectives identified in the 2003 Focused EIR included the following:

- Implement the goals, objectives and policies of the March Joint Powers Authority (JPA) General Plan
- Provide increased job opportunities for local residents through the provision of employment-generating uses
- Establish an attractive business park development that will blend the natural and built environment and create a high quality business park development
- Provide for the design, development and operation of a business park consisting of industrial, research and development, office, commercial and open space uses
- Establish a land use and facility plan that assures project viability in consideration of existing and anticipated economic conditions
- Ensure a business park development that conforms to the March JPA goals and values and the protection of adjacent land uses from incompatibility
- Develop the property with land uses that are compatible with the March Air Force Base Reuse plan
- Encourage the use of alternative modes of transportation through the provision of a pedestrian circulation system that is both safe and comfortable

- Ensure that businesses within the March Business Center Specific Plan provide a range of job types for the community's residents

- Provide a circulation system that facilitates movement and access needs of automobiles, pedestrians and bicyclists

- Minimize impacts from construction of the development to sensitive biological resources

To reflect the evolving community priorities and environmental regulatory landscape, the proposed mix of uses has been designed to reduce the environmental impacts compared to the 2003 Approved South Campus as well as the currently approved South Campus development. As such, objectives for this Project are as follows:

- Respond to community requests for community serving land uses, including a dog park, additional retail uses, such as restaurants and stores.

- Provide a mix of uses that reduces the overall impacts compared to the original and currently entitled uses.

- Site community serving uses in locations easily accessible from Van Buren Boulevard.

- Provide appropriate land use intensities to comply with the parameters of the March Air Reserve Base/Inland Port Airport Compatibility Plan.

- Implement the goals, objectives and policies of the March JPA General Plan.

- Provide increased job opportunities for local residents through the provision of employment-generating businesses.

- Establish a land use and facility plan that ensures project viability in consideration of existing and anticipated economic conditions.

- Encourage the use of alternative modes of transportation through the provision of a pedestrian and bicycle circulation system that is safe, convenient and comfortable.

- Provide a range of job types for the community's residents.

- Minimize impacts from construction of the development to sensitive biological resources.

- Implement the terms and conditions agreed upon in the September 12, 2012 Settlement Agreement entered into between and among the Center for Biological Diversity, the San Bernardino Valley Audubon Society, March JPA, and LNR Riverside LLC, as the complete settlement of the claims and actions raised in *Center for Biological Diversity v. Jim Bartel, et al.*

C. ALTERNATIVES CONSIDERED BUT REJECTED FROM DETAILED ANALYSIS

Section 15126.6(c) of the State CEQA Guidelines specifies that an EIR should (1) identify alternatives that were considered by the lead agency but were eliminated from detailed consideration because they were determined to be infeasible during the scoping process; and (2) briefly explain the reasons underlying the lead agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives; (ii) infeasibility; and/or (iii) inability to avoid significant environmental impacts.

The following alternatives were considered but rejected as part of the environmental analysis for the Project:

Alternative Sites. In accordance with CEQA Guidelines, Section 15126.6(f)(2), the March JPA attempted to identify a feasible alternative off-site location within the Project area that could be available for the development of the Project. Pursuant to CEQA Guidelines, Section 15126.6(f)(2)(A), the key question and first step in analysis of the off-site location is whether any of the significant effects of the Project would be avoided or substantially lessened by moving the Project to another location.

Development of the proposed Project on an alternate site was considered but rejected as infeasible. The reason for the dismissal of this alternative is that a South Campus Specific Plan has already been approved and adopted, and portions of the Specific Plan, including much of the roadway network, have been implemented. To relocate the entire South Campus Specific Plan development to an alternate site would require nearly 600 acres of undeveloped land suitable for the construction of Office, Commercial, Mixed Use, Business Park, Industrial, Parks/Open Space, and Public Facilities uses. Much of the South Campus Specific Plan area has already undergone grading, and three warehouse developments as well as an open space area with a trail network have been developed; to relocate the entire existing and planned development under the approved Specific Plan would require extensive grading and a new set of potentially significant environmental impacts. For these reasons, an alternative site was considered but rejected from further analysis as infeasible. (Draft SEIR, p. 6-4.)

No Development Alternative. A No Development Alternative was considered but rejected as infeasible. The reason for the dismissal of this alternative is that portions of the approved South Campus Specific Plan have already been developed, including three industrial warehouses, a detention basin, open space with a trail network, an electrical substation, and much of the roadway network. Additionally, a commercial development has been approved and is currently under construction. Much of the South Campus Specific Plan area has already been graded, water, wastewater, natural gas, and electrical infrastructure has been installed throughout the campus, and given that development has already occurred within the South Campus Specific Plan area and that an approved Specific Plan has been adopted for the site, eliminating any further development from occurring would be financially infeasible, as there would not be a return on the investments made to prepare the site for development. Additionally, the No Development Alternative would require revoking all current entitlements and would not meet any of the Project's objectives. For these reasons, a No Development Alternative was considered but rejected as infeasible. (Draft SEIR, p. 6-4.)

Findings: March JPA rejects alternative sites on the following grounds, each of which individually provides sufficient justification for rejection: (1) the alternative does not avoid any

significant and unavoidable impacts, (2) the alternative would likely not further reduce any of the proposed Project's significant impacts; and (3) the alternative is infeasible because the South Campus Specific Plan has already been approved and adopted, portions of the Specific Plan have already been developed, and finding a site of a similar size in the Project vicinity that is available for development of similar uses is not feasible.

March JPA rejects the No Development Alternative on the following grounds, each of which individually provides sufficient justification for rejection: (1) the alternative would fail to meet the Project's objectives, and (2) the alternative is infeasible because the South Campus Specific Plan has already been approved and adopted, and portions of the Specific Plan have already been developed. As such, this alternative would require revoking all current entitlements and would not be economically viable, because there would not be a return on the investments already made to prepare the site for development.

Therefore, alternative sites and the No Development Alternative are eliminated from further consideration.

D. EVALUATION OF ALTERNATIVES SELECTED FOR ANALYSIS

The alternatives selected for further detailed review within the SEIR focus on alternatives that could reduce the Project's significant environmental impacts, while still meeting most of the basic Project objectives. Those alternatives include:

- Alternative 1: No Project (Draft SEIR, Section 6.4.2)
- Alternative 2: South Campus Re-Entitlement Only (Draft SEIR, Section 6.4.3)
- Alternative 3: Business Park (Draft SEIR, Section 6.4.4)

1. Alternative 1: No Project

Description: Under Alternative 1, the build out of the remainder of the South Campus Specific Plan area would occur as currently approved, including all previously approved revisions, which include shifts in land use designations and realignment of roadways, to the 2003 South Campus. The proposed Village West Drive Extension would not be implemented.

Impacts: Impacts in the categories of air quality and transportation would increase and would remain significant and unavoidable. Impacts in the categories of energy and GHG emissions would increase. Impacts in the categories of aesthetics and hydrology and water quality would increase but would remain less than significant. Impacts in the categories of biological resources, hazards and hazardous materials, tribal cultural resources, and wildfire would be comparable to those of the Project and would remain less than significant. Impacts in the categories of geology and soils, land use and planning, noise, and utilities and service systems would be reduced and would remain less than significant. Impacts in the category of recreation would be reduced. (Draft SEIR, pp. 6-7 through 6-17)

Attainment of Project Objectives: Table 6-7 in the Draft SEIR shows that Alternative 1

would meet 7 of the Project objectives, would partially meet 3 of the Project objectives, and would not meet 1 of the Project objectives. (Draft SEIR, p. 6-18 and 6-19)

Finding: March JPA rejects Alternative 1 on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative does not avoid the proposed Project's significant and unavoidable impacts relating to air quality and transportation and (2) the alternative does not reduce the severity of the Project's significant and unavoidable impacts (rather, the alternative increases the severity of these impacts).

2. Alternative 2: South Campus Re-Entitlement Only

Description: Under Alternative 2, the build out of the remainder of the South Campus Specific Plan area would occur in a manner identical to the proposed Project; however, no Village West Drive Extension would occur.

Impacts: Impacts in the category of hydrology and water quality would increase but would remain less than significant. Impacts in the categories of air quality and transportation would be generally the same and would remain significant and unavoidable. Impacts in the categories of energy, geology and soils, GHG emissions, hazards and hazardous materials, land use and planning, recreation, and wildfire would be comparable to those of the proposed Project and would remain less than significant. Impacts in the categories of aesthetics, biological resources, noise, tribal cultural resources, and utilities and service systems would be reduced and would remain less than significant. (Draft SEIR, pp. 6-20 through 6-29)

Attainment of Project Objectives: Table 6-12 demonstrates that Alternative 2 would meet all Project objectives. (Draft SEIR, p. 6-31)

Finding: March JPA rejects Alternative 2 on the following grounds: the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to air quality and transportation. This alternative would also not provide the benefit of a through, and improved connection along Village West Drive between Van Buren Boulevard and Nandina Avenue.

3. Alternative 3: Business Park

Description: Under Alternative 3, the build out of the remainder of the South Campus Specific Plan area, with the exception of the 9.4-acre proposed Grocery Store, would occur as Business Park uses. The existing Open Space/Park (i.e., park and trail system, conservation easement, basin), Industrial and Commercial projects which have been constructed/entitled would remain, as would the Industrial and Commercial land use designations for those sites. Under Alternative 3 build-out conditions, the acreage of Business Park uses would increase, and the acreages of the following uses would be reduced: Office, Commercial, Mixed Use, Industrial, Park/Open Space, and Public Facilities. Additionally, under Alternative 3, the proposed Village West Drive Extension would not be implemented.

Impacts: Impacts in the categories of air quality and transportation would increase and would remain significant and unavoidable. Impacts in the categories of aesthetics and hydrology and water quality would increase but would remain less than significant. Impacts on the categories of energy, GHG emissions, and utilities and service systems would increase. Impacts in the categories of biological resources, hazards and hazardous materials, land use and planning, noise, tribal cultural resources, and wildfire would be comparable to those of the proposed Project and would remain less than significant. Impacts in the categories of geology and soils and recreation would decrease and would remain less than significant. (Draft SEIR, pp. 6-32 through 6-42)

Attainment of Project Objectives: Table 6-17 shows that Alternative 3 would meet 6 of the Project objectives and would partially meet 5 of the Project objectives.

Finding: March JPA rejects Alternative 3 on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative does not avoid the proposed Project's significant and unavoidable impacts relating to air quality and transportation and (2) the alternative does not reduce the severity of the Project's significant and unavoidable impacts (rather, the alternative increases the severity of these impacts).

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives to a proposed Project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR. Based on the alternatives analysis contained within the Draft SEIR, Alternative 2, the South Campus Re-Entitlement Only Alternative, is identified as the Environmentally Superior Alternative. While Alternative 2 would be the Environmentally Superior Alternative, this alternative would prevent the beneficial hydrology and water quality and wildfire impacts associated with improving Village West Drive and would not provide the through connection between Van Buren Boulevard and Nandina Avenue via an improved roadway. (Draft SEIR, pp. 6-43 through 6-44)

SECTION IX
ADOPTION OF STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to State CEQA Guidelines Section 15093(a), the March JPA must balance, as applicable, the economic, legal, social, technological, or other benefits of the Project against its unavoidable environmental risks in determining whether to approve the project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those environmental effects may be considered acceptable.

Having reduced the adverse significant environmental effects of the Project to the extent feasible by adopting the mitigation measures; having considered the entire administrative record on the Project; March JPA has weighed the benefits of the Project against its unavoidable adverse impacts after mitigation in regards to air quality and transportation. While recognizing that the unavoidable adverse impacts are significant under CEQA thresholds, March JPA nonetheless finds that the unavoidable adverse impacts that will result from the Project are acceptable and outweighed by specific social, economic and other benefits of the Project.

In making this determination, the factors and public benefits specified below were considered. Any one of these reasons is sufficient to justify approval of the Project. Thus, even if a court were to conclude that not every reason is supported by substantial evidence, March JPA would be able to stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this section, and in the documents found in the Records of Proceeding.

March JPA therefore finds that for each of the significant impacts which are subject to a finding under CEQA Section 21081(a)(3), that each of the following social, economic, and environmental benefits of the Project, independent of the other benefits, outweigh the potential significant unavoidable adverse impacts and render acceptable each and every one of these unavoidable adverse environmental impacts:

- The Project will implement the goals, objectives and policies of the March JPA General Plan, specifically encouraging the development of industrial, commercial, business park uses to expand the employment and financial base of the March JPA Planning Area in a manner that is compatible with the nearby airbase and adjacent uses.
- The Project will provide increased job opportunities for local residents through the provision of employment-generating businesses.
- The Project will establish a land use and facility plan that ensures project viability in consideration of existing and anticipated economic conditions.
- The Project will develop the property with land uses that are compatible with the March Air Force Base Reuse program.
- The Project will encourage the use of alternative modes of transportation through the provision of a pedestrian and bicycle circulation system that is both safe and comfortable.
- The Project will provide a range of job types for the community's residents.

- The Project will provide a circulation system, including but not limited to the extension and improvement of Village West Drive, that facilitates movement and access needs of automobiles, pedestrians and bicyclists.
- The Project will minimize impacts from construction of the development to sensitive biological resources and the surrounding community.
- The Project will help balance the jobs to housing ratio within Riverside County. This would reduce the need for the existing local workforce to commute outside the area for employment.
- The Project will provide industrial uses in an area that takes advantage of the proximity to the I-215 freeway, as well as existing and planned transportation corridors in order to reduce traffic congestion on surface streets and concomitant air pollutant emissions from vehicle sources.
- The Project will provide employment opportunities that will enhance the area's economy.
- The Project will facilitate goods movement for the benefit of local, regional, statewide, and nationwide economic growth.
- The Project will enhance the area's economy by developing a large property with employment-generating land uses with long-term economic viability.

March JPA hereby declares that the SEIR has identified and discussed significant effects that may occur as a result of the Project. With the implementation of the mitigation measures discussed in the SEIR, these effects can be mitigated to a level of less than significant, except for unavoidable significant impacts as discussed in Section IV of these Findings. March JPA hereby declares that it has made a reasonable and good faith effort to eliminate or substantially mitigate the potential impacts resulting from the Project. March JPA further finds that, except for the Project, all other alternatives set forth in the SEIR are infeasible because they would fail to avoid or reduce the Project's significant and unavoidable effects on the environment and would not provide the benefit of a through, and improved connection along Village West Drive between Van Buren Boulevard and Nandina Avenue.

For the foregoing reasons, March JPA hereby declares that the benefits provided to the public through approval and implementation of the Project outweigh any significant adverse environmental impacts of the Project. The March JPA Commission finds that each of the Project benefits outweighs the adverse environmental effects identified in the SEIR, and therefore finds those impacts to be acceptable. The substantial evidence demonstrating the benefits of the Project are set forth in these findings, and in the documents in the record of proceedings. Therefore, the March JPA Commission adopts this Statement of Overriding Considerations.

EXHIBIT B
Mitigation Monitoring and Reporting Program

4 Mitigation Monitoring and Reporting Program

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, "the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This chapter contains the mitigation monitoring and reporting program (MMRP) that has been developed for the Meridian South Campus Specific Plan and Village West Drive Extension Project (Project or proposed Project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the SEIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed Project during which the mitigation measure would be implemented and the stage during which proper implementation would be monitored and verified. It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Verification of Compliance.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

March JPA must adopt this MMRP, or an equally effective program, if it approves the proposed Project with the mitigation measures that were adopted or made conditions of Project approval. Note that this MMRP has two separate tables; Table 4-1 is the MMRP for the Meridian South Campus Specific Plan portion of the overall Project, and Table 4-2 is the MMRP for the Village West Drive Extension portion of the overall Project.

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
Aesthetics						
2003 Focused EIR						
I-1. All projects are required to comply with the Specific Plan Design Guidelines, landscape concept plan and Development Code, which will ensure the following: • Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like. • The enhancement and preservation of natural and man-made features, such as major roadways, rail lines, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan. • Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery.	Prior to the final acceptance of the improvements within each final map area	Review of landscape plans; Construction inspections	March JPA, Master Developer and Lot Developer			
Air Quality						
2003 Focused EIR						
C-1. Preferential parking spaces shall be offered to car pools and van pools.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
C-2. Employers with 250 employees or more shall implement a compressed workweek schedule when feasible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-3. Employers shall develop a trip reduction plan to increase vehicle occupancy.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-4. Employers shall provide on-site child care facilities when feasible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-5. Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-6. Projects shall provide for video conferencing facilities to the extent possible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-7. Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
C-8. Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-9. 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 plan review	Proposed facility permitting process	South Coast Air Quality Management District, March JPA and Site Developer			
C-10. Trucks hauling dirt, sand, gravel or soil are to be covered and should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.	During construction	Construction inspections	March JPA and Contractor			
C-11. Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.	Prior to grading within any final map area	Construction inspections	March JPA and Contractor			
C-12. A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	Prior to grading within any final map area	Confirm construction relations officer is in place prior to grading	March JPA and Master Developer			
C-13. Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities	After construction	Incorporate into project plans and specifications; Ongoing during life of the project	March JPA and Site Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
C-14. Landscape with appropriate drought-tolerant species to reduce water consumption.	Ongoing during the life of the project	Review of plans and specifications; Construction inspections	March JPA, Master Developer and Site Developer			
2020 Subsequent EIR						
MM-AQ-1. Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure that off-road diesel construction equipment rated at 50 horsepower or greater, complies with U.S. Environmental Protection Agency and California Air Resources Board (CARB) Tier 4 off-road emissions standards or equivalent, and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturers' specifications.	Prior to issuance of any grading permits	Review and approve a Construction Management Plan	March JPA, Master Developer and Contractor			
MM-AQ-2. Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure the Project shall use "super-compliant" low-volatile organic compound (VOC) paints that have been reformulated to exceed the regulatory VOC limits put forth by South Coast Air Quality Management District's Rule 1113. Super-compliant low-VOC paints shall be no more than 10 grams per liter of VOC. Alternatively, the applicant may use tilt-up concrete buildings that do not require the use of architectural coatings.	Prior to issuance of any grading permits	Review and approve a Construction Management Plan	March JPA, Master Developer and Contractor			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
MM-AQ-3. The Project shall provide a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions- and congestion-related matters. A phone number and email contact information for the construction relations officer shall be posted on signage at construction site entrance points.	Prior to grading within any final map area	Confirm construction relations officer is in place prior to grading	March JPA and Master Developer			
MM-AQ-4. Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Fugitive Dust Control Plan.	Prior to issuance of any grading permits	Review and approve a Fugitive Dust Control Plan	March JPA, Master Developer and Contractor			
MM-AQ-5. Legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than 5 minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, March Joint Powers Authority shall conduct a site inspection to ensure that the signs are in place.	Prior to issuance of certificate of occupancy	Review of sign placements	March JPA and Master Developer			
MM-AQ-6. Prior to tenant occupancy, the Project shall provide documentation to March Joint Powers Authority demonstrating that occupants/tenants of the Project site have been provided documentation on funding opportunities, such as the Carl Moyer Program, that provide incentives for using cleaner-than-required engines and equipment.	Prior to issuance of certificate of occupancy	Review of provided documentation to tenants	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
MM-AQ-7. Prior to the issuing of each building permit, the Project shall provide plans and specifications to the March Joint Powers Authority that demonstrate that each project building is designed for passive heating and cooling and is designed to include natural light. Features designed to achieve this shall include the proper placement of windows, overhangs, and skylights.	Prior to issuance of each building permit	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-AQ-8. Prior to the issuing of each building permit, the Project shall provide plans and specifications to the March Joint Powers Authority that demonstrate that electrical service is provided to each of the areas in the vicinity of the building that are to be landscaped in order that electrical equipment may be used for landscape maintenance.	Prior to issuance of each building permit	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-AQ-9. Once constructed, the Project shall ensure that all building tenants shall utilize electric equipment for landscape maintenance to the extent feasible, through requirements in the lease agreements.	Prior to issuance of certificate of occupancy	Review of lease agreements	March JPA and Master Developer			
MM-AQ-10. Once constructed, the Project shall ensure that all building tenants shall utilize only electric or natural gas service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment, through requirements in the lease agreements. Electric-powered service yard trucks (hostlers), pallet jacks and forklifts, and other onsite equipment shall also be required instead of diesel-powered equipment, if technically feasible. Yard trucks may be diesel fueled in lieu of electrically or natural gas fueled provided such yard trucks are at least compliant with California Air Resources Board (CARB) 2010 standards for on-road vehicles or CARB Tier 4 compliant for off-road vehicles.	Prior to issuance of certificate of occupancy	Review of lease agreements	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
MM-AQ-11. Upon occupancy, the Project shall require tenants that do not already operate 2010 and newer trucks to apply in good faith for funding to replace/retrofit their trucks, such as Carl Moyer, VIP, Prop 1B, SmartWay Finance, or other similar funds. If awarded, the tenant shall be required to accept and use the funding. Tenants shall be encouraged to consider the use of alternative fueled trucks as well as new or retrofitted diesel trucks. Tenants shall also be encouraged to become SmartWay Partners, if eligible. This measure shall not apply to trucks that are not owned or operated by the facility operator or facility tenants since it would be infeasible to prohibit access to the site by any truck that is otherwise legal to operate on California roads and highways.	Prior to issuance of certificate of occupancy	Review of lease agreements	March JPA and Master Developer			
MM-AQ-12. Project tenants who employ 250 or more employees on a full- or part-time basis shall comply with South Coast Air Quality Management District (SCAQMD) Rule 2202, On-Road Motor Vehicle Mitigation Options. The purpose of this rule is to provide employees with a menu of options to reduce employee commute vehicle emissions. Project tenants with less than 250 employees or tenants with 250 or more employees who are exempt from SCAQMD Rule 2202 (as stated in the Rule) shall either (a) join with a tenant who is implementing a program in accordance with Rule 2202 or (b) implement an emission reduction program similar to Rule 2202 with annual reporting of actions and results to March Joint Powers Authority. The tenant-implemented program would include, but not be limited to the following: • Appoint a Transportation Demand Management (TDM) coordinator who would promote the TDM program, activities and features to all employees.	Prior to issuance of certificate of occupancy	Review of lease agreements	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
• Create and maintain a "commuter club" to manage subsidies or incentives for employees who carpool, vanpool, bicycle, walk, or take transit to work. • Inform employees of public transit and commuting services available to them (e.g., social media, signage). • Provide on-site transit pass sales and discounted transit passes. • Guarantee a ride home. • Offer shuttle service to and from public transit and commercial areas/food establishments, if warranted. • Coordinate with the Riverside Transit Agency and employers in the surrounding area to maximize the benefits of the TDM program.						
MM-AQ-13. Prior to the issuance of a building permit, the Project shall provide evidence to March Joint Powers Authority that loading docks are designed to be compatible with SmartWay trucks.	Prior to issuance of any building permit	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-AQ-14. Upon occupancy and annually thereafter, the Project shall provide information to all tenants, with instructions that the information shall be provided to employees and truck drivers as appropriate, regarding: • Building energy efficiency, solid waste reduction, recycling, and water conservation. • Vehicle greenhouse gas emissions, electric vehicle charging availability, and alternate transportation opportunities for commuting. • Participation in the Voluntary Inter-industry Commerce Solutions (VICS) "Empty Miles" program to improve goods trucking efficiencies.	Upon occupancy and annually	Review of materials provided, annually	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
• Health effects of diesel particulates, State regulations limiting truck idling time, and the benefits of minimized idling. • The importance of minimizing traffic, noise, and air pollutant impacts to any residences in the Project vicinity.						
MM-AQ-15. Prior to issuance of a building permit, the Project shall provide March Joint Powers Authority with an onsite signage program that clearly identifies the required onsite circulation system. This shall be accomplished through posted signs and painting on driveways and internal roadways.	Prior to issuance of any building permit	Review and approval of on-site signage program	March JPA and Master Developer			
MM-AQ-16. Prior to issuance of an occupancy permit, the March Joint Powers Authority shall confirm that signs clearly identifying approved trucks have been installed along the truck routes to and from the project site.	Prior to issuance of any occupancy permit	Review of posted signage	March JPA and Master Developer			
MM-AQ-17. Prior to issuance of an occupancy permit, the Project shall install a sign on the property with telephone, email, and regular mail contact information for a designated representative of the tenant who would receive complaints about excessive noise, dust, fumes, or odors. The sign shall also identify contact data for the March Joint Powers Authority for perceived Code violations. The tenant's representative shall keep records of any complaints received and actions taken to communicate with the complainant and resolve the complaint. The tenant's representative shall endeavor to resolve complaints within 24 hours.	Prior to issuance of any occupancy permit	Review of posted signage	March JPA and Master Developer			
MM-AQ-18. Prior to issuance of a building permit, the Project shall provide the March Joint Powers Authority with project specifications, drawings, and calculations that demonstrate that main electrical supply lines and panels have been sized to support heavy truck charging facilities when these trucks become available. The calculations shall be based on reasonable predictions from	Prior to issuance of any building permit	Review of plans and specifications	March JPA, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
currently available truck manufacturer's data. Electrical system upgrades that exceed reasonable costs shall not be required.						
Biological Resources						
2003 Focused EIR						
D-1. Prior to construction activity, the applicant shall coordinate with USFWS to assure that the requirements and stipulations of the 1999 Biological Opinion and the Biological Opinion Clarification Letter (September 6, 2002) are met. The 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter are included in Appendices A and B of the Biological Resources Review found in Appendix D of the 2003 Focused EIR. Mitigation for potential impacts to federal or state listed species shall be as per the 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter issued by USFWS. This mitigation shall include the replacement 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat at a 1:1 ratio. 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 serve as mitigation for 21 acres of SKR occupied habitat. Other required mitigation (78.4 acres discussed in the 1999 BO Clarification letter) will be at a fee of $500 per acre.	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 and Master Developer			
D-2. Per the 1999 BO, avoid 13 acres of USFWS designated least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.	Prior to the recordation of any Final Map under the Specific Plan	Review of plans and specifications; Construction inspections	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
D-3. 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 to assess the areas for occupancy by the least Bell's vireo.	Prior to the recordation of a Final Map within Phase 3 of the Specific Plan	Construction inspections	March JPA and Master Developer			
D-4. Prior to construction activity, the applicant shall coordinate with the L.A. District Corps office to assure conformance with the requirements of Section 404 of the Clean Water Act.	Prior to the recordation of any Final Map under the Specific Plan	Obtain 404 application and permit issuance	Army Corps of Engineers and March JPA			
D-5. Prior to construction activity, the applicant shall coordinate with the Santa Ana Water Quality Board (Region 8) 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.	Prior to the recordation of the first Final Map under the Specific Plan	Obtain 401 application and permit issuance	Regional Water Quality Control Board and March JPA			
D-6. Prior to activity within waters of the U.S., the applicant shall coordinate with the California Department of Fish and Game (Eastern Sierra and Inland Dessert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.	Prior to the recordation of the first Final Map under the Specific Plan	Obtain 1601 application and permit issuance	California Department of Fish and Wildlife and March JPA			
2020 Subsequent EIR						
MM-BIO-1. Least Bell's Vireo Avoidance and Minimization Measures. Least Bell's vireo have been documented adjacent to proposed South Campus Specific Plan Project work areas within the conservation easement and there is suitable habitat for the species along the Village West Drive Extension Project. Species-specific mitigation will include construction timing and noise restrictions in accordance with the Center of Biological	Prior to start of construction activities and throughout construction activities	Completion of pre-construction surveys, awareness training, presence of construction monitor	March JPA, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
Diversity v. Jim Bartel et al. Settlement Agreement (S.D. Cal. No. 09-cv-1854-JAH-POR) and standard vireo noise avoidance techniques to avoid noise impacts on this species. The following avoidance and minimization measures shall be implemented during Project construction activities and confirmed by the March Joint Powers Authority (JPA): 1) Preconstruction Least Bell's Vireo Nesting Survey. Construction activities within 500 feet of the conservation area (see Figure 4.3-1) and suitable habitat for least Bell's vireo (southern riparian forest and southern willow scrub) along the Village West Drive Extension Project (see Figure 4.3-2) shall commence outside of the nesting season for least Bell's vireo (April 10 to July 31). If construction activities occur during the least Bell's vireo nesting season, a qualified biologist shall conduct a focused least Bell's vireo nesting bird survey within 3 days of the start. If least Bell's vireo nests or occupied habitat are found within 500 feet of project activity, then the qualified biologist shall establish an avoidance buffer radius of 500 feet, or as approved by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), which shall be maintained and avoided during construction activities until the nest is determined by the biologist to no longer be active. a) If construction activity within 500 feet of the conservation area commences outside of the nesting bird season, then it is assumed that birds that nest within the conservation area during ongoing activity are unaffected by the Project.						

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
2) Environmental Awareness Training. A qualified biologist shall prepare an environmental awareness training program that must be taken by all construction personnel working on projects within 500 feet of the conservation area prior to their involvement with activities on the project site. The training shall cover the following points: least Bell's vireo natural history, protected species avoidance measures to be implemented by all personnel, and the role and responsibility of the biological monitor. The training shall be prepared in a digital format (e.g., Microsoft PowerPoint) that will allow the project contractor to administer it on a daily basis throughout construction, if needed, and a sign-in sheet indicating the personnel who have received the training shall be submitted to the March JPA as needed. 3) Construction Monitoring. If least Bell's vireo nests or occupied habitat are found during the initial survey, then a qualified biological monitor shall be present fulltime during initial grading activities within 1,000 feet of the nest/occupied habitat location or until they determine in their professional opinion that monitoring is no longer needed. The biological monitor shall be responsible for taking noise level measurements at the accessible edge of the habitat using a decibel meter. construction noise levels shall not exceed 60 A-weighted decibels sound equivalent level (dBA Leq) hourly average in riparian habitats occupied by least Bell's vireo unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The biological monitor shall have the authority to stop work as needed to avoid indirect impacts to least Bell's vireo due to noise level exceeding a 60 dBA Leq						

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
hourly average or a noise level authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). A weekly biological monitoring report shall be submitted to March JPA that shall include noise level data and any action taken to reduce noise. A post-construction biological monitoring report shall be prepared to document compliance with these requirements and shall be submitted to the satisfaction of the March JPA.						
MM-BIO-2. Construction Limits Demarcation for Sensitive Habitat and Jurisdictional Waters. Prior to the start of all earth-moving activities (e.g., clear and grub, grading) adjacent to the conservation area and buckwheat scrub within the South Campus Specific Plan Project, and for work near the delineated jurisdictional waters (see Figure 4.3-3), southern riparian forest, and southern willow scrub on the Village West Drive Extension Project, and adjacent to suitable habitat for Stephen's kangaroo rat (non-native grasslands), the project contractor shall demarcate the construction limits with temporary construction fencing so that sensitive habitats and jurisdictional waters are avoided by construction personnel and equipment. The fencing shall be maintained until construction is completed in those areas.	Prior to the start of earth-moving activities	Review placement of construction fencing against plans and specifications	March JPA, Master Developer, Lot Developer and Contractor			
MM-BIO-3. Burrowing Owl Avoidance and Minimization Measures. Prior to the initiation of construction activities, a qualified biologist shall conduct preconstruction surveys for burrowing owl within suitable habitat (non-native grassland, non-native grassland/paniculate tarplant, disturbed habitat, and ruderal areas) to determine presence/absence of the species. The survey shall be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) protocol	Prior to start of construction activities	Conduct, and provide results of, preconstruction surveys	March JPA, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Preconstruction surveys shall include suitable burrowing owl habitat within the Project footprint and within 500 feet of the Project footprint (or within an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists). If burrowing owls are not detected during the clearance survey, no additional mitigation is required. If burrowing owl is located, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot non-disturbance buffer (where no work activities may be conducted) shall be maintained between Project activities and nesting burrowing owls during the nesting season, unless otherwise authorized by CDFW. If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a 160-foot non-disturbance buffer shall be maintained between the Project activities and occupied burrow. Alternatively, a Burrowing Owl Relocation and Mitigation Plan may be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Project site. The Plan shall detail methods and guidance for passive relocation of burrowing owls from the Project site, provide monitoring and management of the replacement burrow sites,						

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off site for every burrowing owl or pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprint. Ratios typically include a minimum of 19.5 acres per nesting burrow lost; however, habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan. The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the March Joint Powers Authority, to document compliance with this mitigation measure.						
MM-BIO-4. Nesting Bird Avoidance and Minimization Measures. To avoid direct impacts to raptors and/or native/migratory birds (including loggerhead shrike and California horned lark), vegetation removal and grading activities should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a preconstruction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report	Throughout construction	Review of preconstruction surveys	March JPA, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
or mitigation plan shall be submitted to the California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service as applicable for review and approval and implemented to the satisfaction of those agencies. The project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.						
Cultural Resources						
2003 Focused EIR						
L-1. If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	Ongoing during life of the project	Construction inspections	March JPA and Lot Developer			
Geology and Soils						
2003 Focused EIR						
K-1. All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.	Prior to issuance of any grading permit	Review of plans and specifications	March JPA and Master Developer			
K-2. All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phase 1-3 prepared by Inland Foundation Engineering, Inc., dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report	Prior to issuance of any grading permit	Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated;	March JPA, Master Developer and Contractor			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
shall be incorporated into all final and engineering and grading plans.		Construction inspections				
K-3. All future development shall use proper erosion control measures during and following construction.	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, Master Developer and Contractor			
K-4. Revegetate graded area with native plants compatible to the area to prevent erosion.	Incorporate into project plans and specifications; During construction	Review of plans and specifications; Construction inspections	March JPA, Master Developer and Contractor			
K-5. All future development of the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Prior to building permit issuance	Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated	March JPA and Master Developer			
L-1. If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or	Ongoing during life of the project	Construction inspections	March JPA and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
paleontologist in conformance with the Cultural Resources Management Plan.						
2020 Subsequent EIR						
MM-GEO-1. Prior to the issuance of grading permits, the Project applicant shall submit evidence to the satisfaction of the March Joint Powers Authority (JPA) that all future grading and construction on the Project site shall comply with the geotechnical recommendations contained in the Geotechnical Exploration Update; Proposed Meridian South Campus Phase 1, Tract No. 30857-7, Riverside, California, dated February 11, 2016 (included as Appendix F1 of this Subsequent Environmental Impact Report [SEIR]); Geotechnical Exploration, Proposed Meridian Park South Campus-Phase II, County of Riverside, California, dated September 16, 2019 (included as Appendix F2 of this SEIR); and design-level geotechnical reports. Proposed tentative tract map (i.e., pertaining to grading) and construction approval letters from the March JPA Planning Director constitute evidence that all future grading and construction on the Project site would comply with the applicable geotechnical recommendations.	Prior to issuance of grading permits	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
Greenhouse Gas Emissions						
2003 Focused EIR						
C-1. Preferential parking spaces shall be offered to car pools and van pools.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-2. Employers with 250 employees or more shall implement a compressed workweek schedule when feasible.	Prior to the recordation of the first Final	Review of TDM Plan; Review of	RCTC, March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
	Map; Site plan review	plans and specifications				
C-3. Employers shall develop a trip reduction plan to increase vehicle occupancy.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-4. Employers shall provide on-site child care facilities when feasible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-5. Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-6. Projects shall provide for video conferencing facilities to the extent possible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-7. Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-8. Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting	Prior to the recordation of the first Final	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
buildings north and increasing wall and attic installation above Title 24 requirements.	Map; Site plan review					
C-9. 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 plan review	Proposed facility permitting process	South Coast Air Quality Management District, March JPA and Site Developer			
C-12. A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	Prior to grading within any final map area	Confirm construction relations officer is in place prior to grading	March JPA and Master Developer			
C-13. Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities	After construction	Incorporate into project plans and specifications; Ongoing during life of the project	March JPA and Site Developer			
C-14. Landscape with appropriate drought-tolerant species to reduce water consumption.	Ongoing during the life of the project	Review of plans and specifications; Construction inspections	March JPA, Master Developer and Site Developer			
B-5. The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.	Site plan review of each lot	Review of plans and specifications	March JPA and Master Developer			
B-6. The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.	Prior to the issuance of the first certificate of	Review of plans and specifications;	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
	occupancy for each phase	Construction inspections				
B-10. The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non- "drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working house, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling and walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.	Prior to the issuance of the first certificate of occupancy for each phase	Review of Master Developer/ RCTC/MJPA implementation agreement	March JPA and Master Developer			
B-11. The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
H-4. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting sold waste from landfill disposal: • Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. • The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.	Prior to the recordation of each final map and issuance of site development permits	Construction inspection	Contractor, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
• Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.						
H-5. The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.	Prior to the recordation of each final map and issuance of site development permits	Construction inspection	Contractor, Master Developer and Lot Developer			
H-7. The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.	Prior to the recordation of each final map and issuance of site development permits	Construction inspection	Contractor, Master Developer and Lot Developer			
K-5. All future development of the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Prior to building permit issuance	Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
2020 Subsequent EIR						
MM-GHG-1. Prior to approval of building permits for business park and industrial uses, consistent with the County of Riverside's Climate Action Plan criteria to install on business park and warehousing buildings or the collective business park and warehousing development such that solar photovoltaic (PV) panels provide 40% of the power needs of the Project, the March Joint Powers Authority (JPA) shall verify that the building plans include solar PV panels, either on site or off site, to provide 40% of the building's power needs. The March JPA shall verify compliance before issuance of each certificate of occupancy. It is anticipated the Project will install approximately 12-megawatt of solar PV electricity generation. Note: A glare and glint study may be required by March Air Reserve Base for any new solar PV panels.	Prior to issuance of building permits	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-GHG-2. Prior to issuance of certificates of occupancy, the March Joint Powers Authority shall verify that the Project shall install Energy Star certified light bulb and light fixtures.	Prior to issuance of certificates of occupancy	Review of plans and specifications; Construction inspection	March JPA, Master Developer and Lot Developer			
MM-GHG-3. Prior to issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures shall install duct insulation rated R-6 to a minimum level of; modestly enhanced window insulation rated 0.28 or less U-factor and 0.22 or less SHGC; and Use of enhanced insulation with rigid wall insulation rated R-13 and roof/attic insulation rated R-28 consistent with the County of Riverside's Climate Action Plan criteria.	Prior to issuance of building permits	Review of plans and specifications	March JPA, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
MM-GHG-4. Prior to issuance of building permits and consistent with the County of Riverside's Climate Action Plan criteria, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures include the following design elements: Construction of modest cool roof, defined as Cool Roof Rating Council (CRRC) Rated 0.15 aged solar reflectance and 0.75 thermal emittance; Use of heating, ventilation, and air conditioning (HVAC) equipment with a season energy efficiency ratio (SEER) of 14 or higher; Installation of blower door HERS verified envelope leakage of equivalent; Installation of water heaters with an energy factor of 0.72 or higher; All rooms shall have some form of daylighting (e.g., skylights or windows); At least 50% of artificial lighting in-unit fixtures shall be high efficiency; Waterless urinals and high efficiency toilets shall be used throughout the Project; and water efficient faucets shall be used throughout the Project.	Prior to issuance of building permits	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-GHG-5. Prior to the issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate that all new structures provide electrical outlets at building exterior areas.	Prior to issuance of building permits	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-GHG-6. Prior to the issuance of building permits, the Project applicant shall prepare and submit landscape plans to the March Joint Powers Authority that demonstrate that the landscape non-potable water system shall meet "purple" pipe standards.	Prior to issuance of building permits	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
MM-GHG-7. Prior to the issuance of building permits, the Project applicant shall prepare and submit landscape plans to	Prior to issuance of	Review of plans and specifications	March JPA, Master			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
the March Joint Powers Authority that demonstrate that the Project shall exceed the County of Riverside's Climate Action Plan requirement for water efficient landscaping by having no turf, with the exception of the dog park, and only drought tolerant plants and introducing additional water efficient irrigation controls such as smart irrigation controllers.	building permits		Developer and Lot Developer			
MM-GHG-8. Prior to the issuance of building permits and verified before certificate of occupancy, the Project applicant shall prepare and submit plan to the March Joint Powers Authority that demonstrate the provision of circuitry and capacity for installation of electric vehicle charging stations consistent with the County of Riverside's Climate Action Plan. Per information provided by the Project Applicant, the Project shall develop 20 charging stations.	Prior to issuance of building permits; Verification prior to issuance of certificate of occupancy	Review of plans and specifications; Construction inspections	March JPA, Master Developer and Lot Developer			
MM-GHG-9. Prior to the issuance of certificates of occupancy, the March Joint Powers Authority shall verify signage installation for 5% of vehicle/employee parking spaces reserved for preferential spaces for carpools and van pools.	Prior to issuance of certificate of occupancy	Confirm placement of signage	March JPA, Master Developer and Lot Developer			
MM-GHG-10. Tenants with more than 10,000 square feet of office space shall provide video conferencing facilities. Tenant spaces below 10,000 square feet may pursue video conferencing as feasible.	Prior to issuance of certificate of occupancy	Review of lease agreement	March JPA and Master Developer			
MM-GHG-11. The Project shall provide short- and long- term bicycle parking facilities to meet peak season maximum demand (one bike rack space per 20 vehicle/employee parking spaces).	Prior to issuance of certificate of occupancy	Confirm bicycle parking facilities	March JPA, Master Developer and Lot Developer			
MM-GHG-12. Prior to the issuance of building permits, the Project applicant shall prepare and submit building plans to the March Joint Powers Authority that demonstrate the	Prior to issuance of	Review of plans and specifications;	March JPA, Master			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
provision of "end-of-trip" facilities including showers, lockers, and changing space (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).	building permits	Construction inspections	Developer and Lot Developer			
MM-GHG-13. Each tenant shall provide on-site food vending machines or refrigerator, microwave oven, and mail facilities (i.e., drop box) at the Project site. Each tenant with over 5,000 square feet of office space shall provide an on-site computer, internet connection, and other services for personal employee use. Projects shall also consider the provision of an ATM machine as feasible.	Prior to issuance of certificate of occupancy	Review of lease agreement	March JPA and Master Developer			
MM-GHG-14. For any warehouse use, the loading docks shall be designed to accommodate SmartWay trucks. The March Joint Powers Authority shall require evidence of compliance prior to issuance of a certificate of occupancy for any warehouse use.	Prior to issuance of certificate of occupancy	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
Hazards and Hazardous Materials						
2003 Focused EIR						
A-1. 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).	Prior to issuance of any building permits	Review of plans to ensure that applicable codes and regulations are incorporated	March JPA and Master Developer			
A-2. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for the review in accordance with FAR Section	Prior to issuance of any building permits	Review of site plans	Federal Aviation Administration, Airport Land			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 (of the 2003 EIR). Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.			Use Committee and Master Developer			
E-1. No project facilities located within one-quarter mile of the existing school shall 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.	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 and Lot Developer			
E-2. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community. 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.	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 and Site Developer			
Hydrology and Water Quality						
2003 Focused EIR						
F-1. Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
F-2. The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
F-3. Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	Regional Water Quality Control Board, March JPA and Master Developer			
2020 Subsequent EIR						
MM-HYD-1. Water Quality Management Plan Consistent with DRC Engineering's Master Project Specific Water Quality Management Plan, Master Meridian Business Park Project, South Campus - Phase II (Appendix I1) for the northwestern part of the Project site, prior to issuance of a grading permit for any individual project development, a Water Quality Management Plan (WQMP) shall be developed, to the satisfaction of the March Joint Powers Authority (JPA), for individual projects proposed as part of the South Campus Specific Plan that are currently not covered under an existing WQMP. Regions currently not covered under a WQMP include the southwest, central, and eastern portions of the South Campus Specific Plan (Figure 4.8-1). In accordance with the March JPA's guidance, future implementation projects will need to meet the requirements of the Santa Ana Municipal Separate Storm Sewer System (MS4) Permit, as well as the County of Riverside Water Quality Management Plan Guidance	Prior to issuance of any grading permit	Review of plans and specifications; Construction inspections	March JPA, Master Developer, Lot Developer and Contractor			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
Document (County of Riverside 2012), such that the WQMP shall demonstrate that post-construction low-impact development (LID) best management practices (BMPs) are incorporated into the specific proposed project design and that these features would effectively reduce and/or eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. LID Retention BMPs (infiltration only or harvest and use) shall be used unless it can be demonstrated that those BMPs are infeasible. Projects shall follow the LID hierarchy of infiltration, harvest and reuse, and biotreatment when selecting the final LID for the development. In addition, source control BMPs shall be implemented whenever possible.						
MM-HYD-2. Hydrology/Drainage Study Consistent with DRC Engineering, Inc.'s, Preliminary Hydrology Study, for: the Meridian Park South Campus Phase II (Appendix I2), for the northwestern portion of the Project site, prior to issuance of a grading permit for any individual project development, a Hydrology/Drainage Report shall be developed, to the satisfaction of the March Joint Powers Authority, for individual projects proposed within the South Campus Specific Plan area currently not covered under an existing Hydrology/Drainage Report. Regions currently not covered under a Hydrology/Drainage Report include the southwest, central and eastern segments of the South Campus Specific Plan (Figure 4.8-1). In accordance with the Riverside County Hydrology Manual, the Hydrology/Drainage Report shall demonstrate that stormwater runoff flow volume or flow rate, associated with specific projects, would be less than or equal to existing conditions to prevent on- and off-site runoff and flooding. The Hydrology/Drainage Report shall	Prior to issuance of any grading permit	Review and approval of a Hydrology/ Drainage Report	March JPA, Master Developer and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
comply with the Riverside County Flood Control and Water Conservation District Manual (RCFCWCD 1978) for storm drain planning and design calculations.						
Land Use and Planning						
2003 Focused EIR						
A-1. 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).	Prior to issuance of any building permits	Review of plans to ensure that applicable codes and regulations are incorporated	March JPA and Master Developer			
A-2. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for the review in accordance with FAR Section 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 (of the 2003 EIR). Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.	Prior to issuance of any building permits	Review of site plans	Federal Aviation Administration, Airport Land Use Committee and Master Developer			
A-4. Project detention basins shall have the following features to limit bird activity: 1. The basin shall drain within a six-hour period 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.	Prior to issuance of grading permits; Scheduled inspections	Review of plans and specifications; Scheduled inspections	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
4. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds.						
Noise						
2003 Focused EIR						
J-2. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.	Prior to the issuance of the first grading permit under the Specific Plan	Review of plans and specifications; Construction inspections	March JPA and Contractor			
J-3. Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implications of the proposed Specific Plan are identified. These sensitive receptors shall including the existing school.	Prior to the recordation of each final map	Review of plans and specifications	March JPA			
J-4. Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.	Prior to building permit issuance	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
J-6. Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	Site plan review	Review of plans and specifications	March JPA and Master Developer			
J-7. Separate residential uses and truck routes so that noise impacts will be contained without unnecessary lengthening truck trips.	Site plan review	Review of plans and specifications	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
2020 Subsequent EIR						
MM-NOI-1. Unless directed by an inspector or prior permission is obtained, if the proposed Project commences construction before the allowed construction commencement hour (7:00 a.m.) or commences construction on a Sunday, the March Joint Powers Authority can impose the following monetary penalty: $10,000 for the first violation, $15,000 for the second violation, and $20,000 for the third violation.	Throughout construction	Review of construction bid documents; Construction inspections	March JPA, Master Developer, Lot Developer and Contractor			
Transportation						
2003 Focused EIR						
B-1. The project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts paragraph of Section IV.B of the 2003 Focused EIR.	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 and Master Developer			
B-2. The project shall construct the transportation improvements identified in Figure IV.B-5 through IV.B-7 (see Section IV.B of the 2003 Focused EIR). 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.	Prior to the recordation of the Phase # Final Maps; During construction	Review of plans and specifications; Construction inspections	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
B-3. March Business Center 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.	Update every five years and at intermittent periods when traffic thresholds are achieved	Review of traffic study updates	March JPA and Master Developer			
B-5. The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.	Site plan review of each lot	Review of plans and specifications	March JPA and Master Developer			
B-6. The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
B-7. March Business Center shall provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
B-8. The project shall construct internal roadways in accordance with the County Road Improvement Standards and Specifications with additional landscaping as identified in the Riverside County Integrated Project (RCIP).	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
B-10. The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non- "drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working house, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling and walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.	Prior to the issuance of the first certificate of occupancy for each phase	Review of Master Developer/ RCTC/MJPA implementation agreement	March JPA and Master Developer			
B-11. The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
B-12. 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.	Prior to the issuance of the first certificate of Phase 1	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
2020 Subsequent EIR						
MM-TRA-1. VMT Reduction The Project applicant shall submit a Transportation Demand Management (TDM) plan prepared by a qualified transportation consultant acceptable to the March Joint Powers Authority (JPA) to reduce vehicle miles traveled. The TDM plan shall be approved by the March JPA prior to the	Prior to issuance of the first occupancy permit	Review and approval of Transportation Demand Management Plan	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
issuance of the first occupancy permit. The TDM plan shall apply to Project tenants through tenant leases. The TDM plan shall discourage single-occupancy vehicle trips and encourage alternative modes of transportation such as carpooling, taking transit, walking, and biking. Examples of trip reduction measures may include, but are not limited to: • Transit passes • Car-sharing programs • Telecommuting and alternative work schedules • Ride sharing programs						
MM-TRA-2. To address trucks turning left from Coyote Bush Road onto Van Buren Boulevard, the March Joint Powers Authority shall adopt a new monetary fine schedule that imposes a penalty of $2,000 for the first violation, $5,000 for the second violation, and $10,000 for the third violation.	Ongoing	March JPA shall adopt a monetary fine schedule	March JPA			
MM-TRA-3. Upon approval from the County of Riverside, the proposed Project shall install two display signs (one in each direction) on Van Buren Boulevard which that flash a drivers speed and flash "slow down" to drivers who are exceeding the allowed speed.	Upon approval from County of Riverside	Review placement of display signs	March JPA and Master Developer			
Tribal Cultural Resources						
2003 Focused EIR						
L-1. If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	Ongoing during life of the project	Construction inspections	March JPA and Lot Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
2020 Subsequent EIR						
MM-TCR-1. Prior to issuance of a grading permit, the Project Applicant/Developer shall retain a qualified archaeologist (Project Archaeologist) and a Tribal monitor from the Pechanga Band of Luiseño Indians (Tribe) to monitor all initial ground-disturbing activities, including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition. The Applicant/Developer shall submit a fully executed copy of the contract for the retention of an archaeologist to the Planning Department to ensure compliance. The Applicant/Developer shall also secure an agreement with the Tribe for Tribal monitoring. The Applicant/Developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land owner/Applicant/Developer for the monitoring of the Project to the Planning Department and to the Engineering Department. The Applicant/Developer is also required to provide a minimum of 30 days advance notice to the Tribe of all mass grading and trenching activities. Prior to the commencement of ground-disturbing activities, the Project's qualified archaeological Principal Investigator (Principal Investigator), meeting the Secretary of the Interior's Professional Qualification Standards, in consultation with the Tribe, the March JPA, and construction manager, shall develop a cultural resource monitoring and treatment plan (CRMTP) prior to Project commencement. This CRMTP defines the process to be followed, upon discovery of cultural resources, to ensure the proper treatment, evaluation and management	Prior to issuance of any grading permit	Review of bid documents and contract with monitor	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
of cultural resources in the Project site, should they be encountered during construction. a. For purposes of CRMTP implementation, the Project area subject to monitoring is defined as: • All areas within the Project boundary specifically in which ground-disturbing activities (e.g. including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition) will occur, o Any on-site or off-site ancillary Project use areas or facility locations are subject to the protocols outlined in the CRMTP. These include, but are not limited to, access roads, yards/support areas, easements, staging areas, and utility tie-ins. b. The CRMTP shall include a requirement for all construction personnel to complete a Cultural Resources Worker Sensitivity Training (Training) prior to commencement of construction activities. The Training shall be conducted by a qualified archaeologist (Project Archaeologist). The Training shall provide: (1) the types and characteristics of cultural materials that may be identified during construction and explain the importance of and legal basis for the protection of significant cultural resources; (2) proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities, including procedures for work curtailment or redirection; and (3) protocols for the contact of the site supervisor and archaeological and Tribal monitor upon discovery of a resource. All new						

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
construction personnel must take the training prior to beginning ground-disturbing activities. c. The following protocols shall be included in the CRMTP: i. The Project Archaeologist and the Tribal monitor 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 monitor, 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 the March JPA. ii. If during ground disturbance activities, potential cultural resources are inadvertently discovered, the Project Archaeologist and Tribal monitor shall immediately redirect grading operations in a 100-foot radius around the discovery and the following procedures shall be followed: 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the Applicant/Developer, the Project's archaeological Principal Investigator, the Tribal representative(s), the Project monitors, and the Planning Director to discuss the significance of the find pursuant to California Public Resources Code Section 21083.2. 2. At the meeting, the significance of the discovery shall be discussed and after consultation with the Project PI, Tribal representative(s), the Project						

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
monitors, 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. 3. 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. 4. Treatment and Disposition of the inadvertently discovered cultural resources shall be carried out in one or more of the following methods: • Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for cultural resources. • During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the Project Archaeologist. If removal of artifacts from the Project site is necessary, each artifact shall be catalogued, and an inventory will be provided to the Tribal monitor upon each addition. No recordation of sacred items is permitted without the written consent of the Tribe • Following the completion of the Project, if the cultural resources are determined to be Native American in origin, the Applicant/Developer shall relinquish ownership of all cultural resources that are determined to be of Native American origin to the Tribe. • If the landowner and the Tribe cannot come to a consensus on the significance or the mitigation for						

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
the Native American cultural resource, these issues will be presented to the March JPA 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 archaeological PI 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. • 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. d. Regardless of discovery, at the completion of all ground-disturbing activities, an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall prepare a Monitoring Report and submit said report to the March JPA, the Eastern Information Center (EIC) located at University of Riverside, Riverside and the Pechanga Band of Luiseño Indians Tribal Government. The report will document all monitoring efforts and be completed within 60 days of conclusion of all ground-disturbing activities.						
MM-TCR-2. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further	Throughout construction	Construction inspections	March JPA, Master			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
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.			Developer and Contractor			
Utilities and Service Systems						
2003 Focused EIR						
H-1. Provide the extension of utility infrastructure to serve the development, including over-sizing facilities for future needs.	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 inspections	March JPA and Master Developer			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
H-2. Construct the storm drain and flood control facilities, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.	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	March JPA and Master Developer			
H-3. All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.	Prior to the issuance of the first certificate of occupancy for each phase	Construction inspections	March JPA and Master Developer			
H-4. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting sold waste from landfill disposal: • Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. • The use of mulch and/or compost in the development and maintenance of landscape areas is recommended. • Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.	Prior to the recordation of each final map and issuance of site development permits	Construction inspection	Contractor, Master Developer and Lot Developer			
H-5. The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling	Prior to the recordation of each final	Construction inspection	Contractor, Master			

Table 4-1. Mitigation Monitoring and Reporting Program for Meridian South Campus Specific Plan

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency and Responsible Agency*	*Initial*	*Date*	*Comments*
Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.	map and issuance of site development permits		Developer and Lot Developer			
H-7. The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
H-8. A fireflow standard of 4,000 gallons per minute shall be used for the water distribution network.	Prior to the issuance of the first certificate of occupancy for each phase	Review of plans and specifications; Construction inspections	March JPA and Master Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
Air Quality						
2003 Focused EIR						
C-1. Preferential parking spaces shall be offered to car pools and van pools.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-2. Employers with 250 employees or more shall implement a compressed workweek schedule when feasible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-3. Employers shall develop a trip reduction plan to increase vehicle occupancy.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-4. Employers shall provide on-site child care facilities when feasible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-5. Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
C-6. Projects shall provide for video conferencing facilities to the extent possible.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-7. Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-8. Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.	Prior to the recordation of the first Final Map; Site plan review	Review of TDM Plan; Review of plans and specifications	RCTC, March JPA and Master Developer			
C-9. 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 plan review	Proposed facility permitting process	South Coast Air Quality Management District, March JPA and Site Developer			
C-10. Trucks hauling dirt, sand, gravel or soil are to be covered and should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.	During construction	Construction inspections	March JPA and Contractor			
C-11. Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.	Prior to grading within any final map area	Construction inspections	March JPA and Contractor			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
C-12. A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	Prior to grading within any final map area	Confirm construction relations officer is in place prior to grading	March JPA and Master Developer			
C-13. Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities	After construction	Incorporate into project plans and specifications; Ongoing during life of the project	March JPA and Site Developer			
C-14. Landscape with appropriate drought-tolerant species to reduce water consumption.	Ongoing during the life of the project	Review of plans and specifications; Construction inspections	March JPA, Master Developer and Site Developer			
2020 Subsequent EIR						
MM-AQ-1. Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure that off-road diesel construction equipment rated at 50 horsepower or greater, complies with U.S. Environmental Protection Agency and California Air Resources Board (CARB) Tier 4 off-road emissions standards or equivalent, and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturers' specifications.	Prior to issuance of any grading permits	Review and approve a Construction Management Plan	March JPA, Master Developer and Contractor			
MM-AQ-2. Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Construction Management Plan to ensure the Project shall use "super-compliant" low-volatile organic compound (VOC) paints that have been reformulated	Prior to issuance of any grading permits	Review and approve a Construction Management Plan	March JPA, Master Developer and Contractor			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
to exceed the regulatory VOC limits put forth by South Coast Air Quality Management District's Rule 1113. Super-compliant low-VOC paints shall be no more than 10 grams per liter of VOC. Alternatively, the applicant may use tilt-up concrete buildings that do not require the use of architectural coatings.						
MM-AQ-3. The Project shall provide a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions- and congestion-related matters. A phone number and email contact information for the construction relations officer shall be posted on signage at construction site entrance points.	Prior to grading within any final map area	Confirm construction relations officer is in place prior to grading	March JPA and Master Developer			
MM-AQ-4. Prior to the issuance of any grading permits, the applicant shall prepare and submit to the March Joint Powers Authority for approval a Fugitive Dust Control Plan.	Prior to issuance of any grading permits	Review and approve a Fugitive Dust Control Plan	March JPA, Master Developer and Contractor			
Biological Resources						
2003 Focused EIR						
D-1. Prior to construction activity, the applicant shall coordinate with USFWS to assure that the requirements and stipulations of the 1999 Biological Opinion and the Biological Opinion Clarification Letter (September 6, 2002) are met. The 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter are included in Appendices A and B of the Biological Resources Review found in Appendix D of the 2003 Focused EIR. Mitigation for potential impacts to federal or state listed species shall be as per the 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter issued by USFWS. This mitigation shall include the replacement 35.2 acres of impacted occupied Stephens'	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 and Master Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
kangaroo rat (SKR) habitat at a 1:1 ratio. 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 serve as mitigation for 21 acres of SKR occupied habitat. Other required mitigation (78.4 acres discussed in the 1999 BO Clarification letter) will be at a fee of $500 per acre.						
D-2. Per the 1999 BO, avoid 13 acres of USFWS designated least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.	Prior to the recordation of any Final Map under the Specific Plan	Review of plans and specifications; Construction inspections	March JPA and Master Developer			
D-3. 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 to assess the areas for occupancy by the least Bell's vireo.	Prior to the recordation of a Final Map within Phase 3 of the Specific Plan	Construction inspections	March JPA and Master Developer			
D-4. Prior to construction activity, the applicant shall coordinate with the L.A. District Corps office to assure conformance with the requirements of Section 404 of the Clean Water Act.	Prior to the recordation of any Final Map under the Specific Plan	Obtain 404 application and permit issuance	Army Corps of Engineers and March JPA			
D-5. Prior to construction activity, the applicant shall coordinate with the Santa Ana Water Quality Board (Region 8) 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.	Prior to the recordation of the first Final Map under the Specific Plan	Obtain 401 application and permit issuance	Regional Water Quality Control Board and March JPA			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
D-6. Prior to activity within waters of the U.S., the applicant shall coordinate with the California Department of Fish and Game (Eastern Sierra and Inland Dessert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.	Prior to the recordation of the first Final Map under the Specific Plan	Obtain 1601 application and permit issuance	California Department of Fish and Wildlife and March JPA			
2020 Subsequent EIR						
MM-BIO-1. Least Bell's Vireo Avoidance and Minimization Measures. Least Bell's vireo have been documented adjacent to proposed South Campus Specific Plan Project work areas within the conservation easement and there is suitable habitat for the species along the Village West Drive Extension Project. Species-specific mitigation will include construction timing and noise restrictions in accordance with the Center of Biological Diversity v. Jim Bartel et al. Settlement Agreement (S.D. Cal. No. 09-cv-1854-JAH-POR) and standard vireo noise avoidance techniques to avoid noise impacts on this species. The following avoidance and minimization measures shall be implemented during Project construction activities and confirmed by the March Joint Powers Authority (JPA): 1) Preconstruction Least Bell's Vireo Nesting Survey. Construction activities within 500 feet of the conservation area (see Figure 4.3-1) and suitable habitat for least Bell's vireo (southern riparian forest and southern willow scrub) along the Village West Drive Extension Project (see Figure 4.3-2) shall commence outside of the nesting season for least Bell's vireo (April 10 to July 31). If construction activities occur during the least Bell's vireo nesting season, a qualified biologist shall conduct a focused least	Prior to start of construction activities and throughout construction activities	Completion of pre-construction surveys, awareness training, presence of construction monitor	March JPA, Master Developer and Lot Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
Bell's vireo nesting bird survey within 3 days of the start. If least Bell's vireo nests or occupied habitat are found within 500 feet of project activity, then the qualified biologist shall establish an avoidance buffer radius of 500 feet, or as approved by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), which shall be maintained and avoided during construction activities until the nest is determined by the biologist to no longer be active. a) If construction activity within 500 feet of the conservation area commences outside of the nesting bird season, then it is assumed that birds that nest within the conservation area during ongoing activity are unaffected by the Project. 2) Environmental Awareness Training. A qualified biologist shall prepare an environmental awareness training program that must be taken by all construction personnel working on projects within 500 feet of the conservation area prior to their involvement with activities on the project site. The training shall cover the following points: least Bell's vireo natural history, protected species avoidance measures to be implemented by all personnel, and the role and responsibility of the biological monitor. The training shall be prepared in a digital format (e.g., Microsoft PowerPoint) that will allow the project contractor to administer it on a daily basis throughout construction, if needed, and a sign-in sheet indicating the personnel who have received the training shall be submitted to the March JPA as needed. 3) Construction Monitoring. If least Bell's vireo nests or occupied habitat are found during the initial survey, then a						

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
qualified biological monitor shall be present fulltime during initial grading activities within 1,000 feet of the nest/occupied habitat location or until they determine in their professional opinion that monitoring is no longer needed. The biological monitor shall be responsible for taking noise level measurements at the accessible edge of the habitat using a decibel meter. construction noise levels shall not exceed 60 A-weighted decibels sound equivalent level (dBA Leq) hourly average in riparian habitats occupied by least Bell's vireo unless authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). The biological monitor shall have the authority to stop work as needed to avoid indirect impacts to least Bell's vireo due to noise level exceeding a 60 dBA Leq hourly average or a noise level authorized by the appropriate regulatory authorities (i.e., CDFW and USFWS). A weekly biological monitoring report shall be submitted to March JPA that shall include noise level data and any action taken to reduce noise. A post-construction biological monitoring report shall be prepared to document compliance with these requirements and shall be submitted to the satisfaction of the March JPA.						
MM-BIO-2. Construction Limits Demarcation for Sensitive Habitat and Jurisdictional Waters. Prior to the start of all earth-moving activities (e.g., clear and grub, grading) adjacent to the conservation area and buckwheat scrub within the South Campus Specific Plan Project, and for work near the delineated jurisdictional waters (see Figure 4.3-3), southern riparian forest, and southern willow scrub on the Village West Drive Extension Project, and	Prior to the start of earth-moving activities	Review placement of construction fencing against plans and specifications	March JPA, Master Developer, Lot Developer and Contractor			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
adjacent to suitable habitat for Stephen's kangaroo rat (non-native grasslands), the project contractor shall demarcate the construction limits with temporary construction fencing so that sensitive habitats and jurisdictional waters are avoided by construction personnel and equipment. The fencing shall be maintained until construction is completed in those areas.						
MM-BIO-3. Burrowing Owl Avoidance and Minimization Measures. Prior to the initiation of construction activities, a qualified biologist shall conduct preconstruction surveys for burrowing owl within suitable habitat (non-native grassland, non-native grassland/paniculate tarplant, disturbed habitat, and ruderal areas) to determine presence/absence of the species. The survey shall be conducted in accordance with the most current California Department of Fish and Wildlife (CDFW) protocol within 30 days of site disturbance to determine whether the burrowing owl is present at the site. Preconstruction surveys shall include suitable burrowing owl habitat within the Project footprint and within 500 feet of the Project footprint (or within an appropriate buffer as required in the most recent guidelines and where legal access to conduct the survey exists). If burrowing owls are not detected during the clearance survey, no additional mitigation is required. If burrowing owl is located, occupied burrowing owl burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that either the birds have not begun egg laying and incubation or that juveniles from the occurred burrows are foraging independently and capable of independent survival. A 500-foot non-disturbance buffer (where no work activities may be conducted) shall be maintained	Prior to start of construction activities	Conduct, and provide results of, preconstruction surveys	March JPA, Master Developer and Lot Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
between Project activities and nesting burrowing owls during the nesting season, unless otherwise authorized by CDFW. If burrowing owl is detected during the non-breeding season (September 1 through January 31) or confirmed to not be nesting, a 160-foot non-disturbance buffer shall be maintained between the Project activities and occupied burrow. Alternatively, a Burrowing Owl Relocation and Mitigation Plan may be prepared and submitted for approval by CDFW. Once approved, the Plan would be implemented to relocate non-breeding burrowing owls from the Project site. The Plan shall detail methods and guidance for passive relocation of burrowing owls from the Project site, provide monitoring and management of the replacement burrow sites, reporting requirements, and ensure that a minimum of two suitable, unoccupied burrows are available off site for every burrowing owl or pair of burrowing owls to be passively relocated. Compensatory mitigation of habitat would be required if occupied burrows or territories occur within the permanent impact footprint. Ratios typically include a minimum of 19.5 acres per nesting burrow lost; however, habitat compensation shall be approved by CDFW and detailed in the Burrowing Owl Relocation and Mitigation Plan. The Project applicant shall submit at least one burrowing owl preconstruction survey report to the satisfaction of the March Joint Powers Authority, to document compliance with this mitigation measure.						
MM-BIO-4. Nesting Bird Avoidance and Minimization Measures. To avoid direct impacts to raptors and/or native/migratory birds (including loggerhead shrike and California horned lark), vegetation removal and grading	Throughout construction	Review of preconstruction surveys	March JPA, Master Developer and Lot Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
activities should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, a qualified biologist shall conduct a preconstruction survey to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are observed, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the California Department of Fish and Wildlife and/or U.S. Fish and Wildlife Service as applicable for review and approval and implemented to the satisfaction of those agencies. The project biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the preconstruction survey, no further mitigation is required.						
Cultural Resources						
2003 Focused EIR						
L-1. If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or	Ongoing during life of the project	Construction inspections	March JPA and Lot Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
paleontologist in conformance with the Cultural Resource Management Plan.						
Geology and Soils						
2003 Focused EIR						
K-1. All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.	Prior to issuance of any grading permit	Review of plans and specifications	March JPA and Master Developer			
K-2. All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phase 1-3 prepared by Inland Foundation Engineering, Inc., dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.	Prior to issuance of any grading permit	Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated; Construction inspections	March JPA, Master Developer and Contractor			
K-3. All future development shall use proper erosion control measures during and following construction.	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, Master Developer and Contractor			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
K-4. Revegetate graded area with native plants compatible to the area to prevent erosion.	Incorporate into project plans and specifications; During construction	Review of plans and specifications; Construction inspections	March JPA, Master Developer and Contractor			
K-5. All future development of the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Prior to building permit issuance	Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated	March JPA and Master Developer			
L-1. If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resources Management Plan.	Ongoing during life of the project	Construction inspections	March JPA and Lot Developer			
Noise						
2003 Focused EIR						
J-2. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.	Prior to the issuance of the first grading permit under the Specific Plan	Review of plans and specifications; Construction inspections	March JPA and Contractor			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
J-3. Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implications of the proposed Specific Plan are identified. These sensitive receptors shall including the existing school.	Prior to the recordation of each final map	Review of plans and specifications	March JPA			
J-4. Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.	Prior to building permit issuance	Review of plans and specifications	March JPA, Master Developer and Lot Developer			
J-6. Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	Site plan review	Review of plans and specifications	March JPA and Master Developer			
J-7. Separate residential uses and truck routes so that noise impacts will be contained without unnecessary lengthening truck trips.	Site plan review	Review of plans and specifications	March JPA and Master Developer			
2020 Subsequent EIR						
MM-NOI-1. Unless directed by an inspector or prior permission is obtained, if the proposed Project commences construction before the allowed construction commencement hour (7:00 a.m.) or commences construction on a Sunday, the March Joint Powers Authority can impose the following monetary penalty: $10,000 for the first violation, $15,000 for the second violation, and $20,000 for the third violation.	Throughout construction	Review of construction bid documents; Construction inspections	March JPA, Master Developer, Lot Developer and Contractor			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
Tribal Cultural Resources						
2003 Focused EIR						
L-1. If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	Ongoing during life of the project	Construction inspections	March JPA and Lot Developer			
2020 Subsequent EIR						
MM-TCR-1. Prior to issuance of a grading permit, the Project Applicant/Developer shall retain a qualified archaeologist (Project Archaeologist) and a Tribal monitor from the Pechanga Band of Luiseño Indians (Tribe) to monitor all initial ground-disturbing activities, including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition. The Applicant/Developer shall submit a fully executed copy of the contract for the retention of an archaeologist to the Planning Department to ensure compliance. The Applicant/Developer shall also secure an agreement with the Tribe for Tribal monitoring. The Applicant/Developer shall submit a copy of a signed contract between the above-mentioned Tribe and the land owner/Applicant/Developer for the monitoring of the Project to the Planning Department and to the Engineering Department. The Applicant/Developer is also required to provide a minimum of 30 days advance notice to the Tribe of all mass grading and trenching activities.	Prior to issuance of any grading permit	Review of bid documents and contract with monitor	March JPA and Master Developer			

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
Prior to the commencement of ground-disturbing activities, the Project's qualified archaeological Principal Investigator (Principal Investigator), meeting the Secretary of the Interior's Professional Qualification Standards, in consultation with the Tribe, the March JPA, and construction manager, shall develop a cultural resource monitoring and treatment plan (CRMTP) prior to Project commencement. This CRMTP defines the process to be followed, upon discovery of cultural resources, to ensure the proper treatment, evaluation and management of cultural resources in the Project site, should they be encountered during construction. a. For purposes of CRMTP implementation, the Project area subject to monitoring is defined as: • All areas within the Project boundary specifically in which ground-disturbing activities (e.g. including, but not limited to clearing, grubbing, tree removals, mass or rough grading, trenching, stockpiling of materials, rock crushing, and structure demolition) will occur, o Any on-site or off-site ancillary Project use areas or facility locations are subject to the protocols outlined in the CRMTP. These include, but are not limited to, access roads, yards/support areas, easements, staging areas, and utility tie-ins. b. The CRMTP shall include a requirement for all construction personnel to complete a Cultural Resources Worker Sensitivity Training (Training) prior to commencement of construction activities. The Training shall be conducted by a qualified archaeologist (Project Archaeologist). The Training shall provide: (1) the types and characteristics of cultural materials that may be identified during						

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
construction and explain the importance of and legal basis for the protection of significant cultural resources; (2) proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities, including procedures for work curtailment or redirection; and (3) protocols for the contact of the site supervisor and archaeological and Tribal monitor upon discovery of a resource. All new construction personnel must take the training prior to beginning ground-disturbing activities. c. The following protocols shall be included in the CRMTP: iii. The Project Archaeologist and the Tribal monitor 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 monitor, 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 the March JPA. iv. If during ground disturbance activities, potential cultural resources are inadvertently discovered, the Project Archaeologist and Tribal monitor shall immediately redirect grading operations in a 100-foot radius around the discovery and the following procedures shall be followed: 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the						

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
Applicant/Developer, the Project's archaeological Principal Investigator, the Tribal representative(s), the Project monitors, and the Planning Director to discuss the significance of the find pursuant to California Public Resources Code Section 21083.2. 2. At the meeting, the significance of the discovery shall be discussed and after consultation with the Project PI, Tribal representative(s), the Project monitors, 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. 3. 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. 4. Treatment and Disposition of the inadvertently discovered cultural resources shall be carried out in one or more of the following methods: • Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for cultural resources. • During the course of construction, all discovered resources shall be temporarily curated in a secure location on site or at the offices of the Project Archaeologist. If removal of artifacts from the Project site is necessary, each artifact shall be catalogued, and an inventory will be provided to the Tribal monitor upon each addition. No recordation of sacred items is permitted without the written consent of the Tribe						

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
• Following the completion of the Project, if the cultural resources are determined to be Native American in origin, the Applicant/Developer shall relinquish ownership of all cultural resources that are determined to be of Native American origin to the Tribe. • If the landowner and the Tribe cannot come to a consensus on the significance or the mitigation for the Native American cultural resource, these issues will be presented to the March JPA 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 archaeological PI 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. • 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. d. Regardless of discovery, at the completion of all ground-disturbing activities, an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards shall prepare a Monitoring Report and submit						

Table 4-2. Mitigation Monitoring and Reporting Program for Village West Drive Extension

Mitigation Measure	Mitigation Monitoring			Verification of Compliance		
	Monitoring Phase	*Monitoring Method*	*Enforcing Agency & Responsible Agency*	*Initial*	*Date*	*Comments*
said report to the March JPA, the Eastern Information Center (EIC) located at University of Riverside, Riverside and the Pechanga Band of Luiseño Indians Tribal Government. The report will document all monitoring efforts and be completed within 60 days of conclusion of all ground-disturbing activities.						
MM-TCR-2. 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.	Throughout construction	Construction inspections	March JPA, Master Developer and Contractor			

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MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 12a

Meeting Date: January 27, 2021

Action: **TAKE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT: 1) ADOPT RESOLUTION #JPA 21-02 ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, CERTIFYING THE MERIDIAN SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH # 2020059028), AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MERIDIAN SOUTH CAMPUS SPECIFIC PLAN AND VILLAGE WEST DRIVE EXTENSION PROJECT; 2) ADOPT RESOLUTION #JPA 21-03 ADOPTING GENERAL PLAN AMENDMENT NO. 20-01 (GPA 20-01), TENTATIVE PARCEL MAP 37878 (TPM 20-02), PLOT PLAN NO. 20-03 (PP 20-03), PLOT PLAN NO. 20-04 (PP 20-04), PLOT PLAN NO. 20-05 (PP 20-05), CONDITIONAL USE PERMIT 20-02 (CUP 20-02) AND PUBLIC CONVENIENCE AND NECESSITY 20-03 (PCN 20-03) FOR THE DEVELOPMENT OF 9.4-ACRES OF COMMERCIAL RETAIL DEVELOPMENT AND THE EXTENSION OF VILLAGE WEST DRIVE SOUTH OF LEMAY DRIVE TO NANDINA AVENUE, 36.5-ACRES OF INDUSTRIAL DEVELOPMENT AND THE CAROLINE WAY STREET IMPROVEMENTS, AND 6.2-ACRES OF PARKS, RECREATION AND OPEN SPACE DEVELOPMENT WITHIN THE SOUTH CAMPUS OF THE MARCH BUSINESS CENTER SPECIFIC PLAN, SUBJECT TO CONDITIONS OF APPROVAL; 3)**

INTRODUCE AND WAIVE THE FIRST READING OF ORDINANCE #JPA 21-01 APPROVING THE MARCH BUSINESS CENTER SPECIFIC PLAN NO. 1, AMENDMENT NO. 8 (SPA 20-01) AND DIRECT STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 5) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO THE MARCH JPA LOCAL CEQA GUIDELINES.

Motion:

1. Adopt Resolution #JPA 21-02 adopting a Statement of Overriding Considerations, certifying the Meridian South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH# 2020059028), and adopting a Mitigation Monitoring and Reporting Program for the Meridian South Campus Specific Plan and Village West Drive Extension Project; and

2. Adopt Resolution #JPA 21-03 adopting General Plan Amendment No. 20-01 (GPA 20-01), Tentative Parcel Map 37878 (TPM 20-02), Plot Plan No. 20-03 (PP 20-03), Plot Plan 20-04 (PP 20-04), Plot Plan No. 20-05 (PP 20-05), Conditional Use Permit 20-02 (CUP 20-02) and Public Convenience and Necessity 20-03 (PCN 20-03) for the development of 9.4-acres of commercial retail development and the extension of Village West Drive south of Lemay Drive to Nandina Avenue, 36.5-acres of Industrial development and the Caroline Way street improvements, and 6.2 acres of Parks, Recreation and Open Space development within the South Campus of the March Business Center Specific Plan (SP-1), subject to Conditions of Approval; and

3. Introduce and Waive the First Reading of Ordinance #JPA 21-01, approving the March Business Center Specific Plan No. 1, Amendment No. 8 (SPA 20-01) 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.

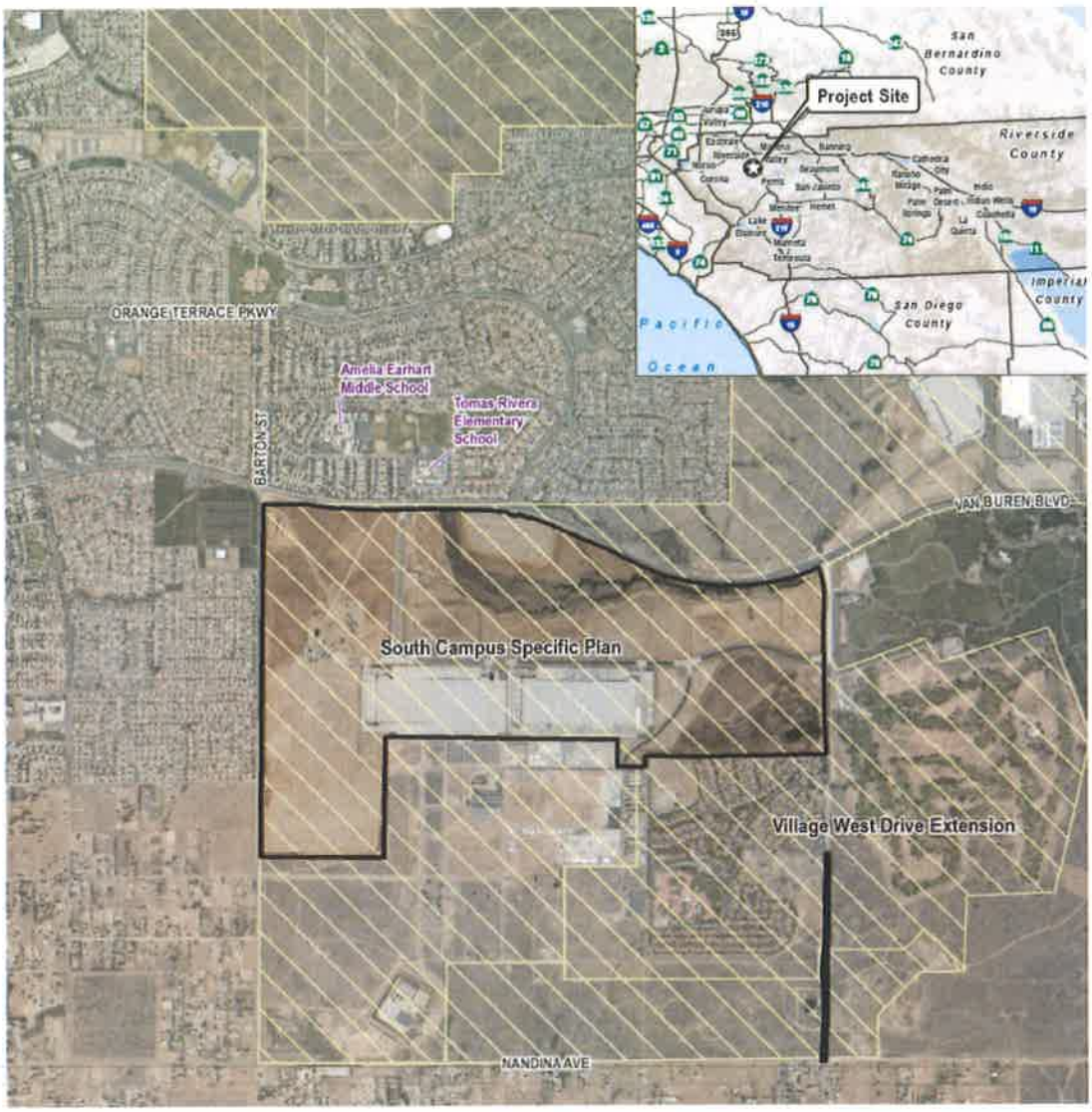
Applicant: Meridian South, LLC.

Project Location:

The project site is located in the South Campus of the March Business Center Specific Plan (SP-1), south of Van Buren Boulevard, west of Village West Drive, and east of Barton Street, in unincorporated Riverside County, California. Interstate 215 (I-215) is located approximately 1 mile east of the Project site. The extension of Village West Drive is proposed to the east and south

of the South Campus Business Park; specifically from Lemay Drive (entrance to the Westmont Village retirement community) south connecting to Nandina Avenue.

FIGURE 1: PROJECT LOCATION



Proposed Project:

On January 31, 2020, the Applicant submitted the following applications for consideration:

- **General Plan Amendment (GP 20-01):** A General Plan Amendment is proposed to update the General Plan Land Use Map to reflect 1) the rezoning of parcels in the South Campus, 2) the consolidation of parcels, and 3) to modify the layout near the northwest corner of the South Campus Business Park. Additionally, an amendment to the

Transportation Element of the General Plan will be required for the proposed roadway alignment changes and the extension of Village West Drive south to Nandina Avenue.

- **Specific Plan Amendment (SP 20-01):** The proposed Project involves amending the March Business Center Specific Plan (SP-1), in order to shift the mix of land uses in the South Campus area. The proposed modifications include 1) an update to the land use map to reflect the changes in zoning to several parcels, 2) modifications to several exhibits to reflect the changes to the street configuration, 3) amend the land use definition for "Business Enterprise" , 4) amend the land use definition of "Wholesale, Storage and Distribution- Medium", 5) amend the land use definition of "Wholesale, Storage and Distribution – Heavy", 6) add a definition for "Grocery Store", 7) add "Grocery Store" under Commercial Uses in Table III-1 and list as a permitted use (P) for the Commercial land use designation, 8) revise footnote 7 of Table III-1 as follows: 7 Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area, with the exception of grocery stores. A use permit is required for alcohol sales at grocery stores.

  Plot Plan (PP 20-03): A Plot Plan is proposed to develop a 61,336 square foot commercial development consisting of 44,200 square feet of speculative grocery store with two Shop buildings at 9,198 square feet and 7,938 square feet in the lower portion of the Commercial property near the southeast corner of Van Buren Boulevard and Orange Terrace Parkway intersection. This plot plan would include the construction of the Village West Drive extension. The improved portions of Village West Drive currently terminate at Lemay Drive south of Krameria Avenue. The proposed Project would include improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. Note that extension of Village West Drive would require an easement from the United States Department of Veterans Affairs (VA). To facilitate the VA's planned expansion of the Riverside National Cemetery, the Project proposes a crossing of the Village West Drive Extension, as either an overpass or underpass, which would be constructed upon completion of the NEPA review process.

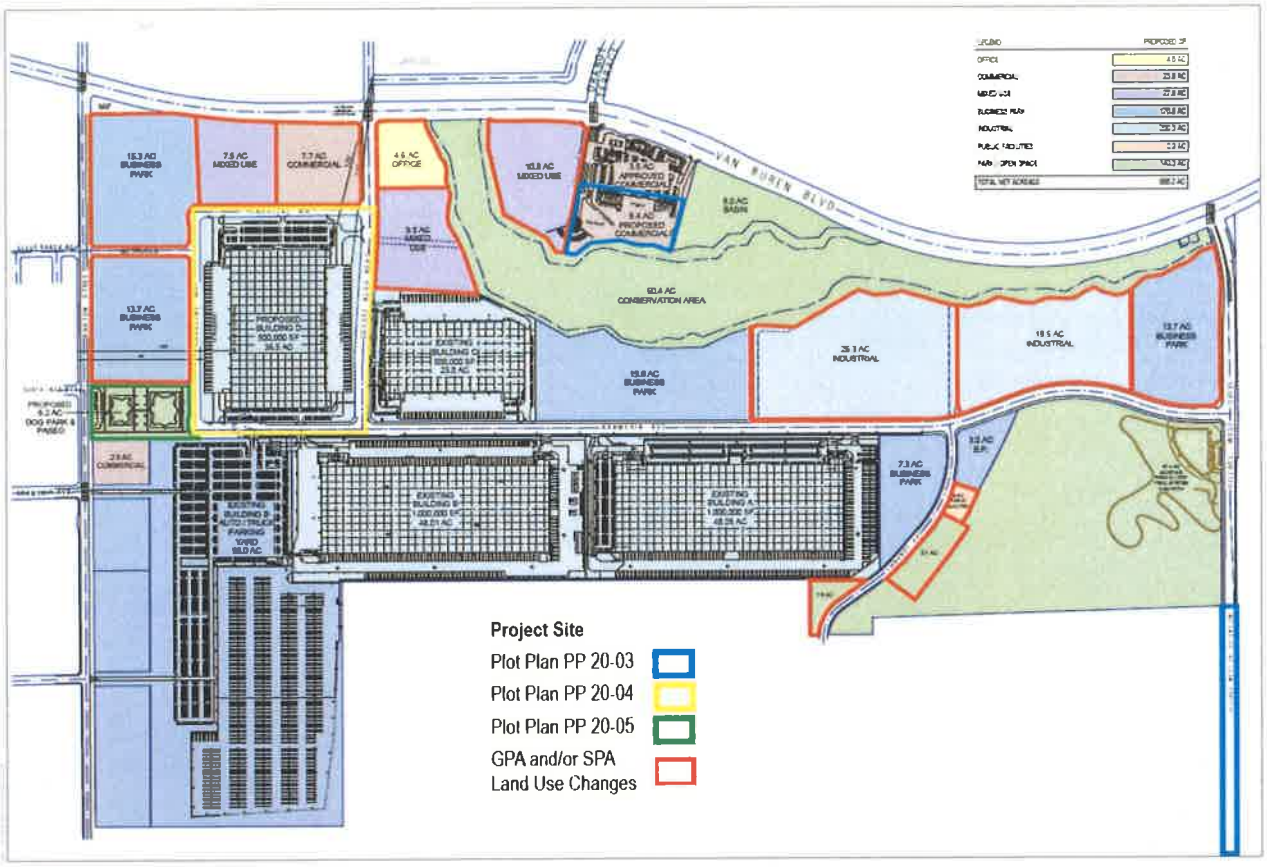
- **Plot Plan (PP 20-04):** A Plot Plan is proposed to develop an 800,000 square foot speculative industrial building "Building D" on 36.5-acres west of Coyote Bush Road and north of Krameria Avenue in the proposed Industrial zone. This plot plan would include the construction of the Caroline Way street improvements. Caroline Way would be constructed from the west end of Krameria Avenue north to the end of the proposed Building D where it would turn to the right and connect with Coyote Bush Road.

- **Plot Plan (PP 20-05):** A Plot Plan is proposed to construct a 6.2-acre dog park and paseo on the eastern side of Barton Street across from the Santa Inez Way and Barton Street intersection. The Dog Park and Paseo would extend to Caroline Way and provide an open space connection to Krameria Avenue.

- **Conditional Use Permit (CUP 20-02):** A Conditional Use Permit is proposed to allow for alcohol sales at the speculation grocery store site proposed as part of Plot Plan 20-03.

- **Tentative Parcel Map (TPM 20-02):** A Tentative Parcel Map is proposed in order to consolidate and reorder parcels as part of the proposed Project.

FIGURE 2: PROPOSED PROJECT



SOURCE: RGA 2020

DUDEK

FIGURE 3-3
Proposed Project

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	City of Riverside	Existing "Commons" Retail Center
West	County of Riverside	Existing Alta Cresta Ranch Residential Community
South	County of Riverside	Existing Mead Valley Residential Community
East	Federal Property	Riverside National Cemetery

Proposed General Plan Amendment Overview:

March JPA's General Plan was adopted in 1999 to design and implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the Project property as appropriate for an Office, Business Park and Mixed Use, as identified by Resolution #JPA 03-02. However, the applicant is proposing an amendment to the General Plan Land Use Map in order to modify the commercial and office land use designations. The proposed changes to the General Plan Land Use Map include:

- Increase of 15.3-acres of Parks/Open Space
- Increase of 65.8-acres of Industrial
- Increase of 17.1-acres of Commercial
- Increase of 4.5-acres of Mixed Use
- Increase of 0.9-acres of Public Facilities
- Reduction of 27.4-acres of Office
- Reduction of 61.3-acres of Business Park

As a result of the proposed changes to the land use acreages, the General Plan Amendment would also modify Figures 1-4A, 1-4B, 2-1A, 2-1B, 2-2A, and 2-3B of the General Plan. Additionally, an amendment to the Transportation Element of the General Plan will be required for roadway alignment changes and the Village West Drive extension Transportation Element Amendment. The proposed street configuration changes would be as follows:

- Remove Street K, Street Q, Street T, and Street U
- Reconfigure Street Y, and rename as Caroline Way
- Reconfigure Street P and rename as Gless Ranch Road (for consistency with existing intersection at Barton Street)
- Prohibit trucks on Gless Ranch Road
- Extend Village West Drive south to Nandina Avenue

[FIGURE ON FOLLOWING PAGE]

FIGURE 3: EXISTING GENERAL PLAN LAND USE MAP

MARCH BUSINESS CENTER – SPECIFIC PLAN AMENDMENT

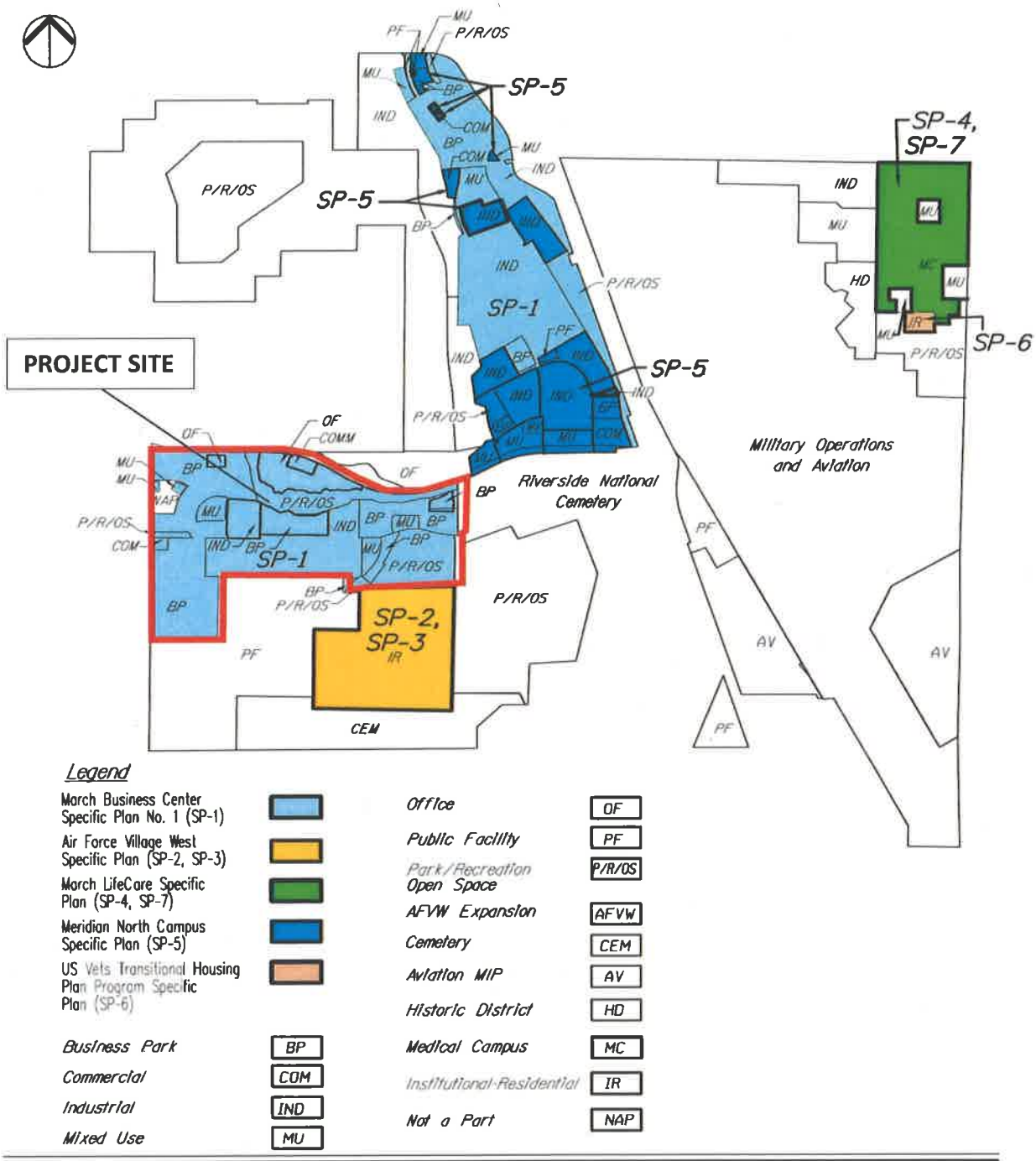
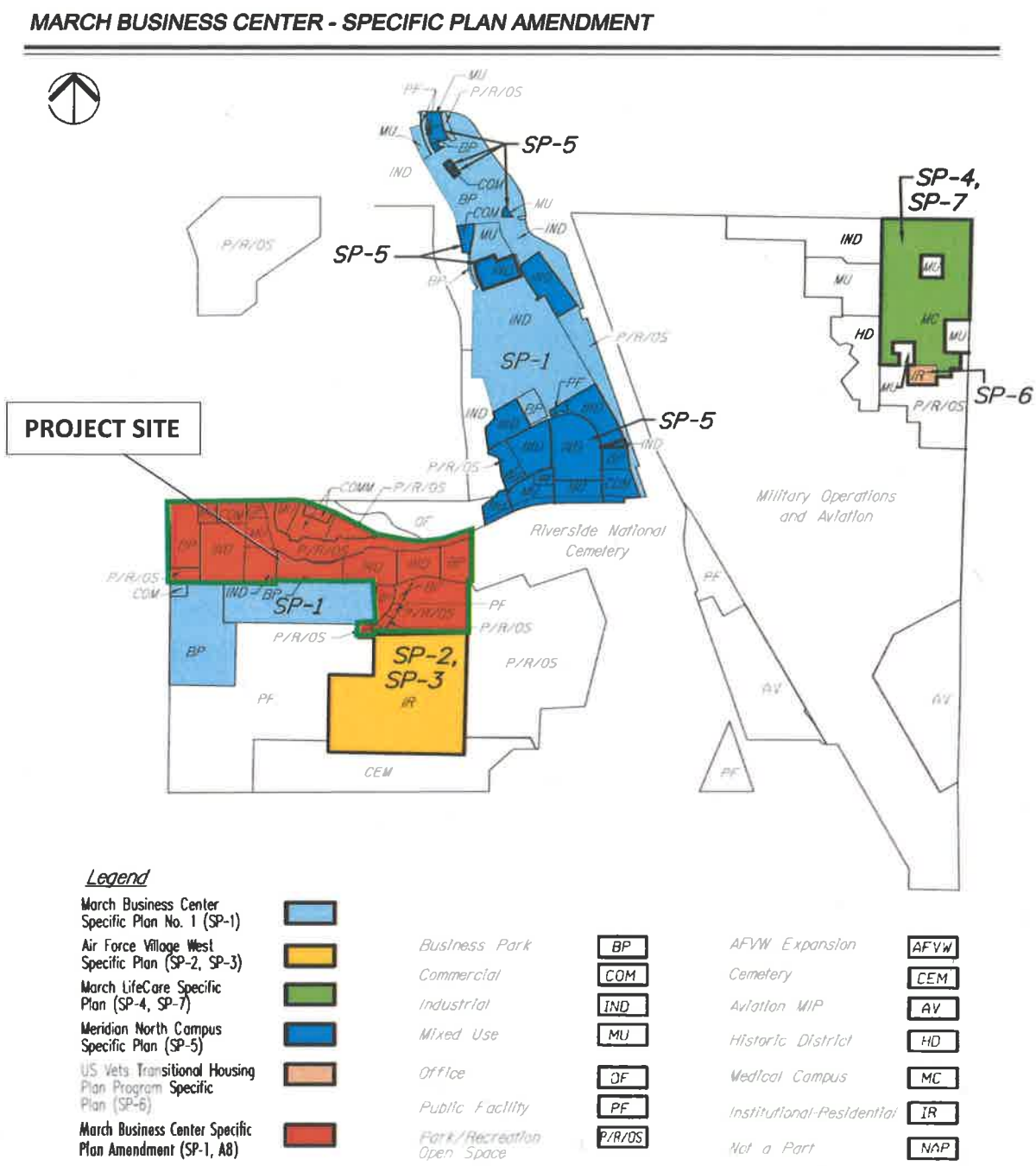


FIGURE II-3

EXISTING GENERAL PLAN LAND USES

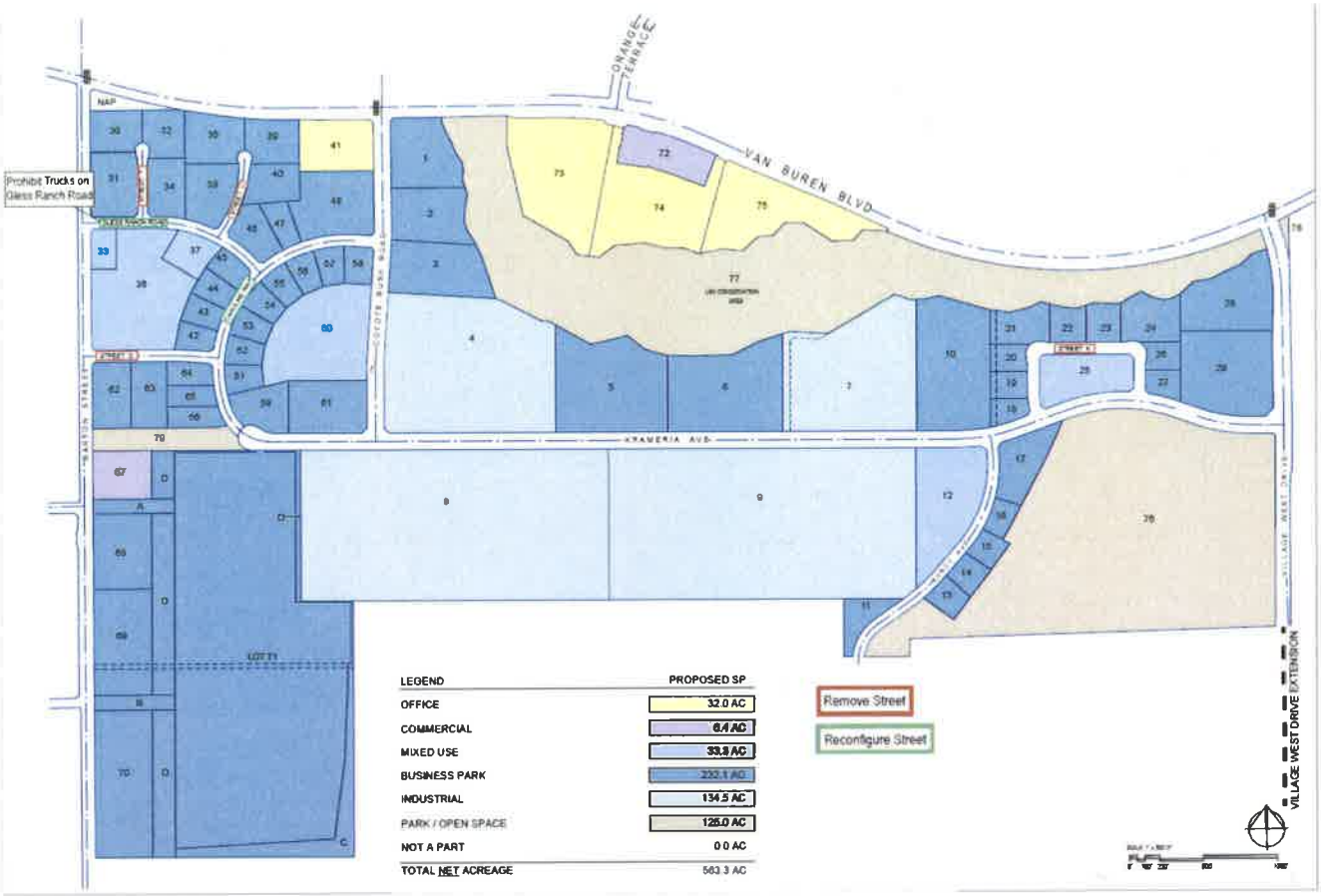
Preparation Date: January 21, 2021

FIGURE 4: PROPOSED GENERAL PLAN LAND USE MAP



Preparation Date: January 21, 2021

FIGURE 5: PROPOSED STREET CONFIGURATION CHANGES



SOURCE: RGA 2020

DUDEK

FIGURE 3-4B
Currently Approved South Campus Configuration
South Campus Specific Plan and Village West Drive Extension Draft EIR

March Business Center Specific Plan Amendment (SPA 20-01, Amendment No. 8):

The March Business Center project was the subject of a Specific Plan and a Focused Environmental Impact Report (FEIR) certified by the March Joint Powers Commission in February 2003 (SCH# 2002071089). The adopted Specific Plan described an industrial business park to be developed on approximately 1,290-acres in the northwestern portion of Riverside County, California, on land that was formerly a part of the March Air Force Base (MAFB). The adopted Specific Plan was divided into two elements. The northern portion, referred to as the North Campus, comprises approximately 662-acres, and is bounded by Alessandro Boulevard to the north, I-215 to the east, and Van Buren Boulevard to the south. It should be noted, North Campus previously adopted SP-5 in 2010 which reconfigured a portion of North Campus' developable lots. The lots that were not included in that specific plan amendment are still a part of this Specific Plan. As such, this Specific Plan Amendment focuses on revisions to the South Campus which encompasses approximately 628-acres and is located south of Van Buren Boulevard and west of the General Old Golf Course and the Riverside National Cemetery. The

March Business Center development footprint would include 962-acres on 153 developable lots. Approximately 328-acres will be allocated for parks, landscape buffers, drainage basins, and roads.

The following land use types specified in the March JPA General Plan will be developed as part of the March Business Center project:

- Business Park (BP): including administrative, financial, light manufacturing, and commercial services.
- Industrial (IND): including manufacturing, warehousing, and associated uses.
- Office (OF): commercial office building accommodating professional and/or administrative services.
- Mixed Use (MU): complementary uses, including commercial retail, office, research and development, industrial, and others.
- Commercial (COM): retail and service-oriented land uses.
- Park/Recreation/Open Space (P/R/OS): primarily passive open spaces and recreational areas.

Following FEIR certification and permitting, parcel development has commenced and are now occupied. South Campus, Phase 2 is complete which includes two 1,000,000 square foot buildings currently occupied by both UPS and Amazon, installation of monument signs at the intersections of Barton Street/Van Buren Boulevard, Coyote Bush Road/Van Buren Boulevard, and Village West Drive/Van Buren Boulevard. Additional improvements included the installation of traffic devices to prevent trucks from traveling west along Van Buren Boulevard and landscaping in the public right-of-way. Specific Plan Amendment SP-1, A8 (SPA 20-01) proposes to modify the land use designations in line with the proposed General Plan Amendment, which include:

- Increase of 15.3-acres of Parks/Open Space
- Increase of 65.8-acres of Industrial
- Increase of 17.1-acres of Commercial
- Increase of 4.5-acres of Mixed Use
- Increase of 0.9-acres of Public Facilities
- Reduction of 27.4-acres of Office
- Reduction of 61.3-acres of Business Park

Provided below is a table comparing the 2003 South Campus, Current South Campus, and proposed South Campus Land Uses and the net change in acres as part of the proposed Project:

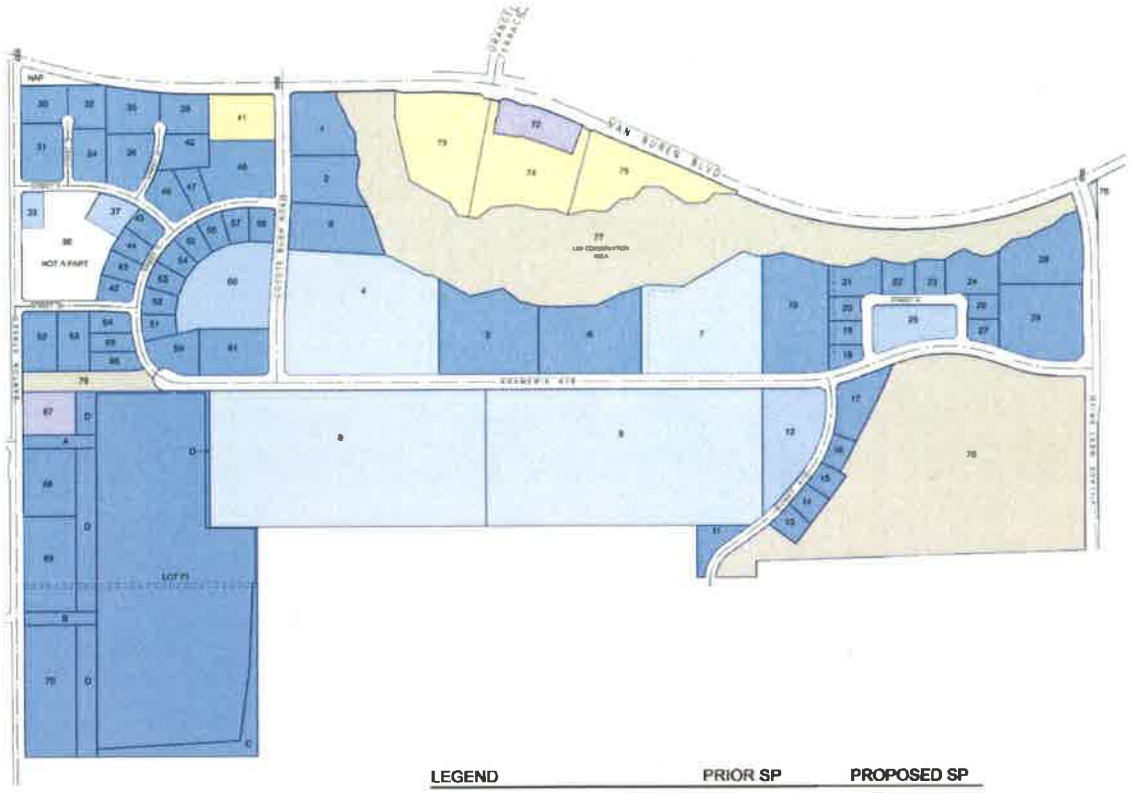
Table 1 – 2003, Current and Proposed South Campus Land Uses

Land Use	2003 South Campus (acres)	Current South Campus (acres)	Proposed South Campus (acres)	Change from Current South Campus (acres)
Office	43.9	32.0	4.6	-27.4
Commercial	12.5	6.4	23.5	+17.1
Mixed Use	48.5	23.3	27.8	+4.5
Business Park	263.2	232.1	170.8	-61.3
Industrial	146.8	134.5	200.3	+65.8
Park/Open Space	111.6	125.0	140.3	+15.3
Public Facilities**	0	0	0.9	+0.9
Total Net Acres	626.5	553.3	568.2	+14.9*

Notes:
* Change in total net acres due to inclusion of 10-acre lot previously excluded, reconfiguration of internal road system, and rounding differences.
** The requested land use change is to make the land use designation consistent with the existing electrical substation.

[FIGURE ON FOLLOWING PAGE]

FIGURE 6: EXISTING SOUTH CAMPUS ZONING MAP



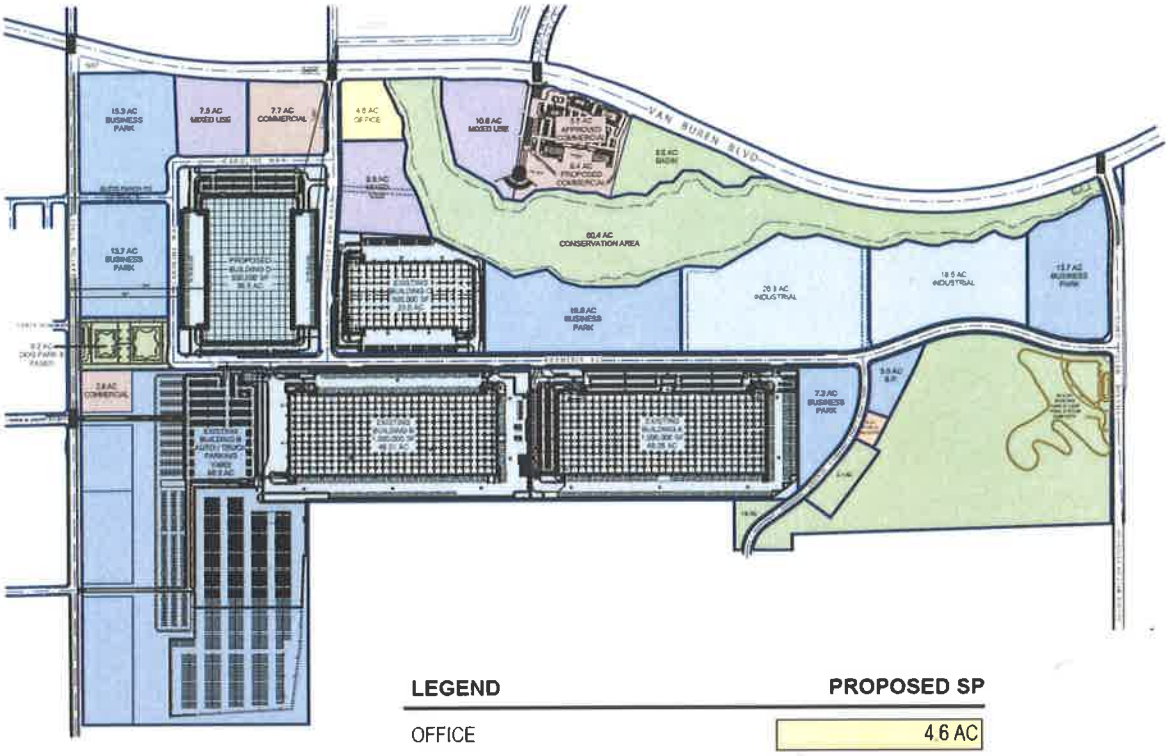
LEGEND	PRIOR SP	PROPOSED SP
OFFICE	32.3 AC	32.0 AC
COMMERCIAL	8.8 AC	8.4 AC
MIXED USE	23.3 AC	23.3 AC
BUSINESS PARK	230.0 AC	232.1 AC
INDUSTRIAL	134.5 AC	134.5 AC
PARK / OPEN SPACE	125.0 AC	125.0 AC
NOT A PART	0.0 AC	0.0 AC
TOTAL NET ACREAGE	553.9 AC	553.3 AC

FIGURE II-5B

EXISTING ZONING MAP FOR SOUTH CAMPUS

Preparation Date: January 21, 2021

FIGURE 7: PROPOSED SOUTH CAMPUS ZONING MAP



LEGEND	PROPOSED SP
OFFICE	4.6 AC
COMMERCIAL	23.6 AC
MIXED USE	27.8 AC
BUSINESS PARK	170.8 AC
INDUSTRIAL	200.3 AC
PUBLIC FACILITIES	0.9 AC
PARK / OPEN SPACE	140.3 AC
TOTAL NET ACREAGE	568.2 AC

FIGURE II-5C

PROPOSED ZONING MAP FOR SOUTH CAMPUS

As a result of the proposed changes to the land use acreages, the Specific Plan Amendment would also modify Figures II-1A, II-1B, II-3, II-4, II-5A, II-5B, II-5C, III-1B, V-1, V-2, V-II, V-3, V-5A, V-5B, V-5C, V-5C1, V-5E, V-5E1, V-5F, V-5G, V-6, VI-1, VI-2, VI-3, VI-4 of the March Business Center Specific Plan (SP-1). Also, the Specific Plan Amendment SP-1, A8 (SPA 20-01)

proposes to reconfigure the roadway alignments in line with the proposed General Plan Amendment, which include:

- Remove Street K, Street Q, Street T, and Street U
- Reconfigure Street Y, and rename as Caroline Way
- Reconfigure Street P and rename as Gless Ranch Road (for consistency with intersection at Barton Street)
- Prohibit trucks on Gless Ranch Road
- Extend Village West Drive south to Nandina Avenue

Additionally, the Specific Plan Amendment SP-1, A8 (SPA 20-01) also proposes the following Specific Plan text amendments (shown as underlined text):

- Amend the definition of "Business Enterprise" as follows:

  Business Enterprise: Activities typically include: wholesale, storage, and warehousing services and storage and wholesale to retailers from the premises of finished goods and food products. Activities under this classification are typically conducted in enclosed buildings and occupy 50,000 square feet or less of building space. Within the South Campus, activities under this classification may occupy 200,000 square feet or less of divisible building space. May include incidental display and retail sales from the premises, not to exceed 25% of the building.

- Amend the definition of "Wholesale, Storage and Distribution- Medium" as follows:

  Wholesale, Storage and Distribution - Medium: Activities typically include: wholesale, storage and warehousing services, including cold storage, moving and storage services, storage and wholesaling to retailers from the premises of finished goods and food products, and distribution facilities for large scale retail firms. Activities under this classification are typically conducted in enclosed buildings and occupy greater than 50,000 square feet of building space.

- Amend the definition of "Wholesale, Storage and Distribution – Heavy" as follows:

  Wholesale, Storage and Distribution - Heavy: Activities typically include: warehousing, storage, freight handling, shipping, trucking services and terminals; storage and wholesaling from the premises of unfinished, raw or semi-refined products requiring further processing fabrication or manufacturing. Typically uses include, but are not limited to, trucking firms, cold storage, automotive storage or impound yards, and the wholesaling of metals, minerals and agricultural products.

- Add a definition for "Grocery Store as follows:

  Grocery Store: Activities include retail sales of food products, produce, and household supplies, and may include prepackaged alcoholic beverages as an incidental commodity to the establishment.

- Add "Grocery Store" under Commercial Uses in Table III-1 and list as a permitted use (P) for the Commercial land use designation.
- Revise footnote 7 of Table III-1 as follows:

7 Within the Commercial zoning district, a use permit shall be required for single uses above 25,000 square feet of gross floor area, with the exception of grocery stores. A use permit is required for alcohol sales at grocery stores.

Development Overview:

In addition to the General Plan and Specific Plan Amendments, the Applicant is proposing three (3) Plot Plans – Plot Plan 20-03 The Commons Phase II and Village West Drive Extension, Plot Plan 20-04 South Campus Building D and Caroline Way Street Improvements, and Plot Plan 20-05 South Campus Dog Park; which are geographically separated. The following is a summary of each of the proposed Plot Plan applications:

Plot Plan 20-03: The Commons Phase II and Village West Drive Extension:

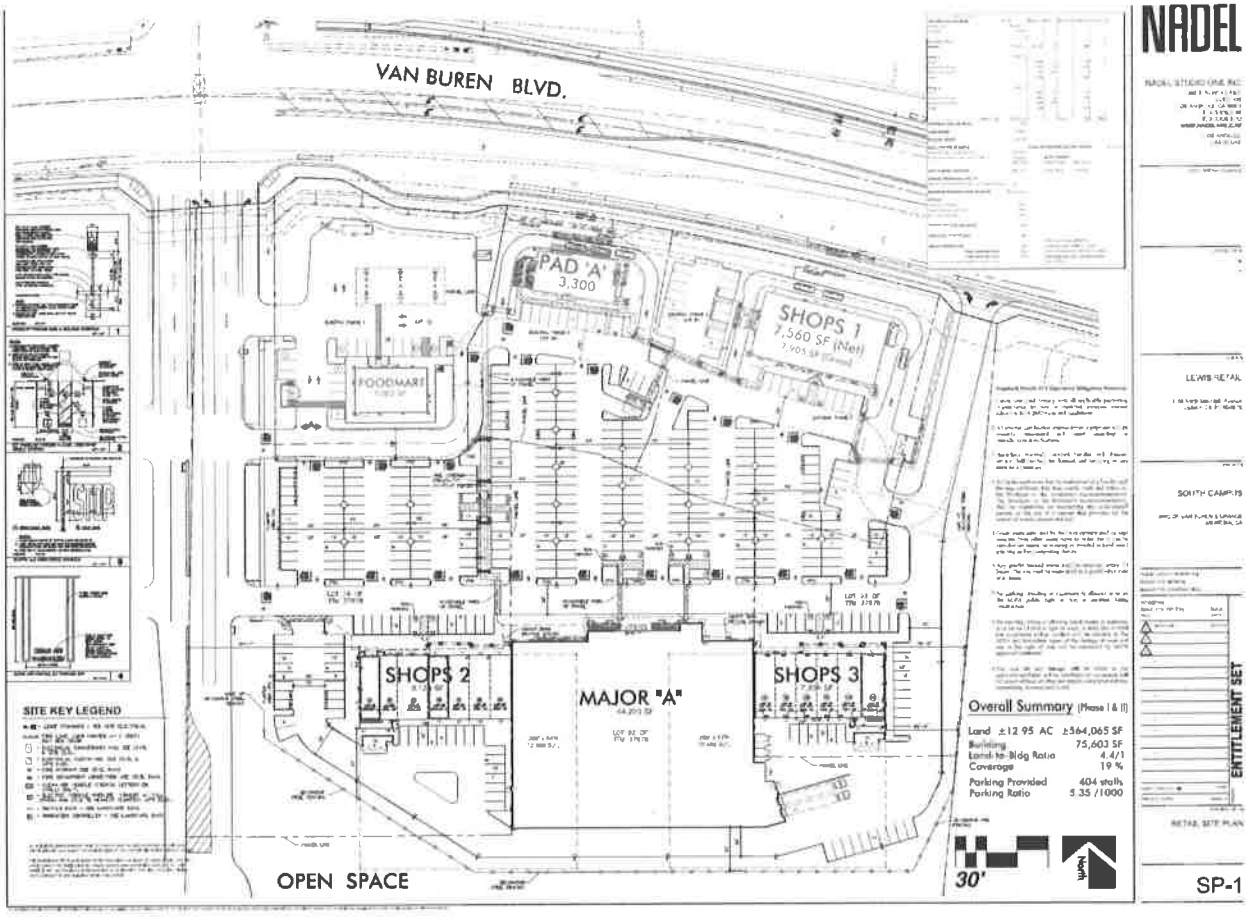
On October 18, 2018, the Joint Powers Commission approved Plot Plan 18-02 for a commercial development totaling 15,485 square feet located on Parcel 72 of Final Map 30857-9. This project is referred to as *"The Commons"* located near the southeast corner of Orange Terrace Parkway and Van Buren Boulevard. Today, the Applicant wishes to develop Parcel 74 of Final Map 30857-9 or the southern portion of the property totaling 61,336 square feet of additional commercial development, to include:

- a 44,200 speculative grocery store "Major A",
- "Shops 2" building at 9,198 square feet and
- "Shops 3" building at 7,938 square feet.

The Commons Phase II building elevations are proposed similar to the existing Phase I development to achieve a cohesive look throughout the retail center. The project is also proposing a Conditional Use Permit (CUP 20-02) to allow for alcohol sales at the speculative grocery store. Additional site improvements would include 404 parking stalls and 47% landscape.

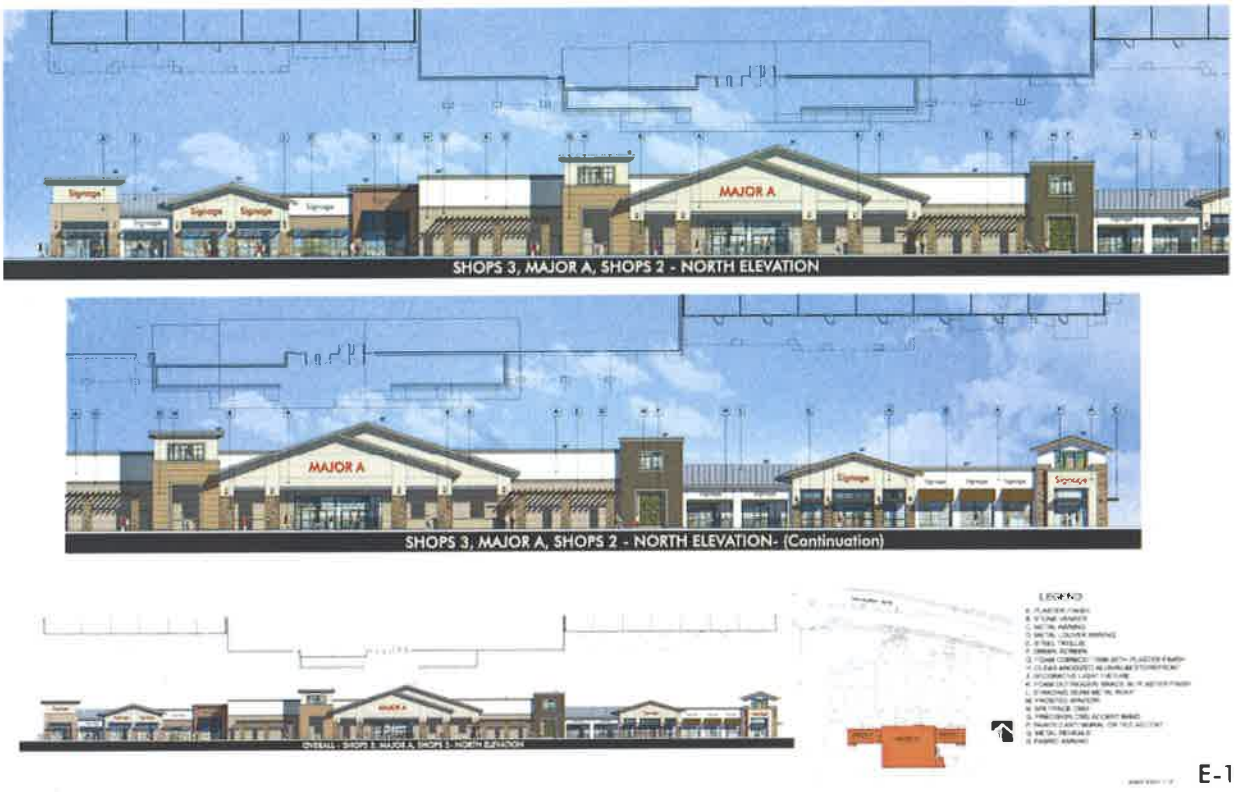
[FIGURE ON FOLLOWING PAGE]

FIGURE 8: PROPOSED PLOT PLAN 20-03 SITE PLAN



[FIGURE ON FOLLOWING PAGE]

FIGURE 9: PROPOSED PLOT PLAN 20-03 BUILDING ELEVATIONS

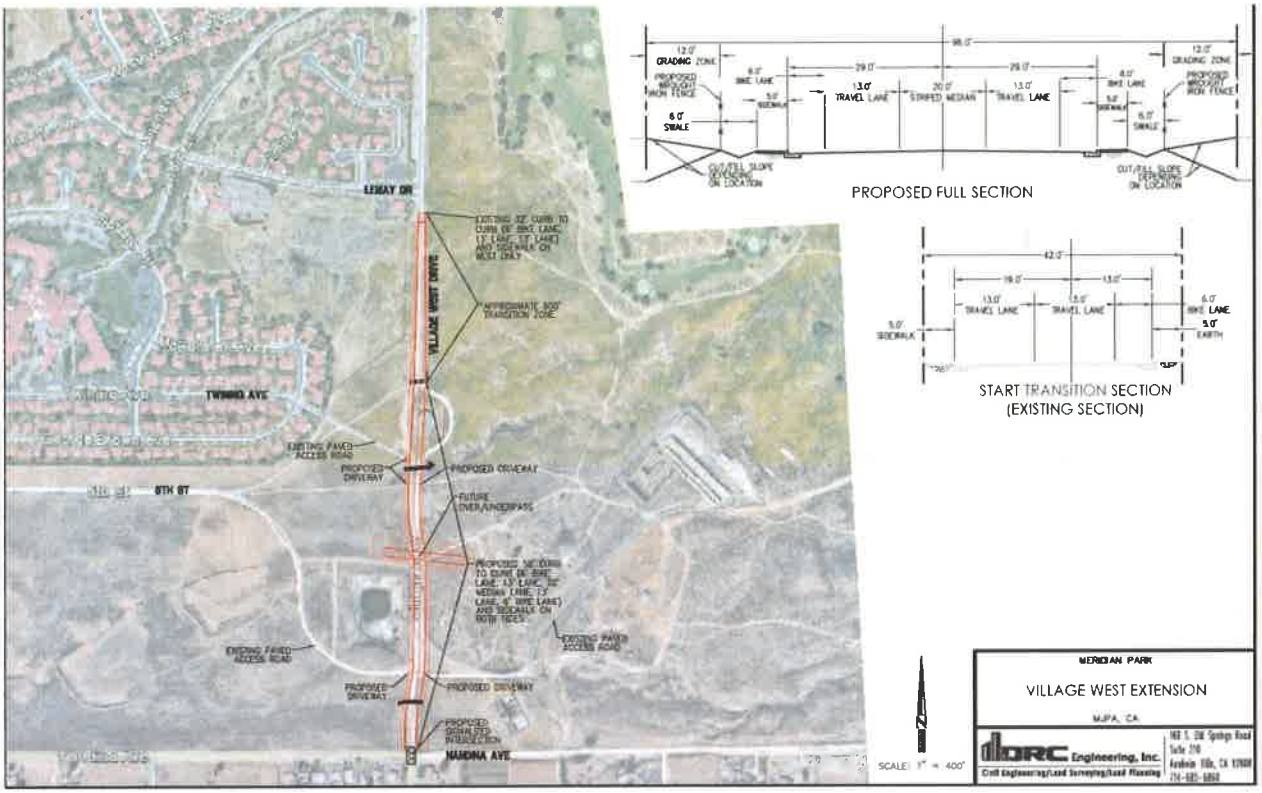


Village West Drive Extension:

The improved portions of Village West Drive currently terminate at Lemay Drive, south of Krameria Avenue (adjacent to the Westmont Village retirement community). The proposed Project would include improvements to and the extension of Village West Drive to provide a through connection between Van Buren Boulevard to the north and Nandina Avenue to the south. The extension of Village West Drive would include the removal of an abandoned water tank currently owned by Western Municipal Water District that formally served March Air Force Base, followed by the construction of two through lanes, a center striped median, and a bike lane. Sidewalks would also be provided on either side of the roadway. The total roadway width would be 54 feet, and the improvements are expected to be for 4,330 linear feet (approximately 1,720 linear feet of which is the existing roadway that runs in front of the Air Force Village West development).

The extension would require an amendment to the Transportation Element of the March JPA General Plan. Note that extension of Village West Drive will require an easement from the United States Department of Veterans Affairs (VA). To facilitate the VA's planned expansion of the Riverside National Cemetery, the Project proposes a crossing of the Village West Drive extension, as either an overpass or underpass, which would be constructed upon the completion of the NEPA review process for the roadway. Lastly, March JPA staff worked with Riverside County TLMA on the design of the roadway and they provided Conditions of Approval (Conditions #25 - 30) of the Tentative Parcel Map 20-02.

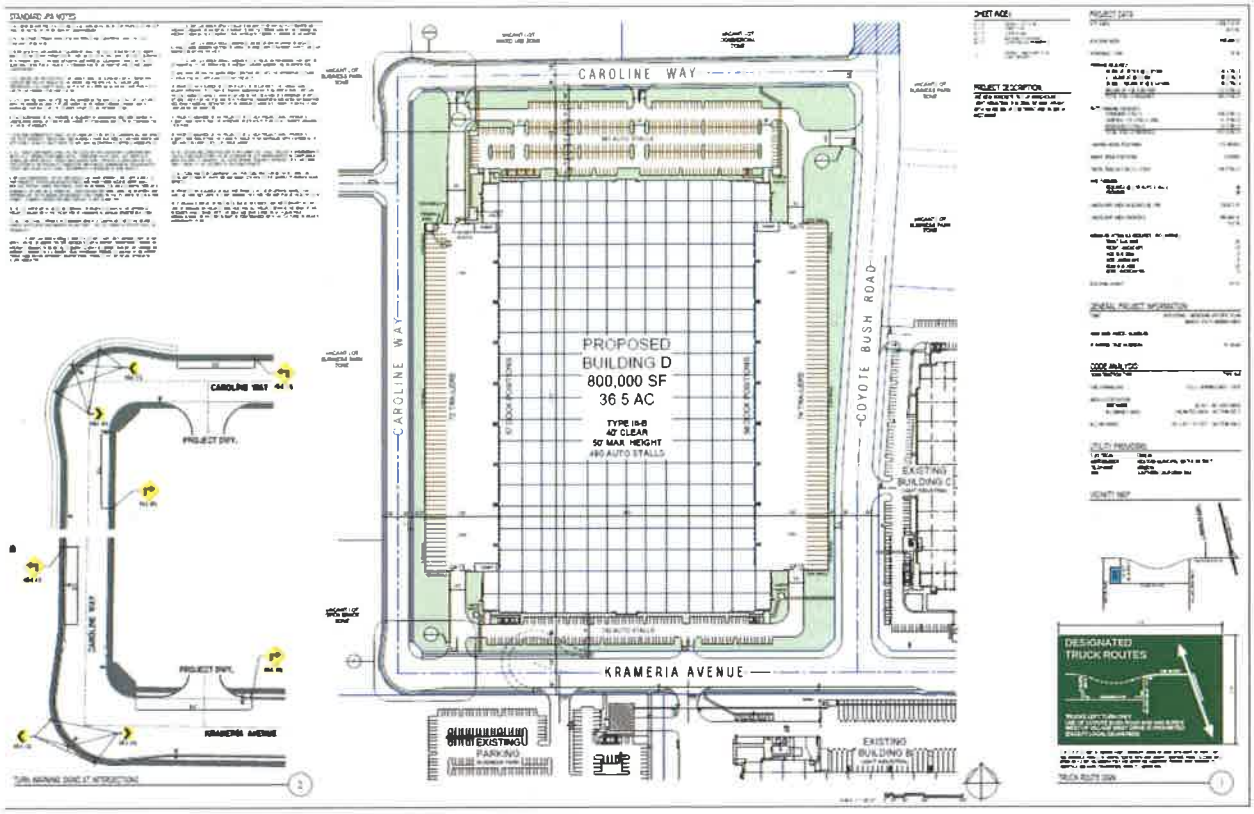
FIGURE 10: PROPOSED VILLAGE WEST EXTENSION ALIGNMENT



Building D and Caroline Way (Plot Plan 20-04):
The applicant is also proposing the construction of an 800,000 square foot speculative Industrial building on 36.5 acres west of Coyote Bush Road and north of Krameria Avenue in the proposed Industrial zoning designation. Additional improvements would include 513 automobile parking stalls, 146 truck trailer stalls, 115 dock high doors and 16.4% landscape. Access to the site would be provided through five (5) driveways, three (3) of which are service driveways along Coyote Bush Road, Caroline Way and Krameria Avenue. Condition of Approval #31 requires the March JPA Truck Route sign to be updated adding Caroline Way as a truck route. The update to the March JPA Truck Route sign is required prior to building permit issuance. The goal is to have this updated Truck Route sign be added as a detail to the construction drawings.

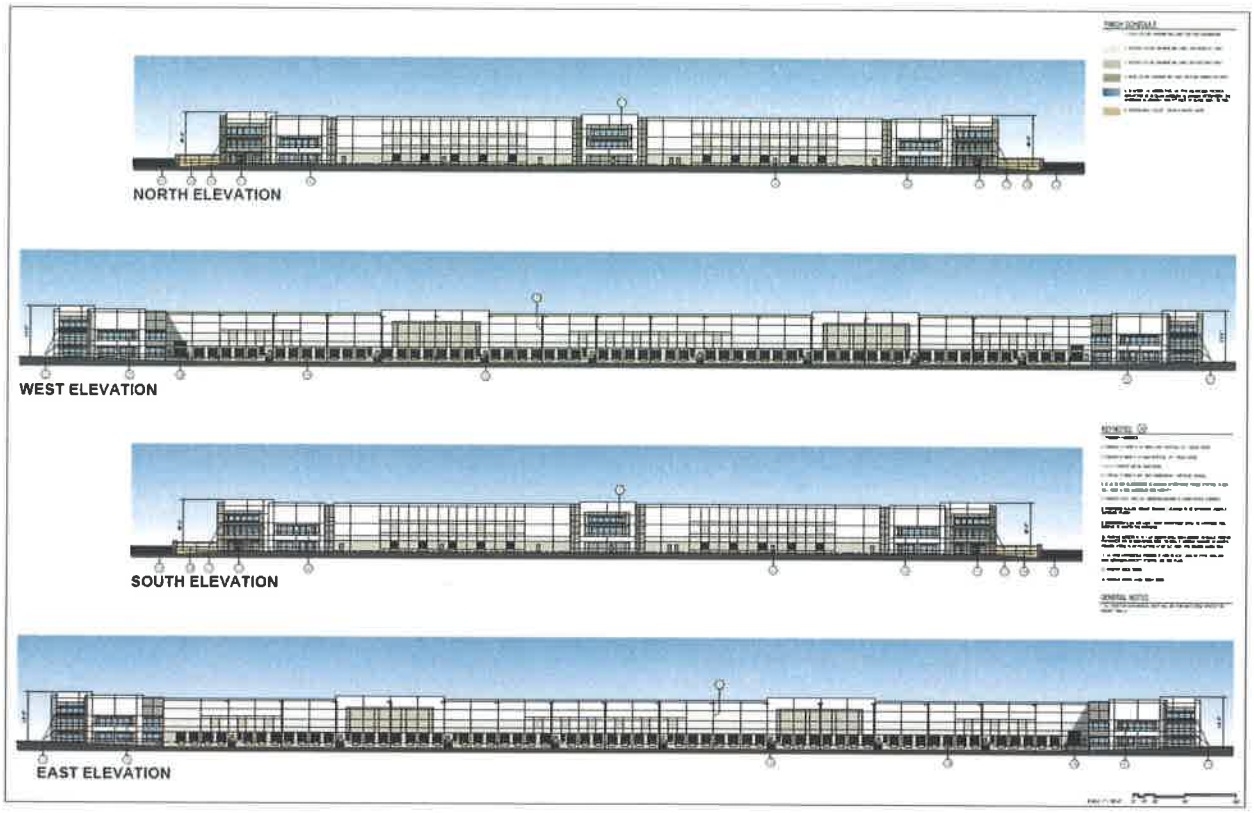
This plot plan would include the construction of Caroline Way to be designed as an Industrial Collector road with 78-foot full width dedicated right-of-way to include 6-inch curb and gutter at 39-feet on both sides of the centerline, 6-foot wide sidewalk and streetlights. The extension of Gless Ranch Road from the west will be designed as an Enhanced Local Street with 66-foot full width dedicated right-of-way to include 6-inch curb and gutter at 22-feet on both sides of the centerline, 6-foot wide sidewalk, streetlights and concrete traffic diverters to negate truck traffic to Barton Street.

FIGURE 11: PROPOSED PLOT PLAN 20-04 SITE PLAN



[FIGURE ON FOLLOWING PAGE]

FIGURE 12: PROPOSED PLOT PLAN 20-04 BUILDING ELEVATIONS



Dog Park and Paseo (Plot Plan 20-05):

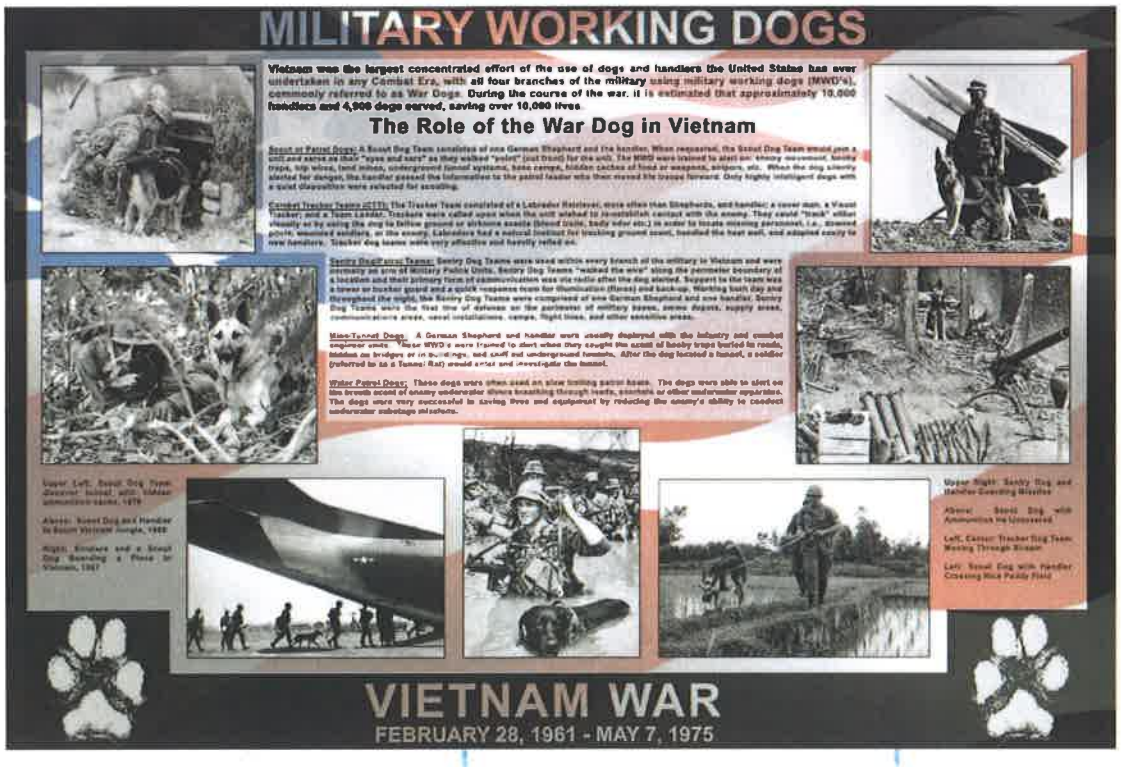
The applicant is proposing the construction of a 6.2-acre dog park and paseo proposed at the terminus of Krameria Avenue (to the east) and near the eastern side of the Santa Inez Way and the Barton Street intersection. The dog park would accommodate separate dog runs for small and large dogs and include waypoints with plaques discussing the history of military working dogs (Figure 14 below). The dog park and paseo would extend from Barton Street to Caroline Way and provide an Open Space connection to Krameria Avenue.

[FIGURE ON FOLLOWING PAGE]

FIGURE 13: PROPOSED PLOT PLAN 20-05 SITE PLAN



FIGURE 14: EXAMPLE MILITARY WORKING DOG PLAQUE



Preparation Date: January 21, 2021

Conditional Use Permit (CUP 20-02) and Public Convenience and Necessity (PCN 20-03):

Associated with Plot Plan application (PP 20-03) for The Common's Phase II, is an application for Conditional Use Permit (CUP 20-02). The CUP is necessary to allow for the speculative grocery store with the concurrent and ancillary sale of beer, wine and distilled spirits for off-premises consumption (California Department of Alcoholic Beverage Control Type 21 License) on Parcel 92. The March JPA Commission has the authority to grant the approval of the Conditional Use Permit 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, wine and distilled spirits for off-site consumption from the speculative grocery store.

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 7:00 AM (Condition of Approval No. 14) 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. 15).

The location, design, and operation of the proposed speculative grocery store will be compatible with existing and planned land uses in the vicinity as uses immediately surrounding the speculative grocery store including existing commercial retail uses to the north and east, and commercial office uses to the west, and residential uses across Van Buren Boulevard to the north. Additionally, the overall adjacent uses include open space (the Least Bell's Vireo Conservation area) to the south, existing commercial retail development to the north, vacant land zoned for Mixed Use to the west, and an existing 8.0-acre detention basin to the east. The surrounding land uses are compatible with those proposed for the site due to the fact that the Grocery Store will provide retail services to the nearby businesses, those traveling to and from the I-215 Freeway along Van Buren Boulevard, and the residential area located within the City of Riverside to the north. 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 (Type 20 Liquor License) is the 7-Eleven Gas Station and Convenience Store located at 20625 Van Buren Boulevard, located approximately 400 feet north of the Grocery Store use, which is seeking a Type 21 Liquor License. Additionally, there are currently no other Grocery Stores within the March JPA Boundaries.

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, wine and distilled spirits for off-site consumption from the proposed grocery 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.

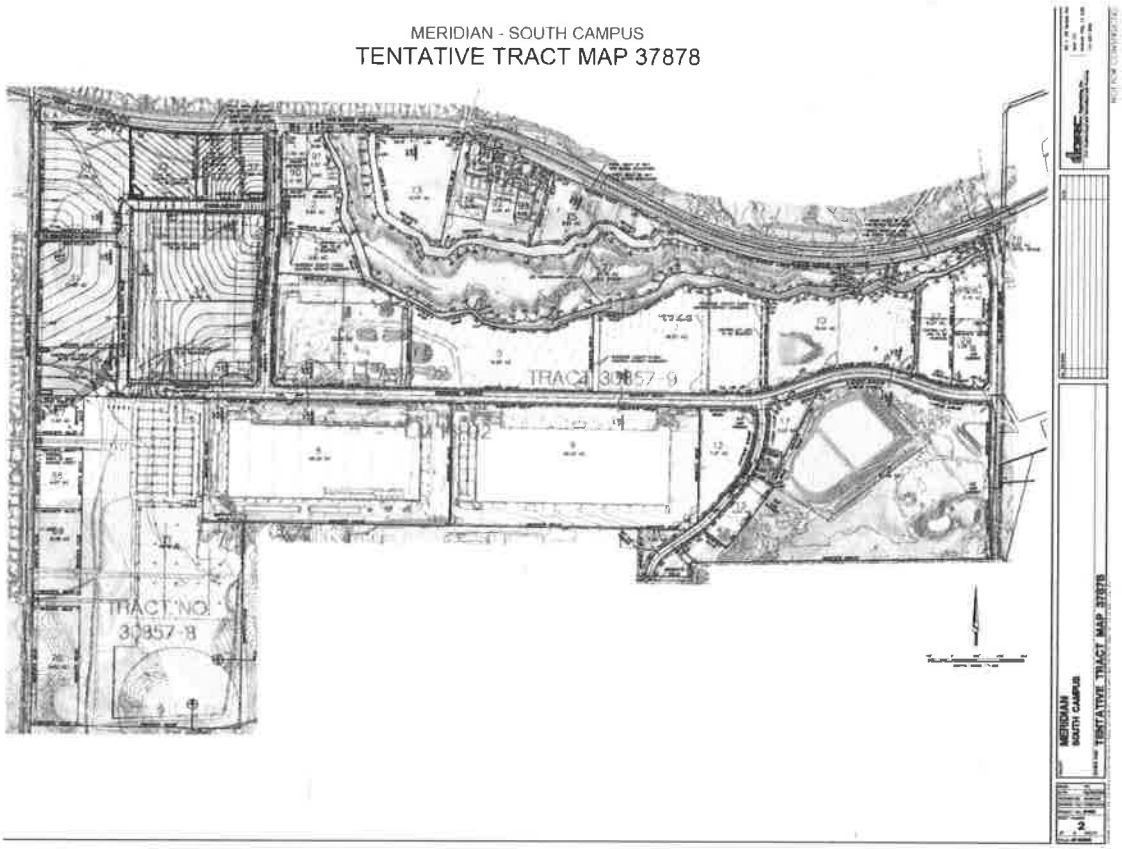
The project is located in Census Tract 467, which encompasses the entirety of the March JPA boundaries, including properties within the City of Moreno north of the March Air Reserve Base along Cactus Avenue and Alessandro Boulevard. The California ABC Board has determined that for this Census Tract No. 467, one (1) off-site (Type 21) license has been permitted and is currently active. Therefore, the granting of this liquor license would not cause this census tract to be over-concentrated by ABC's determination.

Staff has analyzed the proposal for beer, wine and distilled spirits 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 grocery store for a national brand and well-established grocery store chain that offers the sale of beer, wine and distilled spirits, 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 grocery 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 Section 7 of Resolution #JPA 21-03 (Attachment 2).

Tentative Parcel Map 20-02:

A Tentative Parcel Map is proposed in order to consolidate and reorder parcels as part of the proposed Project.

FIGURE 15: PROPOSED TENATIVE PARCEL MAP 20-02



Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area for Buildings	N/A	**Plot Plan 20-03: The Common's Phase II:** 3 buildings with a combined total of 61,336-sf. **Plot Plan 20-04: South Campus Building D:** 1 building totaling 800,000-sf. **Plot Plan 20-05: South Campus Dog Park:** No building area proposed.
Gross Site Area	30,000 square feet (minimum)	**Plot Plan 20-03: The Common's Phase II:**

		Gross Site Area = 406,497-sf **Plot Plan 20-04: South Campus Building D:** Gross Site Area =1,589,718-sf **Plot Plan 20-05: South Campus Dog Park:** Gross Site Area = 269,391-sf
Number of Buildings (range in size)	N/A	**Plot Plan 20-03: The Common's Phase II:** 3 buildings: Grocery Store = 44,200-sf Shops 2 = 9,198-sf Shops 3= 7,938-sf **Plot Plan 20-04: South Campus Building D:** 1 building totaling 800,000-sf. **Plot Plan 20-05: South Campus Dog Park:** No building area proposed.
Floor Area Ratio (Maximum)	Commercial = 25% Industrial = 50%	**Plot Plan 20-03: The Common's Phase II:** FAR= 19% **Plot Plan 20-04: South Campus Building D:** FAR = 50% **Plot Plan 20-05: South Campus Dog Park:**

	Parks, Recreation and Open Space = Not Applicable	FAR = Not Applicable
Setbacks	**Commercial:** Front Yard-25 ft. Interior Side Yard-0 ft. Street Side Yard-15 ft. Rear Yard-10 ft. **Industrial:** Front Yard-20 ft. Interior Side Yard- 0 ft. Street Side Yard- 20 ft. Rear Yard- 25 ft. **Parks, Recreation and Open Space:** Not Applicable	**Plot Plan 20-03: The Common's Phase II:** **Commercial:** Front Yard- 430 ft. Interior Side Yard- 70 -77 ft. Street Side Yard- 115 ft. Rear Yard- 42-67 ft. **Plot Plan 20-04: South Campus Building D:** **Industrial:** Front Yard- 231.9 ft. Street Side Yard (east)- 221 ft. Street Side Yard (west)- 228.5 ft. Rear Yard- 116 ft. **Plot Plan 20-05: South Campus Dog Park:** **Parks, Recreation, and Open Space:** Front Yard- 114 ft. Interior Side Yard (north)- 97 ft. Interior Side Yard (south)- 97 ft. Rear Yard -
Landscape Required (Minimum)	**Commercial:** 20% or 81,893-sf **Industrial:** 10% or 158,972-sf	**Plot Plan 20-03: The Common's Phase II:** **Commercial**: 47% or 192,026-sf **Plot Plan 20-04: South Campus Building D:** **Industrial:** 16.4% or 260,000-sf

	Parks, Recreation and Open Space: Not Applicable	**Plot Plan 20-05: South Campus Dog Park:** **Parks, Recreation and Open Space:** 19% or 132,021-sf
Building Height (Maximum)	**Commercial:** 50 feet/ Up to 3 stories **Industrial:** 35 feet/Up to 2 stories* (*Table III-2 of the SP allows for an increase in height up to 80-feet where all setbacks meet or exceed the proposed building height) **Parks, Recreation and Open Space:** Not Applicable	**Plot Plan 20-03: The Common's Phase II:** **Commercial:** Grocery Store= 38 feet Shops 2= 22 feet Shops 3= 22 feet **Plot Plan 20-04: South Campus Building D:** **Industrial:** 50 feet/1 story/* (*all building setbacks as identified above exceed the proposed building height of 51 feet) **Plot Plan 20-05: South Campus Dog Park:** **Parks, Recreation and Open Space:** Not Applicable- no buildings proposed.
Parking	**Commercial:** 401 stalls **Industrial:**	Plot Plan 18-02: The Common's at Meridian: **Plot Plan 20-03: The Common's Phase II:** **Commercial:** 404 stalls of which 24 are ADA accessible. **Plot Plan 20-04: South Campus Building D:** **Industrial:**

	345 stalls **Parks, Recreation and Open Space:** Not Applicable	513 stalls of which 13 are ADA accessible. **Plot Plan 20-05: South Campus Dog Park:** **Parks, Recreation and Open Space:** 28 stalls

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. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Architecture/Color Palette:
Staff has reviewed the proposed building architecture, color palette, glazing, and landscaping, and has concluded that the proposed Plot Plans comply with the requirements of the March Business Center Design Guidelines. The Common's Phase II retail center and the 800,000 square foot industrial building will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize 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 are proposed in the Commons Phase II retail center using Dry-stack Stone, wall mounted trellises to assure an attractive development. Additionally, the Commons Phase II building elevations are proposed similar to the existing Phase I development to achieve a cohesive look throughout the retail center.

Site Landscaping:
The March Business Center Specific Plan (SP-1) requires a minimum of 20% of the Commercial Retail site to be landscaped or a combined total of 81,893 square feet. The project site has exceeded the minimum landscape requirement by providing 47% of landscaping or 192,026 square feet, which includes 7,272 square feet of decorative paving and colored concrete area. For the proposed Industrial building, the March Business Center Specific Plan (SP-1) requires a minimum of 10% of the site to be landscaped or 158,972 square feet. The Project site has exceeded the minimum landscape requirement by providing 16.4% landscape or 260,000 square feet. Additionally, all landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping. It is determined that the proposed drought tolerant landscape palette is

consistent with the minimum landscape requirements of the March Business Center Specific Plan (SP-1).

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 the proposed Plot Plans but is required to be approved by March JPA planning staff prior to construction of any on-site signage. For The Commons Phase II project, a condition has been made (Condition # 69 of Plot Plan 20-03) to amend the existing sign program for the retail center to include the Phase II signage in order to assure a cohesive look.

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 and has been made a condition of approval for all Plot Plans. 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.

South Campus Truck Route and Truck Counter-Measures:
The current truck route for the South Campus allows trucks to utilize Coyote Bush Road, Krameria Avenue, and Village West Drive and applies to commercial vehicles having a gross weight in excess of five tons. There are currently physical counter-measures to prevent northbound to westbound truck movements at the Village West Drive/Van Buren Boulevard and Coyote Bush Road and Van Buren Boulevard intersections. All trucks leaving the South Campus Specific Plan area are forced to head east on Van Buren Boulevard toward the I-215 freeway (Figures 16 and 17).

Today, the Applicant is proposing to amend the March Business Center Specific Plan (SP-1) to shift the mix of land uses between parcels within the South Campus Specific Plan area. As a result of these changes, Street K, Street Q, Street T, and Street U have been removed. Street Y is proposed to be reconfigured and renamed as Caroline Way. Street P is also proposed to be reconfigured and renamed as Gless Ranch Road, which serves as an extension to the existing Gless Ranch Road in the City of Riverside. As a result of the proposed street configurations, the applicant wishes to add Caroline Way to the South Campus truck route. Gless Ranch Road will be designed for passenger cars only in an effort to keep commercial trucks in excess of five tons off Barton Street. Provided below is an enlarged view of the proposed South Campus truck route (Figure 18).

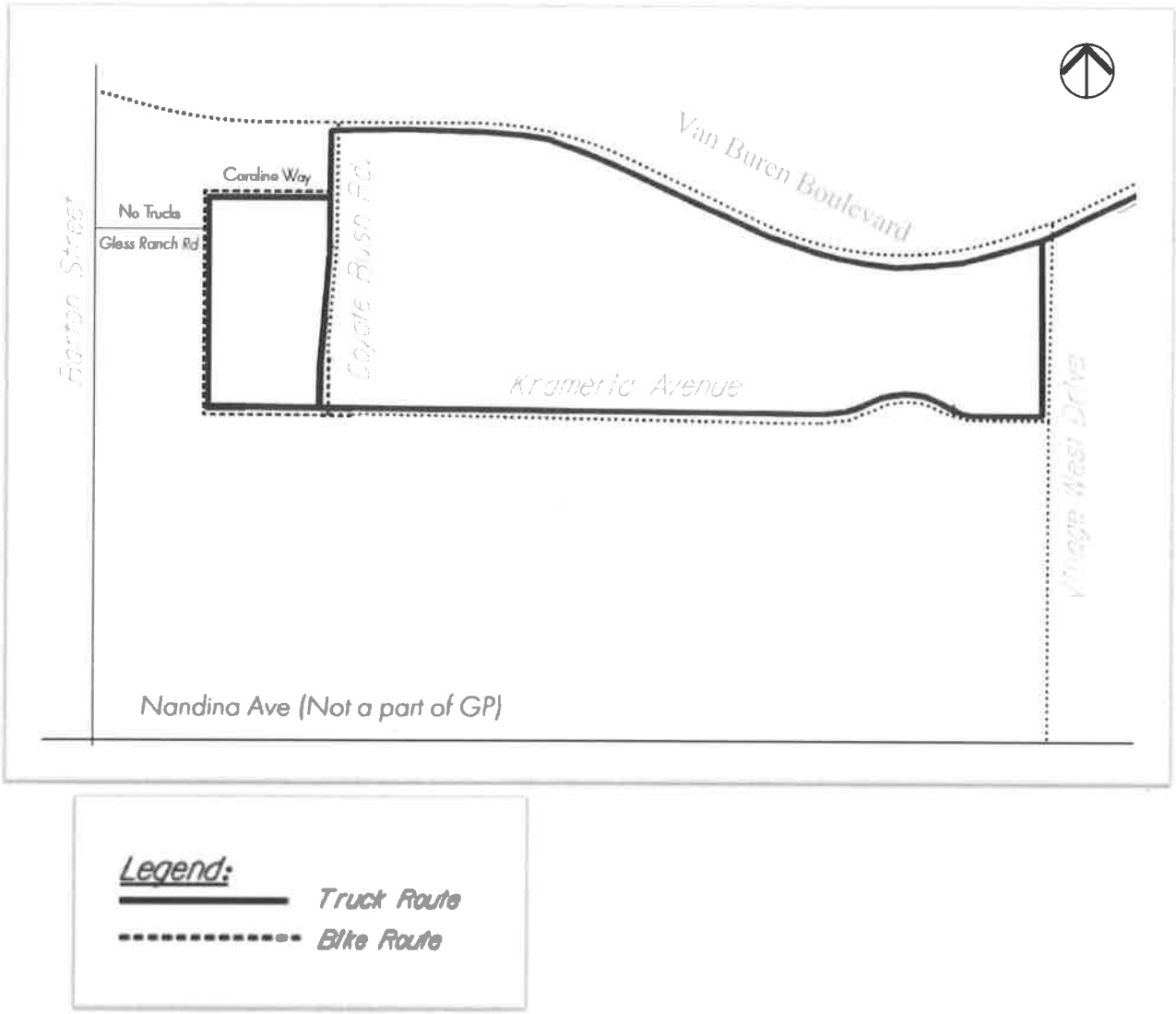
FIGURE 16: VILLAGE WEST DRIVE AND VAN BUREN BOULEVARD INTERSECTION



FIGURE 17: COYOTE BUSH ROAD AND VAN BUREN INTERSECTION



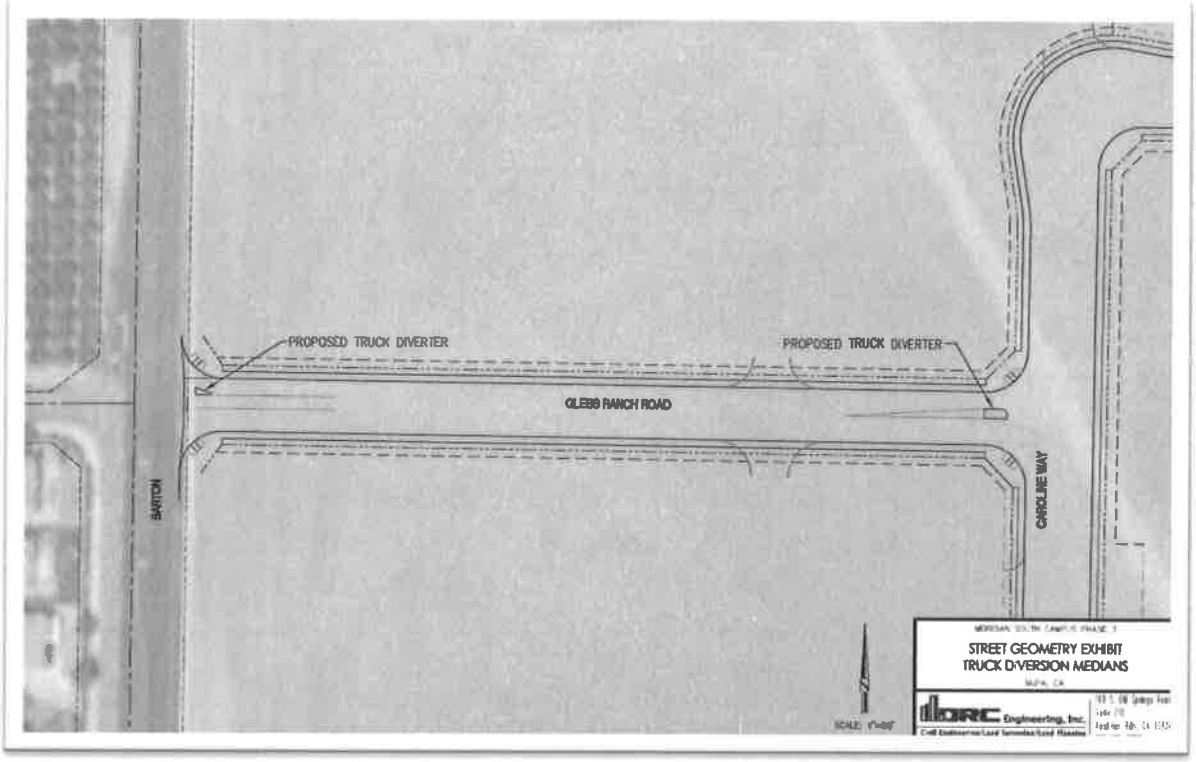
FIGURE 18: PROPOSED SOUTH CAMPUS TRUCK ROUTE



With the applicant's proposal to reconfigure the streets in the northwest corner of the Specific Plan (SP-1) area, the developer has been conditioned to add truck diverter medians along Gless Ranch Road (Condition of Approval #102 and #118 of Plot Plan 20-04). At the request of the City of Riverside, these truck diverter medians will be installed to assure trucks leaving the South Campus do not utilize Gless Ranch Road to Barton Street.

[FIGURE ON FOLLOWING PAGE]

FIGURE 19: GLESS RANCH ROAD STREET GEOMETRY EXHIBIT



March JPA Planning will also be conditioning the project to redesign the South Campus "Truck Route" sign to include Caroline Way (Condition of Approval #31 of Plot Plan 20-04). These truck route signs are posted at all service driveways points of egress (Condition of Approval 58 of Plot Plan 20-04).

Additionally, the South Campus Specific Plan and Village West Drive Extension Draft Subsequent EIR includes the following mitigation measures relating to trucks in the South Campus:

- **MM-TRA-2**. To address trucks turning left from Coyote Bush Road onto Van Buren Boulevard, the March Joint Powers Authority shall adopt a new monetary fine schedule that imposes a penalty of $2,000 for the first violation, $5,000 for the second violation, and $10,000 for the third violation.

- **MM-TRA-3**. Upon approval from the County of Riverside, the proposed Project shall install two display signs (one in each direction) on Van Buren Boulevard which that flash a drivers speed and flash "slow down" to drivers who are exceeding the allowed speed.

The Applicant has also committed to funding two years of CHP monitoring and enforcement of the South Campus truck movements and including the South Campus truck route and operation conditions as an exhibit to all future leases or land sales in the South Campus. Please see Attachment 2 A(9). March JPA staff will also notify all businesses within the South Campus Specific Plan area via a certified letter requesting compliance with the posted South Campus Truck

route in that all trucks are to use Village West Drive to Krameria Avenue exclusively and to avoid utilizing Van Buren Boulevard to Coyote Bush Road to access the South Campus.

Riverside County Airport Land Use Commission (ALUC):

On June 11, 2020, the Riverside County Airport Land Use Commission for the proposed Project "consistent" with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The Project site is located outside of the Accident Potential Zones identified within the 2005 March Air Installation Compatibility Use Zone Study (AICUZ). Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Airport Compatibility Plan for March Air Reserve Base/March Inland Port (March ARB/IP), which was adopted by the Riverside County Airport Land Use Commission in November 2014. The proposed Project is located in Compatibility Zone C2- Flight Corridor Zone and within a High Terrain Zone of the Airport Compatibility Plan. Commercial/Industrial development within Zone C2 are limited to an average land use intensity of 200 people per acre and 500 people in the most concentrated single acre.

Average Land Use Intensity: The allowed average land use intensity is 200 persons/acre. The Riverside County Airport Land Use Commission uses the following criteria to determine average intensity:

- Manufacturing/Office – 1 person per 200 square feet,
- Retail/Grocery – 1 person per 115 square feet, and
- Restaurant Dining Area- 1 person per 15 square feet.

Commercial Development (Plot Plan 20-03):
Plot Plan 20-02 proposes three (3) commercial buildings totaling 61,336 square feet on three (3) separate parcels totaling 9.45 acres. The 44,200 square foot grocery store would accommodate a total occupancy of 384 people, and an average intensity of 77 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

Shops 2 proposes 9,128 square feet of commercial building on 3.06 acres, including 2,552 square feet of restaurant area and 6,646 square feet of retail area accommodating 228 people. Resulting in an average intensity of 75 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

Shops 3 proposes 7,938 square feet of commercial building area on 1.39 acres, including 1,501 square feet of restaurant area, and 6,437 square feet of retail area, accommodating 156 people. Resulting in an average intensity of 112 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle). Based on the 394 parking stalls provided, the total occupancy would be

estimated to be 591 people. The resulting average intensity of 63 people per acre is consistent with the Compatibility Zone C2 average criterion of 200.

Industrial Development (Plot Plan 20-04):
Plot Plan 20-04 proposes an 800,000 square foot industrial manufacturing building on 36.5 acres. Resulting in a total occupancy of 4,000 people and an average intensity of 110 people per acre, which is consistent with Compatibility Zone C2 criterion of 200.

A second method for determining total occupancy involves multiply the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per vehicle and 1.0 persons per truck trailer parking). Based on the 513 parking stalls and 148 truck trailer stalls provided, the total occupancy would be estimated to be 918 people. The resulting average intensity would be 25 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200 people.

Single-Acre Land Use Intensity: Airport Compatibility Zone C2 limits maximum single-acre occupancy to 500 persons an acre. Based on the submitted site plan, the maximum single acre for the Project would consist of the 27,000-square foot floor office area and 16,500 square foot first floor warehouse area. This would result in a single-acre occupancy of 147, which is well below but consistent with the Zone C2 single-acre criterion of 500 persons/acre. Although the Development Agreement on this site exempts the site from the Riverside County Airport Land Use Commission review process, the site never-the-less meets the required density criteria for the March ARB/IP Airport Compatibility Plan.

Dog Park (Plot Plan 20-05):
Plot Plan 20-05 proposes a 6.2 acre dog park and paseo with no proposed building. The park proposes 25 parking spaces, which would result in an estimated presence of 38 people, and an average intensity of 6 people per acre, which is consistent with the Compatibility Zone C2 criterion of 200.

Commercial Development (Plot Plan 20-03):
Based on the site plan provided and the occupancies as noted above, the maximum single-acre area involving the grocery store building would include 43,560 square feet of the entire 44,200 square foot grocery store building. Thus accommodating a total occupancy of 379 people, which is consistent with the Compatibility Zones C2 single acre criterion of 500 people.

Based on the site plan provided and the occupancies as noted above, the maximum single-acre area involving Shops 2 would include the entire 9,198 square foot building and a 9,750 square foot portion of the adjacent grocery store building. Thus accommodating a total occupancy of 313 people, which is consistent with the Compatibility Zones C2 single acre criterion of 500 people.

Based on the site plan provided and the occupancies as noted above, the maximum single-acre area involving Shops 3 would include the entire 7,938 square foot building and 14,625 square feet portion of the adjacent grocery store building. Thus accommodating a total occupancy of 283 people, which is consistent with the Compatibility Zones C2 single acre criterion of 500 people.

Industrial Development (Plot Plan 20-04):
Based on the site plan provided and the occupancies noted above, the maximum single-acre area would consist of 43,560 square feet of manufacturing accommodating a total occupancy of 218 people, which is consistent with the Compatibility Zone C2 single-acre criterion of 500 people.

Dog Park (Plot Plan 20-05):
Based on the site plan provided, the dog park will have no proposed building and therefore no single acre intensity to calculate occupancy. The estimated presence of 38 persons is consistent with the Compatibility Zone C2 single-acre criterion of 500 people.

Assembly Bill 52 and Senate Bill 18 Tribal Consultation:
On February 27, 2020, March JPA staff sent formal Project notification letters to all tribes listed on the Native American Heritage Commission list dated February 24, 2020. March JPA received four (4) tribal responses and one (1) tribe requesting consultation pursuant to AB 52. On March 20, 2020, March JPA staff received a formal request to begin consultation pursuant to AB 52 from the Pechanga Tribe. On May 28, 2020 the Pechanga Cultural Resources Department staff conducted a remote consultation meeting with March JPA staff. On August 14, 2020, consultation closed with the Pechanga Tribe.

Final Subsequent EIR for the South Campus Specific Plan and Village West Drive Extension Project (State Clearinghouse Number # 2020059028):

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

The South Campus Specific Plan and Village West Drive Extension Project Final Subsequent EIR ("SEIR") was prepared to inform decision makers and the public of the potential significant environmental effects associated with the Project. The purpose of this SEIR is to focus the discussion on those potential effects on the environment which the lead agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that would reduce significant environmental impacts or avoid significant environmental impacts.

In accordance with State CEQA Guidelines section 15063, March JPA evaluated the Project by preparing an Initial Study to evaluate whether a SEIR was required. After preparation of the Initial Study, March JPA determined that a SEIR should be prepared because the Project may have a significant effect on the environment in the following areas: Air Quality (operational), Biological Resources, Geology/Soils, Hydrology/Water Quality, Land Use/Planning, Transportation and

Traffic, and Mandatory Findings of Significance. March JPA further determined that impacts to Agriculture/Forestry Resources, Cultural Resources, Mineral Resources, Population and Housing, and Public Services would be less than significant and thus need not be analyzed further in the Draft SEIR.

In accordance with State CEQA Guidelines section 15082, on May 18, 2020, March JPA sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that a Subsequent Environmental Impact Report (State Clearinghouse Number # 2020059028) would be prepared. A total of ten (10) comment letters were received in response to the NOP during the 30-day NOP review period between May 18, 2020 and June 19, 2020. Pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, March JPA held a duly noticed Scoping Meeting on June 09, 2020, to solicit comments on the scope of the environmental review of the proposed Project and two (2) comments were received. Public notification was provided in the form of a mailer to all property owners within 1000-feet of the project area, servicing utilities/agencies, adjacent jurisdictions, and other responsible and regulatory agencies. Additional public notification occurred through publication of the Notice of Preparation in the Press Enterprise Legal section and posting to March JPA's website.

A Draft Subsequent Environmental Impact Report ("Draft SEIR") was prepared, incorporating comments received in response to the NOP. The Draft SEIR determined that the Project would not have significant impacts with respect to the following resources: Agriculture and Forest Resources, Energy, Mineral Resources, Population and Housing, Public Services, and Wildfire. The Draft SEIR determined that the Project would have less than significant impacts with the incorporation of mitigation measures with respect to the following resources: Aesthetics, Construction Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Land Use and Planning. The Draft SEIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to Air Quality with respect to emission of oxides of nitrogen during operations and Transportation. The Draft SEIR concluded that there were no feasible mitigation measures that would reduce or minimize those impacts to less than significant levels. In accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on September 03, 2020. As required by State CEQA Guidelines section 15087(a), March JPA provided a Notice of Availability of the Draft SEIR to the public at the same time that it sent Notice of Completion to the Office of Planning and Research, on September 03, 2020. During the public comment period, copies of the Draft SEIR and technical appendices were available for review and inspection at the March JPA Public Hearing Notice board in front of the office building and on the March JPA website, and at the Riverside County Clerk's Office. Pursuant to State CEQA Guidelines section 15087(e), the Draft SEIR was circulated for a 45-day review period from September 03, 2020 to October 20, 2020. During the 45-day public comment period, March JPA consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086. March JPA received eleven (11) written comment letters on the Draft SEIR during the public review period,

and an acknowledgement from the State Clearinghouse that March JPA complied with CEQA environmental review requirements.

The Final SEIR addresses the comments received during the 45-day public review period and includes minor changes to the text of the Draft SEIR in accordance with the comments that necessitated the revisions. Consistent with the Draft EIR, the Final SEIR found that the Project would result in significant and unavoidable impacts despite the incorporation of mitigation measures to Air Quality and Transportation. Consistent with the Draft EIR, the Final EIR found that with respect to all other resource areas, the Project would have either less than significant impacts or less than significant impacts with mitigation incorporated. All the mitigation measures identified in the SEIR are necessary to reduce the potentially significant impacts of the proposed Project, including reducing impacts to the level of less than significant as feasible, are set forth in the Mitigation Monitoring and Reporting Program (MMRP) in Exhibit B to Resolution #JPA 21-02.

CEQA Findings and a Statement of Overriding Considerations have been prepared regarding the Project. The Findings and Statement of Overriding Considerations are attached as Exhibit A to Resolution #JPA 21-02.

Previous TAC Review:

The March JPA Technical Advisory Committee reviewed the proposed Project on multiple occasions. Provided below are the meeting dates and items of discussion relating the proposed Project.

1) January 30, 2020 - Invitation to attend Pre-Application meeting
2) March 02, 2020 – Introduction to the proposed Project
3) October 05, 2020 – Discussion of Project and Draft Subsequent EIR
4) November 02, 2020 – Discussion of proposed reduction in office acreage
5) December 03, 2020 – Proposed South Campus Truck Route and Truck Counter-Measures
6) January 04, 2021 – Update regarding truck violations in the South Campus

Staff Recommendations:

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

1. Adopt Resolution #JPA 21-02 adopting a Statement of Overriding Considerations, certifying the Meridian South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH# 2020059028), and adopting a Mitigation Monitoring and Reporting Program for the Meridian South Campus Specific Plan and Village West Drive Extension Project;

5. Adopt Resolution #JPA 21-03 adopting General Plan Amendment No. 20-01 (GPA 20-01), Tentative Parcel Map 37878 (TPM 20-02), Plot Plan No. 20-03 (PP 20-03), Plot Plan 20-04 (PP 20-04), Plot Plan No. 20-05 (PP 20-05), Conditional Use Permit 20-02 (CUP 20-02) and Public Convenience and Necessity 20-03 (PCN 20-03) for the development of 9.4-

acres of commercial retail development and the extension of Village West Drive south of Lemay Drive to Nandina Avenue, 36.5-acres of Industrial development and the Caroline Way street improvements, and 6.2 acres of Parks, Recreation and Open Space development within the South Campus of the March Business Center Specific Plan (SP-1), subject to Conditions of Approval; and

6. Introduce and Waive the First Reading of Ordinance #JPA 21-01, approving the March Business Center Specific Plan No. 1, Amendment No. 8 (SPA 20-01) and Direct Staff to place this item on a future Commission agenda for the second reading and formal adoption; and

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

Attachment(s):

1) Resolution #JPA 20-02 adopting a Statement of Overriding Considerations, certifying the Meridian South Campus Specific Plan and Village West Drive Extension Project Final Subsequent Environmental Impact Report (SCH# 2020059028), and adopting a Mitigation Monitoring and Reporting Program for the Meridian South Campus Specific Plan and Village West Drive Extension Project;
   Exhibit A: CEQA Findings
   Exhibit B: Mitigation Monitoring and Reporting Program

2) Resolution #JPA 20-03 adopting General Plan Amendment No. 20-01 (GPA 20-01), Tentative Parcel Map 37878 (TPM 20-02), Plot Plan No. 20-03 (PP 20-03), Plot Plan 20-04 (PP 20-04), Plot Plan No. 20-05 (PP 20-05), Conditional Use Permit 20-02 (CUP 20-02) and Public Convenience and Necessity 20-03 (PCN 20-03) for the development of 9.4-acres of commercial retail development and the extension of Village West Drive south of Lemay Drive to Nandina Avenue, 36.5-acres of Industrial development and the Caroline Way street improvements, and 6.2-acres of Parks, Recreation and Open Space development within the South Campus of the March Business Center Specific Plan (SP-1), subject to Conditions of Approval;
   Exhibit A: Project Entitlements
      1) Existing General Plan Land Use map
      2) Proposed General Plan Land Use map
      3) General Plan Amendment Justification Statement
      4) General Plan Amendment Consistency Table
      5) General Plan Amendment Figures
      6) Existing South Campus (SP-1) zoning map
      7) Proposed South Campus (SP-1) zoning map
      8) Applicant's Project narrative
      9) Meridian Park South, LLC letter 11-20-2020
      10) Plot Plan 20-03 Design Plans and Village West Drive Extension Alignment
      11) Conditional Use Permit 20-02 Grocery Store Floor Plan with Beer, Wine and Distilled Spirits Location

12) Plot Plan 20-04 Design Plans
13) Plot Plan 20-05 Design Plans
14) Reduced Tentative Parcel Map 37878 (TPM 20-02)
15) Riverside County ALUC ZAP1408MA20 Consistency Letter dated June 18, 2020.
16) Plot Plan 20-03 FAA – Determination of No Hazard to Air Navigation letters dated April 20, 2020
17) Plot Plan 20-04 FAA – Determination of No Hazard to Air Navigation letters dated April 03, 2020
18) Plot Plan 20-05 FAA – Determination of No Hazard to Air Navigation letters dated May 04, 2020
19) Plot Plan 20-03 Building and Safety Conditions March 04, 2020
20) Plot Plan 20-03 Riverside County Fire Conditions August 11, 2020
21) Plot Plan 20-03 Riverside County Flood Control Conditions March 05, 2020
22) Plot Plan 20-03 Trilake Conditions September 11, 2020
23) Plot Plan 20-03 Western Municipal Water District Memo August 26, 2020
24) Plot Plan 20-04 Building and Safety Conditions March 05, 2020
25) Plot Plan 20-04 Riverside County Fire Conditions December 16, 2020
26) Plot Plan 20-04 Riverside County Flood Control Conditions March 05, 2020
27) Plot Plan 20-04 Trilake Conditions December 14, 2020
28) Plot Plan 20-04 WMWD Conditions August 14, 2020
29) Urban Crossroads Memo Regarding Caroline Way November 11, 2020
30) Plot Plan 20-05 Building and Safety Conditions March 02, 2020
31) Plot Plan 20-05 Riverside County Flood Control Conditions March 05, 2020
32) Plot Plan 20-05 Trilake Conditions March 25, 2020
33) Plot Plan 20-05 Western Municipal Water District Conditions June 26, 2020
34) TPM 20-02 Riverside County TLMA Conditions December 03, 2020
35) TPM 20-02 Riverside County Flood Control Conditions March 05, 2020
36) TPM 20-02 Trilake Conditions January 12, 2021
37) TPM 20-02 Western Municipal Water District Conditions August 19, 2020

Exhibit B: Conditions of Approval
1) Plot Plan 20-03 Conditions of Approval
2) Plot Plan 20-04 Conditions of Approval
3) Plot Plan 20-05 Conditions of Approval
4) Conditional Use Permit 20-02 Conditions of Approval
5) Tentative Parcel Map 20-02 Conditions of Approval

3) Ordinance #JPA 20-01
Exhibit A: March Business Center Specific Plan (SP-1), Amendment No. 8 (SPA-20-01, A8) **(available through separate link)**
4) Draft Notice of Determination
5) South Campus Specific Plan and Village West Drive Extension Project Subsequent EIR and Appendices (SCH# 2020059028) available at www.marchjpa.com .

RESOLUTION #JPA 20-16

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY MAKING FINDINGS AND ADOPTING AN ADDENDUM TO THE SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN (SP-5, A5) (SCH # 2009071069) FOR THE DEVELOPMENT OF THE CACTUS SQUARE RETAIL COMMERCIAL DEVELOPMENT 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 Joint Powers 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 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, 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 Subsequent Environmental Impact Report for the North Campus of the Meridian Specific Plan (SP-5, A5) (SCH # 2009071069) ("SEIR"); and

WHEREAS, Meridian Park, LLC ("Applicant") proposes the development of 4.17 net-acre Parcel, known as Lot 7 of the Meridian West Lower-Plateau project, which was originally known as U1-Lot 8 of the North Campus of the Meridian Specific Plan; and

WHEREAS, a Plot Plan (PP 20-01), Conditional Use Permit (CUP 20-01) and Tentative Parcel Map 20-01 collectively constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 2100 et seq.) ("CEQA"); and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report ("EIR") has been certified or a Mitigated Negative Declaration ("MND") has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an Addendum, attached hereto as Exhibit "A" and incorporated herein, March JPA staff evaluated the Proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162 by preparing an Initial Study (Exhibit "B") and accompanying technical reports (Exhibit "C") (Addendum, Initial Study and technical reports are collectively the "Addendum"); and

WHEREAS, the Addendum indicated that all potential environmental impacts of the Project were fully analyzed and mitigated to the extent possible in the SEIR; and

WHEREAS, on the basis of analysis, staff determined that an Addendum to the SEIR should therefore be prepared for the Project's proposed minor technical changes; and

WHEREAS, none of the circumstances specified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 have occurred and thus the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA; and

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

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the SEIR; and

WHEREAS, on July 22, 2020, the Commission conducted a duly-noticed public hearing at which time all persons wishing to testify in connection with the Addendum or the Project were heard and the Addendum and Project 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 ORDAIN AS FOLLOWS:

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the Addendum to the FEIR, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Commission finds that the Addendum and FEIR contain 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 CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the FEIR, the Addendum, and all related information presented to the Commission, the

Commission finds that the Project necessitates only minor modifications to the FEIR. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to the FEIR is the appropriate document.

The Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project Plot Plan (PP 20-01) Conditional Use Permit (CUP 20-01) and Tentative Parcel Map (TPM 20-01 Parcel Map 37874) :

(a) does not constitute a substantial change that will require major revisions of the FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(b) does not constitute a substantial change with respect to the circumstances under which the Project is undertaken that will require major revisions of the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(c) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the SEIR was certified, that shows any of the following: (i) the Project will have one or more significant effects not discussed in the SEIR; (ii) significant effects previously examined will be substantially more severe than shown in the FEIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

SECTION 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the SEIR 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 SEIR and the Addendum. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission.

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

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. This Resolution shall be effective immediately upon adoption.
PASSED, APPROVED, and ADOPTED this 22 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 20-16 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on July 22, 2020 by the following vote:

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"

Initial Study and Addendum

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**: Cactus Square

2. **Lead Agency Name and Address:**

March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 02518

3. **Contact Person and Phone Number**: Matthew Evans: (909) 656-7000

4. **Project Location**:

The Project site is located within the Meridian North Campus Specific Plan area as Unit 1, Lot 8, in Planning Area 3 of Planning Region B. The Project site is located at the southwest corner of the intersection of Cactus Avenue and Meridian Parkway in unincorporated Riverside County, California.

5. **Project Sponsor's Name and Address**:

Lewis Retail
1156 N. Mountain Avenue
Upland, CA 91785

6. **General Plan Designation**: Specific Plan Amendment (SP-5) 7. **Zoning**: Commercial

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

March Air Force Base (AFB) was initially established as a military training field in February of 1918. March AFB was chosen for realignment in 1993, which resulted in a reduction of forces and re-designation of the base as an Air Reserve Base (ARB). The change in use required less acreage by the ARB and the March Joint Powers Authority (March JPA) was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of the remaining land. A General Plan and associated Master EIR for the March JPA Planning area, including March ARB, were prepared and approved in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (2003 Focused EIR; SCH #2002071089) were adopted and certified in February 2003. Following the adoption and certification of the March Business Center Specific Plan and 2003 Focused EIR, entitlements and development commenced on the North Campus, the portion of the March JPA planning area north of Van Buren Boulevard. Development on the South Campus, the portion of the March JPA planning area south of Van Buren Boulevard, has commenced.

The Project area has since been marketed and become known to the public as "Meridian." The Meridian Specific Plan Amendment (Meridian SP-5) was prepared to document proposed modifications to the North Campus Specific Plan area. Modification to the Meridian SP-5 included changes to land use designations, lot layout, site access and internal circulation and further modifications to accommodate a distribution facility within Lot 16. The Meridian SP-5 focused on undeveloped lots within the North Campus and did not include proposed changes for South Campus.

In July 2010, the March JPA certified the Meridian SP-5 Subsequent Environmental Impact Report (Meridian SP-5 SEIR; SCH#2009071069). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which would require

major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Pub. Res. Code Section 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." (CEQA Guidelines Section 15162.)

The Project applicant is seeking a tentative parcel map, master plot plan and conditional use permit to develop the 4.5-acre Project site with a gas station/convenience store, a free-standing building with a drive-through and a multi-tenant shop building with a drive-through. The combined land use actions would be heard concurrently by the March JPA. The proposed Project site was previously evaluated for environmental impacts associated with a commercial development, including a 127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail, as a part of Meridian SP-5 and the Meridian SP-5 SEIR.

The environmental impacts and level of significance for each resource area analyzed in the Meridian SP-5 SEIR are noted below:

- Air Quality - Significant and Unavoidable
- Biological Resources - Less than Significant
- Climate Change and Greenhouse Gases - Significant and Unavoidable
- Cultural Resources - Less than Significant
- Geology and Soils - Less than Significant
- Hazards and Hazardous Materials - Less than Significant
- Hydrology/Water Quality - Less than Significant
- Land Use and Planning - Less than Significant
- Noise - Less than Significant
- Public Services - Less than Significant
- Transportation/Traffic - Significant and Unavoidable
- Utilities and Service Systems - Less than Significant

The initial study for the Meridian SP-5 SEIR determined no significant project or cumulative environmental impacts would occur to the following resources: Aesthetics, Agriculture and Forest Resources, Mineral Resources, Population and Housing, and Recreation.

Purpose of This Document

The purpose of this document is to evaluate whether the Project as currently proposed would result in any new or substantially greater significant effects or require any new mitigation measures not identified in the Meridian SP-5 SEIR prepared for the Meridian SP-5. This document, together with the Meridian SP-5 SEIR, will be used by the March JPA when considering approval of the proposed Project.

Addendum to the Meridian SP-5 SEIR

The Meridian SP-5 SEIR is the relevant environmental document for the proposed Project for the following reasons:

- The Meridian SP-5 SEIR evaluated development of the proposed Project site with commercial uses in the same location within the Meridian SP-5 as the proposed Project; and

- There have been no significant changes with regard to the surrounding land uses that would result in new impacts from what was previously disclosed in the Meridian SP-5 SEIR; and

- There have been no changes to the General Plan designation or zoning classification on the Project site from what was previously evaluated in the Meridian SP-5 SEIR; and

- There have been no changes in circumstances in which new information is now available that was not available at the time the Meridian SP-5 SEIR was adopted such that new or more significant impacts would occur.

Therefore, the Meridian SP-5 SEIR certified by the March JPA in 2010 retains informational value regarding the potential impacts associated with the proposed Project. The March JPA is the Lead Agency under CEQA and has prepared this document in order to serve as an Addendum to address the potential for new or more severe environmental impacts as a result of the proposed Project changes when compared to the baseline assuming buildout of the Meridian SP-5.

CEQA Framework for Addendum

For a proposed project with modification from an original approved project, CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the following conditions calling for the preparation of a subsequent EIR have occurred:

- Substantial changes in the project which require major revisions to the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects:

- Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of SEIR certification, shows any of the following:

  A. The project will have one or more significant effects not discussed in the SEIR,

  B. The project will result in impacts substantially more severe than those disclosed in the SEIR,

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

  D. Mitigation measures or alternatives that are considerably different from those analyzed in the SEIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Based on the analysis and evaluation provided in this Addendum, no new significant impacts would occur as a result of the proposed Project, nor were there any substantial increases in the severity of any previously identified significant environmental impact. In addition, no new information of substantial importance shows that mitigation measures or alternatives that were previously found not to be feasible or that are considerably different from those analyzed in the Meridian SP-5 SEIR would substantially reduce one or more significant effects on the environment. Therefore, none of the conditions described in Section 15162 of the CEQA Guidelines have occurred. For this reason, an addendum is the appropriate document that will comply with CEQA requirements for the proposed Project.

In addition to the Meridian SP-5 SEIR, there are other planning and environmental documents that guide redevelopment within the Meridian SP-5 which are applicable to the proposed Project. These documents are summarized as follows:

- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)

- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (November 2012)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Specific Plan (February 2003)
- March JPA General Plan Amendment (February 2003)
- March Business Center Focused Environmental Impact Report (February 2003)
- March Business Center Design Guidelines (November 2003)
- March JPA General Plan Amendment (Meridian SP-5) (July 2010)
- March JPA General Plan Amendment (Meridian SP-5) Final Subsequent Environmental Impact Report (July 2010)

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.)

As shown in Figure 1, the proposed Project consists of a 16-vehicle fueling position gas station with a single story retail/convenience store building; Pad 'A' freestanding building with a drive-through and freestanding multi-tenant shop building with a drive-through. The retail/convenience building will be approximately 4,088 square feet, measuring approximately 73 feet long and 56 feet deep; Pad 'A' freestanding building will be approximately 3,300 square feet, measuring approximately 80 feet long and 41 feet deep and a freestanding multi-tenant shop building will be approximately 7,905 square feet, measuring approximately 123 feet long and 63 feet deep. The building parapet heights are approximately 24 feet with no second-floor space and an ultimate height of 27 feet. The buildings will have no truck docks and will have enhanced elevation treatments, landscaping, walls and fences complying with the March JPA standards and approvals. 7-11 is the anticipated tenant for the retail/convenience building; specific tenants have not been identified for the remaining spaces.

Visually attractive building elevations and signage will be utilized to attract retail customers along Cactus Avenue and Meridian Parkway corridor. The site will be accessed via two right-in-right-out driveways on Cactus Avenue, a right-in-right-out on Meridian Parkway and a full movement driveway on Meridian Parkway. Parking for the site would consist of 142 automobile stalls, including at least six stalls for ADA accessibility and three for carpool use. A tentative parcel map (TPM) for three parcels is also included in this application along with a CUP for the gas station, two drive-throughs and beer and wine sales for the 7-11.

The Project site is situated on approximately 4.5 acres of land (196,894 square feet). The Project site was evaluated in the Meridian SP-5 SEIR as a commercial parcel with the potential for commercial development with a maximum FAR of 0.35, including a 127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail. The combined coverage of the Project's proposed buildings would be approximately 15,293 square feet which would be a 7.77% coverage ratio, well below the maximum Floor Area Ratio. Landscaping would cover approximately 30% of the Project site, which exceeds the minimum lot requirement of 15%. According to the adopted March ARB-Inland Port Airport Land Use Compatibility Plan (Mead & Hunt 2014), the Project site is located within Compatibility Zone B2, which defines density and intensity standards, prohibited uses, and other development conditions specific to sites located within the High Noise Zone.

The proposed Project would require the following approvals by March JPA:

- **Tentative Parcel Map (TPM20-01)** to create three parcels (Lot 1 – 1.75 acres; Lot 2 – 1.38 acres; Lot 3 – 1.4 acres);
- **Master Plot Plan (PP20-01)** for the construction of the proposed retail convenience store and fuel islands, Pad "A" freestanding building with drive through, and the freestanding multi-tenant shop building with drive through; and
- **Conditional Use Permit (CUP20-01)** for the gas station, two drive-throughs and the sale of alcohol at the retail/convenience store.

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

As discussed above, the Project site is located within the North Campus area of the Meridian Business Center. The Project site was evaluated in the Meridian SP-5 SEIR as a future commercial development site. Uses generally surrounding the Project site are consistent with commercial uses and specifically include the following:

- **North**: North of the Project site is Cactus Avenue and further to the north are industrial warehouse and business park uses associated with the North Campus of the Meridian Business Center.
- **Northeast**: Northeast of the Project site is an existing business park complex within the North Campus of the Meridian Business Center. Further to the northeast are the Metrolink railroad tracks and I-215 (including the I-215/Cactus Avenue interchange).
- **South**: South of the Project site are warehouse and industrial uses associated with the North Campus of the Meridian Business Center.
- **East**: East of the Project site is Meridian Parkway and additional industrial warehouse and business park uses associated with the North Campus of the Meridian Business Center.
- **West**: West of the Project site is the West Campus of the Meridian Business Center, which is developed with industrial and business park uses.

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

None

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section I 5162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section I 5 1 62(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 I 5162(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 l 5 l 62(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously

identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Signature	Date
Printed Name	For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

5) All answers must take account of the whole action involved, including off-site as well as onsite, 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.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I. 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?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Meridian SP-5, which includes the site of proposed Project, would result in less than significant impacts to aesthetics. The Meridian SP-5 SEIR found that the Meridian SP-5 area does not include scenic highways and no onsite rock outcroppings or historic buildings located within the Meridian SP-5 area are within a state scenic highway. Furthermore, the Meridian SP-5 SEIR found that compliance with the March Business Center Specific Plan, Design Guidelines, Landscape Concept Plan and March JPA Development Code would ensure that conflicts and incompatibilities between land uses and associated aesthetic impacts would not occur. The Meridian SP-5 SEIR concluded that the Meridian SP-5 was consistent with the March JPA General Plan and would result in less than significant aesthetic impacts.

a. Have Substantial adverse effect on a scenic vista.

No New Impact. Exhibit 5-5, Scenic & View Shed Areas, in the March JPA General Plan designates the area west of the Project site, looking east and northeast of the March JPA Planning Area toward the Box Springs Mountains and San Jacinto Mountains, as a scenic vista (March JPA 1999). The Meridian SP-5 SEIR concluded, because the North Campus area is below the scenic vista identified in the March JPA General Plan, the impacts to the scenic vista would be less than significant. The proposed Project's building parapet heights are approximately 24 feet with no second-floor space and an ultimate height of 27 feet. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). As such, the proposed Project is consistent with the Meridian SP-5. Therefore, no new or different adverse effects on a scenic vista would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

No New Impact. The Meridian SP-5 SEIR concluded that there are no scenic highways within the North Campus. The nearest eligible scenic highway is a portion of I-215 located approximately 4 miles south of the Meridian SP-5 area. In addition, the Project site is not proposed near a scenic corridor recognized by Riverside County or March JPA (March JPA 2010). The Project site is vacant and rough graded. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square

feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). As such, the proposed Project is consistent with the Meridian SP-5. Therefore, no new or different scenic resources impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

c. **In non-urbanized areas, would the project 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.**

No New Impact. The Project site is not within an urbanized area as defined by CEQA Guidelines Section 15387 and Public Resources Code section 21071. Under the Meridian SP-5, the land use designation for the Project site is Commercial. The existing visual character of the Project site is vacant, rough graded, and disturbed land with views of neighboring developed land uses, including business park and industrial developments to the north, east, west and south. The proposed buildings would be designed consistent with the General Development Standards set forth in the March JPA Development Code (Chapter 9.08) that apply to all land uses within the March JPA planning area. In addition, the proposed Project would be required to comply with the Development Code for Commercial Districts (Chapter 9.04) and Specific Use Development Standards for Service Stations (Section 9.09.170) and Drive-throughs (Section 9.09.080). The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). As such, the proposed Project is consistent with the Meridian SP-5; thus, no new impacts associated with changes in visual character and quality of the site and its surroundings would result from implementation of the proposed Project.

d. **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.**

No New Impact. The Meridian SP-5 SEIR concluded that development of the Meridian SP-5 would not result in any significant daytime and nighttime view impacts due to introduction of new light and glare sources. All indoor and outdoor lighting would be designed and installed in accordance with the approved Design Guidelines for the March Business Center (March JPA 2017). Compliance with the Design Guidelines would ensure that required lighting for the proposed Project would be consistent with surrounding development within the Meridian SP-5, and limit spillover light to surrounding development. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). As such, the proposed Project is consistent with the Meridian SP-5. Therefore, no new or different light or glare impacts as a result of the proposed Project would occur.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure I-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

I-1 All projects are required to comply with the March Business Center Specific Plan, Design Guidelines, landscape concept plan and Development Code, which will ensure the following:

- Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity

reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.

- Enhance and preserve natural and man-made features, such as major roadways, rail line, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan.
- Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II. AGRICULTURE AND FOREST RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Finding:

The Meridian SP-5 SEIR concluded that the Meridian SP-5, which includes the proposed Project site, does not contain agricultural resources or land under Williamson Act contract. However, in 2010, Appendix G of the CEQA Guidelines was amended to include Forest Resources in addition to Agricultural Resources. The 2003 Focused EIR did not address Forest Resources. Although the soils found within the Meridian SP-5 area contain characteristics that make them eligible as Farmlands of Statewide Importance, the lack of irrigation and level of previous disturbance as a result of development of the March AFB resulted in the determination by the United States Department of Agriculture Natural Resources Conservation Service that no prime, unique, statewide or locally important farmland are present within the Planning Area, which includes the Meridian SP-5 area and proposed Project.

a. Convert Farmland to non-agricultural use.

No New Impact. As identified within the 2003 Focused EIR, the Meridian Business Center does not contain any agricultural resources. The vacant Project site is designated as Urban and Built Up by the Department of Conservation Farmland Mapping and Monitoring Program (DOC 2017). The proposed Project would not change or result in new or different impacts to Farmland.

b. Conflict within existing zoning for agricultural use, or Williamson Act contract.

No New Impact. The Meridian SP-5 does not contain any agricultural lands under a Williamson Act contract. The Project site is designated as Urban and Built Up land by the DOC (DOC 2017). The proposed Project would not conflict with agricultural zoning or land under a Williamson Act contract, consistent with previous environmental documents prepared for the Meridian SP-5.

c. Conflict with existing zoning for, or cause rezoning of, forest land.

No New Impact. The Project site is not zoned for forest land, timberland, or within a designated Timberland Production area. The proposed Project would not change or result in new or different impacts to forest land or Timberland.

d. Result in the loss of forest land or conversion of forest land to non-forest use.

No New Impact. The Project site is not zoned or used for forest land and as such, Project implementation would not convert forest land to non-forest use. Therefore, the proposed Project would not change or result in new or different forest land impacts.

e. Result in other changes in existing environmental which could result in conversion of Farmland or forest land.

No New Impact. The Project site is a vacant, rough graded property, devoid of agricultural and forest land uses. As such, implementation of the Project would not result in conversion of Farmland or forest land, consistent with previous environmental documents prepared for the Meridian SP-5.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for agricultural and forest resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management 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?	☐	☐	☒	☐

a. Conflict with or obstruct implementation of the applicable air quality plan.

Reduced Impact. Implementation of the proposed Project would include construction of a gas station and convenience store within a lot slated for commercial development under the Meridian SP-5. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). As such, air quality impacts associated with construction of the proposed Project would be similar to or less than those analyzed under the Meridian SP-5.

As analyzed in the Cactus Square Air Quality Assessment conducted by Urban Crossroads, Inc., attached hereto as Appendix A, the proposed Project would result in a net decrease in peak operational-source VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions when compared to peak operational-source criteria pollutant emissions generated by the commercial development evaluated by the Meridian SP-5 SEIR.

TABLE III-1: OPERATIONAL EMISSIONS COMPARISON

Operational Activities (Max Daily)	Emissions (lbs/day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Proposed Project	12.99	77.54	78.06	0.28	15.26	4.27
2010 Analyzed Land Uses	16.95	80.55	92.15	0.35	20.19	5.82
Variance (Proposed Project – 2010 Land Uses)	***-3.96***	***-3.01***	***-14.09***	***-0.07***	***-4.93***	***-1.55***

Thus, proposed Project's air quality impacts resulting from both construction and operation would be similar to or less than those analyzed under the Meridian SP-5 SEIR. Although the proposed Project is anticipated to generate more vehicle trips than the commercial development analyzed under the Meridian SP-5 SEIR (see Section XVII, below), the overall emissions for the commercial development analyzed under the Meridian SP-5 SEIR are slightly higher due to the consumer products and increased indirect energy demand associated with the hotel use (UXR AQ Assessment 2020). The proposed Project is consistent with the Meridian SP-5. To minimize air emissions resulting from construction and operation of the proposed Project, the Project applicant must implement Mitigation Measures C-1, C-3 through C-12, and C-14 from the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-12, IV.C-1-19, IV.C-1-20 and IV.C-4-1 from the Meridian SP-5 SEIR, as applicable. With implementation of

applicable mitigation measures, reduced impacts as a result of the proposed Project would occur as compared to those previously identified in past environmental documents prepared for the Meridian SP-5.

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 (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Reduced Impact. The Meridian SP-5 SEIR concluded that air emissions from construction and operation of the proposed development under the Meridian SP-5 would result in cumulatively considerable increase in PM_{10}, $PM_{2.5}$, NO_x, O_3, CO, and reactive organic gases (ROGs). As detailed in Section III.a, above, the proposed Project would result in a net decrease in peak operational-source VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions when compared to peak operational-source criteria pollutant emissions generated by the commercial development evaluated by the Meridian SP-5 SEIR (UXR AQ Assessment 2020).

The Project applicant must implement Mitigation Measure C-1, C-3 through C-12, and C-14 from the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-12, IV.C-1-19, IV.C-1-20 and IV.C-4-1 from the Meridian SP-5 SEIR, as applicable, to reduce the intensity of construction and operational air emissions. As such, with implementation of applicable mitigation measures, the proposed Project would result in reduced air emissions as compared to those previously identified in past environmental documents prepared for the Meridian SP-5.

c. Expose Sensitive Receptors to substantial pollutant concentrations.

No New Impact. Operation of the proposed gas station would create a new stationary source of toxic air contaminants (TACs) in the Project area. The nearest sensitive receptor to the Project site is a residential development located approximately 2,000 feet southwest of the Project site. Although the proposed gas station would create a new stationary source of TACs within the Meridian SP-5, TAC emissions would be negligible in comparison to the TACs from truck emissions, which is the primary source of TACs within the Meridian SP-5 (March JPA 2010). Based on the SCAQMD's screening procedure, it is anticipated that no residential sensitive receptors in the Project vicinity will be exposed to a cancer risk of greater than 3.23 in one million and that no worker sensitive receptors will be exposed to a cancer risk of greater than 0.083 in one million, both of which are less than the applicable threshold of 10 in one million (UXR AQ Assessment 2020). As such, pollutant concentrations would not be substantially different at the nearest sensitive receptors, compared to those analyzed under the Meridian SP-5 SEIR. Therefore, TAC emissions resulting from operation of the proposed Project would not expose sensitive receptors to substantial pollutant concentrations.

The Meridian SP-5 SEIR concluded that project-level impacts for the Meridian SP-5 would be less than significant; however, because the existing background excess cancer risks exceed the significant threshold, the proposed development under the Meridian SP-5 would result in a significant cumulative impact. The Project applicant must implement Mitigation Measures C-1, C-3 through C-12, and C-14 from the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-12, IV.C-1-19, IV.C-1-20 and IV.C-4-1 from the Meridian SP-5 SEIR, as applicable, to reduce the pollutant concentrations. As such, with implementation of applicable mitigation measures, the proposed Project would not result new or greater air emissions other than those previously identified in past environmental documents prepared for the Meridian SP-5.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

No New Impact. The proposed Project does not include any land uses the have been identified in the SCAQMD CEQA Air Quality Handbook as specific odor sources (March JPA 2010). As such, the proposed Project is not anticipated to result in new or different odor emissions. To ensure impacts associated with odor are avoided, the Project applicant must implement Mitigation Measures C-1, C-3 through C-12, and C-14 from the 2003 Focused EIR, as applicable, and Mitigation Measure IV.C-4-1, consistent with the Meridian SP-5 SEIR (March JPA 2010).

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1, C-3 through C-12, and C-14 from the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-12, IV.C-1-19, IV.C-1-20 and IV.C-4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not

identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the 2003 Focused EIR and Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

C-1 Preferential parking spaces shall be offered to car pools and van pools.

C-3 Employers shall develop a trip reduction plan to increase vehicle occupancy.

C-4 Employers shall provide onsite child care facilities when feasible.

C-5 Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

C-6 Projects shall provide for video conferencing facilities to the extent possible.

C-7 Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

C-8 Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.

C-9 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.

C-10 Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.

C-11 Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.

C-12 A construction relations officer should be appointed to act as a community liaison to oversee onsite construction activity and all emissions and congestion related matters.

C-14 Landscape with appropriate drought-tolerant species to reduce water consumption.

Mitigation Measures from the Meridian SP-5 SEIR

IV.C-1-1 Disturbed areas shall be covered with non-toxic soil stabilizers to inactive areas (previously graded areas inactive for ten days or more).

IV.C-1-2 All disturbed areas shall be stabilized with the use of erosion control BMPs or a uniform established vegetative cover of 70 percent.

IV.C-1-3 The construction contractor shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or shall maintain at least two feet of freeboard.

IV.C-1-4 The construction contractor shall ensure that a reduced speed on unpaved roads shall be limited to 15 miles per hour or less.

IV.C-1-5 The construction contractor shall manage haul road dust through the use of watering at least three times daily with equipment complying with SCAQMD Rule 1186 and 1186.1.

IV.C-1-6 The construction contractor shall develop a fugitive dust control plan in accordance with the requirements of SCAQMD as a condition of permits.

IV.C-1-7	The construction contractor shall be required to comply with SCAQMD Rule 2449 and be registered with the SCAQMD as a condition of permits.
IV.C-1-8	The construction contractor shall utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. "Super-Compliant" VOC paints contain 10 grams/liter of VOCs or less.
IV.C-1-9	The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall be Tier 2, Tier 3, or higher.
IV.C-1-10	The construction contractor shall utilize power from power lines/poles where available and feasible. In the unlikely event power for a pole is unavailable, a generator may be used.
IV.C-1-11	The construction contractor shall be required to provide evidence that all construction equipment is properly maintained to reduce NO_x emissions to the extent possible.
IV.C-1-12	The General Contractor shall post a publicly visible sign with a telephone number to contact regarding dust complaints.
IV.C-1-19	The Project Applicant shall ensure that the equipment, machinery, activities and uses developed within the proposed Project area are consistent with the emissions budget listed in Table III-1, contained in Chapter III, Project Description as analyzed in the air quality technical study. Equipment, machinery, activities and uses in excess of those listed in Table III-1 would necessitate additional environmental review.
IV.C-1-20	For each development, cumulative traffic generation within the Project shall be reviewed to assure consistency with the combined proposed Project traffic generation (for both passenger vehicles and truck) as identified in the traffic generation budget defined in Section IV.B, Transportation and Traffic. An exceedance of that budget, except as to limited trip redistribution within Traffic Planning Areas, shall necessitate additional environmental review.
IV.C-4-1	All development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or 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, 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?	☐	☐	☒	☐

Findings:

The 1999 U.S. Fish and Wildlife Service (USFWS) Biological Opinion (1999 BO) No. 1-6-99-F-13 for the reuse of the March Air Force Base (AFB), which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game), addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo (LBV) and mountain plover. LBV, SKR and the mountain plover are known to occur in areas of the former March AFB. The 1999 BO concluded that development of the Meridian SP-5, which includes the proposed Project site, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover.

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.

No New Impact. The Project site is within the SKR habitat conservation plan (HCP) management area, established in the 1991 USFWS Biological Opinion (1991 BO). To mitigate impacts to SKR within the March JPA planning area, March JPA purchased mitigation credits at a 1:1 ratio for 35.2 acres of occupied habitat and paid a mitigation fee of $500 per acre of potentially occupied habitat.

As discussed above, the 1999 BO concluded that development of the Meridian SP-5, which includes the proposed Project site, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Meridian SP-5, and therefore none would be affected. In 2009, the USFWS prepared a BO (FWS-WRIV-09B-221-09F1185) that addressed the increased population of LBV in the Meridian SP-5 area. The riparian forest located in the southwestern portion of the North Campus and the north portion of the South Campus of the Meridian Business Center Specific Plan is occupied by LBV. The Meridian SP-5 was determined to impact 3.0 acres of LBV habitat at full buildout. The proposed mitigation to offset impacts to LBV from the Meridian SP-5 includes conserving restoration areas and avoiding riparian drainages and upland buffers through the recordation of a conservation easement (recorded January 17, 2014). The conservation easement includes creation and restoration of 4.2 acres of LBV habitat. In addition, the Meridian SP-5 SEIR incorporated numerous conservation measures to avoid and/or minimize potential impacts to LBV and its habitat applicable to development sites adjacent to LBV habitat (Mitigation Measure IV.D.1-1). Taking into consideration all of the conservation measures and proposed mitigation, the 2009 BO concluded that the Meridian SP-5, which includes the proposed Project site, is not likely to jeopardize the continued existence of the LBV. The Project site is graded and therefore does not contain suitable habitat for LBV. Additionally, the site is not adjacent to occupied LBV habitat; and consequently, it is not subject to Mitigation Measure IV.D.1-1.

The Project site was graded during mass grading of the North Campus (March JPA 2010). The majority of the site is heavily disturbed dirt. Graded areas within the Project site have potential for presence of Western Burrowing Owl (March JPA 2010). This species is listed by the State as a Species of Special Concern. To avoid potential impacts to Western Burrowing Owl during ground-disturbing activities, the Project applicant must implement Mitigation Measure IV.D-1-2 (Meridian SP-5 SEIR). With implementation of applicable mitigation, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Project site is disturbed, and no riparian habitat or other sensitive natural community are present within the Project site. As such, the proposed Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

No New Impact. There are no state or federally protected wetlands present within or near the Project site. As such, the proposed Project would not have a substantial adverse effect on state or federally protected wetlands.

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.

No New Impact. Due to the mass grading activities that occurred within the Meridian Business Center, consistent with the 2003 Focused EIR, the majority of the Meridian SP-5, including the Project site, is devoid of vegetation. In addition, the Project site is within a largely developed area. As such, development of the Project site would not interfere with the movement of native or migratory wildlife, consistent with previous environmental documents prepared for the Meridian SP-5.

e. Conflict with any local policies or ordinances protecting biological resources.

No New Impact. The Meridian SP-5 SEIR did not identify impacts or inconsistencies within respect to local policies or tree protection ordinances. As such, consistent with previous environmental documents prepared for the Meridian SP-5, the proposed Project would not conflict within any local policies or ordinances protecting biological resources.

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

No New Impact. The March General Plan area, including the Project site, is not included within any of the 16 area plans that comprise the Western Riverside MSHCP (March JPA 2010). Because the proposed Project is not contained within the MSHCP, nor is the March JPA a permittee under that Plan, no conflict with this habitat conservation plan would occur.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure IV.D-1-2 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

Meridian SP-5 SEIR Applicable Mitigation Measures:

IV.D-1-2 Preconstruction surveys would be conducted for burrowing owls prior to construction. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR assessed the impacts to Cultural Resources within the Meridian SP-5 area, which includes the proposed Project site. The Cultural Resource Survey, Test, and Evaluation conducted by Tierra in December 2009 for the Meridian SP-5 SEIR discovered one previously unidentified cultural resource site, KHMR-1 in the Meridian SP-5. Based on the evaluation of KHMR-1 conducted by Tierra, no further work was recommended for KHMR-1 and the Meridian SP-5 is considered fully mitigated.

a. **Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5.**

No New Impact. The Meridian SP-5 SEIR concluded that there are no historic resources within the Meridian SP-5, including the Project site, that are eligible for the California Register. This finding was based on the limited number of artifacts present, their disturbed context and previous disturbance to the site (March JPA 2010). To avoid potential impacts to unknown historical resources during construction, the Project applicant must implement Mitigation Measure L-1 (2003 Focused EIR) during ground disturbing activities. With implementation of applicable mitigation, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. **Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.**

No New Impact. No archaeological resources have been identified within the Project site during previous cultural resource surveys conducted for the Meridian SP-5. Although no known surface archaeological resources are present within the Project site, the possibility exists that undetected buried cultural resources may be present within the Project site. To avoid potential impacts to unknown subsurface archaeological resources during construction, the Project applicant must implement Mitigation Measure L-1 (2003 Focused EIR) during ground disturbing activities. With implementation of applicable mitigation, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

c. **Disturb any human remains, including those interred outside of dedicated cemeteries.**

No New Impact. The Project site was graded during mass grading of the Meridian SP-5 and no human remains were discovered. As such, the discovery of human remains during development of the proposed Project is unlikely. However, there is still potential for inadvertent discovery of human remains during ground disturbing activities. If human remains are discovered during construction activities, the Project applicant must comply with Health and Safety Code Section 7050.5, which requires that no further disturbance be allowed to occur until the County coroner has made the necessary findings as to the origin and disposition of the remains pursuant to Public Resources Code Section 5097.98. The Meridian SP-5 SEIR determined that adherence to all applicable state laws would reduce potential impacts from the Meridian SP-5 to less than significant. The proposed Project is consistent with the Meridian SP-5 and therefore will not have any new impacts.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure L-1 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the 2003 Focused EIR are required.

2003 Focused EIR Applicable Mitigation Measure:

L-1 If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI. 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?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts to Energy with respect to electricity and natural gas within the Utilities and Services Systems evaluation. The evaluation determined that there would be no significant impact to electricity or natural gas resources as a result of the March Business Center Specific Plan. The 2003 identified mitigation providing for the extension of utility infrastructure to serve the development, including over-sizing facilities for future needs, would reduce impacts to Energy Resources to a less than significant level.

The Meridian SP-5 SEIR found that the changes proposed in the Meridian SP-5 since the 2003 Focused EIR would not include revisions that are expected to change demand for electricity and natural gas services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Meridian SP-5 were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the Meridian SP-5 was not performed in the Meridian SP-5 SEIR.

The 2003 Focused EIR and Meridian SP-5 SEIR did not specifically evaluate Energy Resources as this was not a resource area required for evaluation under the CEQA Guidelines Appendix G Checklist. Energy Resources have been added to the CEQA Guidelines Appendix G Checklist as of January 1, 2019. However, the 2003 Focused EIR and Meridian SP-5 SEIR did evaluate electricity and natural gas. A qualitative evaluation of the Project's impacts on energy resources is included below.

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

No New Impact. Construction and operation of the proposed Project would require energy consumption. Petroleum would be the primary source of energy required for construction of the proposed Project. Heavy-duty construction equipment of various types would be used during construction. During operation of the proposed Project, electricity would power all necessary lighting and electronic equipment. Fuel consumption would be required by employees to travel to and from the proposed Project, and trucks for delivery of products and gasoline to be sold onsite.

The Meridian SP-5 SEIR identified numerous energy conservation measures recommended by CAPCOA (Table IV.L-5) and the California Attorney General's Office (Table IV.L-7) to encourage energy efficient design and reduce greenhouse gas (GHG) emissions. The proposed Project would be required to comply Mitigation Measures IV.L-1.1, IV.L-1.3, IV.L-1.4, IV.L-1.7, IV.L-1.8, IV.L-1.10, IV.L-1.12, and IV.L-1.14 through IV.L-1.26 from the Meridian SP-5 SEIR, as applicable, to ensure the proposed Project is designed and constructed to avoid unnecessary use of energy resources. With implementation of all applicable energy conservation measures and mitigation measures, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency

No New Impact. As discussed in the response to VI.a above, the Project applicant would be required to comply with all energy applicable conservation measures and mitigation measures identified in the Meridian SP-5 SEIR.

Compliance with all applicable measures would ensure the proposed Project would exceed Title 24 measures by 20 percent (March JPA 2010) to reduce energy demand and increase energy efficiency. As such, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures IV.L-1.1, IV.L-1.3, IV.L-1.4, IV.L-1.7, IV.L-1.8, IV.L-1.10, IV.L-1.12, and IV.L-1.14 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 EIR are required.

Meridian SP-5 SEIR Applicable Mitigation Measures

IV.L-1.1 Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

IV.L-1.3 Project design shall include a designated bicycle route connecting all units, onsite bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.

IV.L-1.4 The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

IV.L-1.7 Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

IV.L-1.8 Project shall include permanent TMA membership and funding requirement per the Specific Plan Amendment. Funding for trip-reduction measures shall be provided by the individual lot developers.

IV.L-1.10 Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

IV.L-1.12 The Project shall have the following onsite and/or offsite within one-quarter mile: Retail Development, Park, Open Space, or Office.

IV.L-1.14 Project shall install Energy Star labeled roof materials.

IV.L-1.15 Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

IV.L-1.16 Project shall use ARB-certified diesel construction equipment.

IV.L-1.17 Project sponsor shall encourage the recycling/reuse of demolished construction material.

IV.L-1.18 Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

IV.L-1.19 Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

IV.L-1.20 Provide parking lot areas will include 40% tree coverage (approximately one tree for every I 4 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

IV.L-1.21 Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

IV.L-1.22 Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

IV.L-1.23 Provide light colored concrete paving in truck courts.

IV.L-1.24 Provide electrical outlets at building exterior areas.

IV.L-1.25 Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.

IV.L-1.26 Provide low flow and waterless fixtures for restroom facilities.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VII. GEOLOGY AND SOILS -- Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR determined that potential impacts to geology and soil resources had not changed since the 2003 Focused EIR (which includes the proposed Project site) and that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian SP-5 area. Mitigation measures identified in the 2003 Focused EIR are noted below.

a.i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map

No New Impact. There are no earthquake faults crossing or projecting toward the proposed Project area, and the Project area is not located within any Alquist-Priolo Earthquake Fault Zoning Map. As such, no fault rupture is

anticipated within the Project site. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

a.ii. Strong seismic ground shaking.

No New Impact. There are no active faults within or near the Project site (March JPA 2010). The Casa Loma Fault (six miles to the east-northeast) is the closest "fork" of the San Jacinto Fault Zone (March JPA 2010). The proposed project is located within Seismic Hazard Zone III of the Uniform Building Code (March JPA 2010). The potential for liquefaction and seismically induced dynamic settlements of soils is low within the Project site. The proposed structures and onsite improvements constructed as part of the proposed Project would be subject to ground shaking hazards. To minimize damage from seismic events, the proposed structures would be designed and constructed in accordance with applicable California Building Code (CBC) standards, including pertinent seismic design criteria. As such, compliance with applicable CBC standards would ensure onsite structures are not significantly impacted by strong seismic ground shaking. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

a.iii. Seismic-related ground failure, including liquefaction.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to liquefaction to be less than significant. Although the groundwater table is shallow in the Project area, which increases the likelihood for liquefaction to occur during a seismic event, the soil characteristics of ancient alluvium in the Project area do not possess properties which are liquefiable and the absence or presence of groundwater does not change these properties (March JPA 2010). To ensure the proposed onsite improvements are not significantly impacted by liquefaction during a seismic event, the Project applicant must implement Mitigation Measures K-1 through K-5 from the 2003 Focused EIR (March JPA 2010). No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

a.iv. Landslides.

No New Impact. The Project site is level, surrounded by gently sloping terrain (March JPA 2010). The Meridian SP-5 SEIR determined potential impacts related to landslides to be less than significant. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. Result in substantial soil erosion or the loss of top soil.

No New Impact. Surface soils within the Project area have moderate-to-high susceptibility to erosion (March JPA 2010). Excavation and grading activities have the potential to exacerbate these conditions. Potential impacts associated with soil erosion would be temporary during construction activities. The Project applicant would be required to implement erosion control measures pursuant to the Stormwater Pollution Prevention Plan (SWPPP) (see Section X), March JPA requirements (i.e., Development Code Section 9.08.080), and consistent with South Coast Air Quality Management District (SCAQMD) Rule 403. Implementation of best management practices (BMPs), would minimize potential for soil erosion during periods of high wind or rain. To ensure soil erosion is minimized during construction activities, the Project applicant must implement Mitigation Measures K-1 through K-5 from the 2003 Focused EIR (March JPA 2010). No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

No New Impact. The Project site is flat and soil sediments within the Project are considered stable (March JPA 2010), but there is some potential for soil instability to occur in the area. To ensure the proposed Project is not significantly impacted by unstable soils, the Project applicant is required to implement the recommendations in the Preliminary Geotechnical Investigation (Mitigation Measure K-2) and adherence to the requirements of the March JPA Development Code (Mitigation Measure K-1) (March JPA 2010). With implementation of all applicable mitigation measures, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

d. Be located on expansive soil, creating substantial direct or indirect risks to life or property.

No New Impact. Some expansive soils were encountered during testing within the Meridian SP-5 area (March JPA 2010). As such, there is potential for expansive soils to directly impact proposed Project structures. To avoid potential impacts associated with expansive soils, the Project applicant is required to implement the

recommendations in the Preliminary Geotechnical Investigation (Mitigation Measure K-2) and adherence to the requirements of the March JPA Development Code (Mitigation Measure K-1) (March JPA 2010). With implementation of all applicable mitigation measures, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The proposed Project would be served by a public sewer system. Use of septic tanks or other alternative waste water disposal systems are not planned. As such, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature

No New Impact. The Meridian SP-5, including the Project site, does not contain soil units with high potential for presence of paleontological resources (March JPA 2010). As such, no significant paleontological resources are anticipated to be present within the Project site. Although the Project site has low potential for paleontological resources, the possibility exists that undetected buried paleontological resources may be present within the Project site. To avoid potential impacts to unknown subsurface paleontological resources during construction, the Project applicant must implement Mitigation Measure L-1 during ground disturbing activities. With implementation of applicable mitigation, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K-1 through K-5, and L-1 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the 2003 Focused EIR are required.

2003 Focused EIR Applicable Mitigation Measures:

K-1 All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

K-2 All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July I 0, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.

K-3 All future development shall use proper erosion control measures during and following construction.

K-4 Revegetate graded area with native plants compatible to the area to prevent erosion.

K-5 All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

L-1 If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VIII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR determined potential impacts related to cumulative greenhouse gas emissions to be significant and unavoidable. The Meridian SP-5 SEIR determined that the total emissions for the Meridian SP-5 are estimated to be 12,043 metric tons of CO_2 for the duration of construction. In addition, the Meridian SP-5 SEIR analyzed operational GHG emissions under the Business As Usual (BAU) scenario, which assumes that future development trends within the Meridian SP-5 area would follow those of the past and no changes in policies would take place. The operational GHG emissions analysis incorporated the range of uses anticipated to operate within the Meridian SP-5 area and provided a breakdown of annual emissions per source, the primary sources being vehicular emissions and electricity use. Both the state of California and the federal government have adopted GHG emission reduction measures designed to reduce the amount of GHGs emitted from vehicles. GHG emissions were calculated for the Meridian SP-5 based on implementation of these adopted measures.

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

No New Impact. The Project site is within the Meridian SP-5, where various industrial, business park, mixed use, and commercial land uses are permitted for development. Greenhouse gas (GHG) emissions associated with the proposed Project would be consistent with the approved land use because the same area of development would be impacted. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). GHG emissions associated with operation of the proposed gas station could result in stationary source emissions of VOCs, a precursor to GHG emissions. However, as analyzed in the UXR AQ Assessment, the proposed Project would result in a net decrease in peak operational-source VOC emissions when compared to peak operational-source VOC emissions generated by the commercial development evaluated for the Project site in the Meridian SP-5 SEIR.

The Project applicant would be required to comply with all applicable GHG Mitigation Measures in the Meridian SP-5 SEIR, which could reduce overall GHG emissions by approximately 25 percent. While these measures do not quantify GHG emission reductions, their adoption will reduce GHG emissions. Although the Meridian SP-5 would result in a significant and unavoidable impact associated with GHG emissions, the proposed Project would produce reduced GHG emissions as compared to the commercial development evaluated for the Project site in the Meridian SP-5 SEIR. As such, no new GHG emissions impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases.

No New Impact. As described in Section VIII.a above, the Project applicant is required to comply with all applicable GHG Mitigation Measures in the Meridian SP-5 SEIR. Compliance with all applicable measures would ensure compliance with plans, policies and regulations established for GHG reductions in California. As such, no new GHG

emissions impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures

Pursuant to CEQA Guidelines Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-10, C-1, C-3 through C-9, C-12, C-14, H-4, H-5, H-7, and K-5 from the 2003 Focused EIR and Mitigation Measures IV.L-1.1, IV.L-1.3, IV.L-1.4, IV.L-1.7, IV.L-1.8, IV.L-1.10, and IV.L-1.14 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the 2003 Focused EIR and Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

B-10 The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

C-1 Preferential parking spaces shall be offered to car pools and van pools.

C-3 Employers shall develop a trip reduction plan to increase vehicle occupancy.

C-4 Employers shall provide onsite child care facilities when feasible.

C-5 Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

C-6 Projects shall provide for video conferencing facilities to the extent possible.

C-7 Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

C-8 Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, orienting buildings north and increasing wall and attic installation above Title 24 requirements.

C-9 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.

C-12 A construction relations officer should be appointed to act as a community liaison to oversee onsite construction activity and all emissions and congestion related matters.

C-14 Landscape with appropriate drought-tolerant species to reduce water consumption.

H-4 The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.

- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

H-5 The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

H-7 The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

K-5 All future development within the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.

Meridian SP-5 SEIR Applicable Mitigation Measures:

IV.L-1.1 Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).

IV.L-1.3 Project design shall include a designated bicycle route connecting all units, onsite bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with Project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.

IV.L-1.4 The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the Project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.

IV.L-1.7 Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.

IV.L-1.8 Project shall include permanent TMA membership and funding requirement per the Specific Plan Amendment. Funding for trip-reduction measures shall be provided by the individual lot developers.

IV.L-1.10 Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).

IV.L-1.14 Project shall install Energy Star labeled roof materials.

IV.L-1.15 Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.

IV.L-1.16 Project shall use ARB-certified diesel construction equipment.

IV.L-1.17 Project sponsor shall encourage the recycling/reuse of demolished construction material.

IV.L-1.18 Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.

IV.L-1.19 Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.

IV.L-1.20 Provide parking lot areas will include 40% tree coverage (approximately one tree for every I 4 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.

IV.L-1.21 Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.

IV.L-1.22 Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.

IV.L-1.23 Provide light colored concrete paving in truck courts.

IV.L-1.24 Provide electrical outlets at building exterior areas.

IV.L-1.25 Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.

IV.L-1.26 Provide low flow and waterless fixtures for restroom facilities.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Meridian SP-5, which includes the proposed Project site, would result in less than significant impacts with mitigation incorporated regarding hazards and hazardous materials. The Meridian SP-5 SEIR found that the March ARB is included in several federal, state, and local environmental databases including the National Priority List (NPL) or Superfund, the comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG), US Engineering Controls, US Institutional Controls, and the Department of Toxic Substances Control (DTSC) Cortese database, Leaking Underground Storage Tanks (LUST) database, plus several others that contain both spill and administrative violations. No LUST cases were identified within the Meridian SP-5 area; however, the Meridian SP-5 SEIR identified 14 LUST cases within approximately 1 mile of the Meridian SP-5 area. The Meridian SP-5 SEIR also noted that as part of the realignment process, a Finding of Suitability for Transfer (FOST) was prepared for the parcels transferred to the March JPA. The FOST required federal agencies to execute a contract stating that the parcel of land being transferred would be remediated before the transfer could take place. Remediation includes the removal of all materials that could cause harm to the environment or human health. The Meridian SP-5 encompasses three sites identified in the FOST. The Meridian SP-5 SEIR also examined the one site previously identified in the Base's Installation Restoration Program (IRP)

investigations. This site contained a small benzene groundwater plume and was addressed in the 2003 Focused EIR. On August 21, 2003, the Santa Ana RWQCB issued final closure of this site; therefore, no further action related to this location is required. The Meridian SP-5 SEIR also evaluated the hazards related to a proposed gas station on Unit 4, Lot 4, determining no significant adverse impacts are expected from the transport of hazardous materials.

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to hazardous materials to be less than significant. The proposed Project is not expected to result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. Government Code Section 65850.2(b) requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The gas station design and associated underground fuel storage tanks (UST) will be required to comply with local, State, and Federal requirements and will be installed by State Certified Installation Contractors. The USTs will likely be double-wall fiberglass or similar material that is resistant to corrosion and somewhat flexible. As a safety feature, the storage tank system would include a sensor that monitors both the primary and secondary containment. If either the primary or secondary tank walls are compromised, the system would shut off the entire product delivery system automatically. Underground piping would likely consist of double-wall flexible (HDPE) or similar piping for corrosion resistance and plasticity. Piping connectors would be designed to prevent rupture from movement that might occur during a seismic event. Utilization of visual and audible alarms would prevent overfill of the storage tanks. Emergency shutoff switches would be installed next to the fueling dispensers, as dictated by the California Fire Code.

The gas station, USTs and fuel delivery systems would be constructed and operated in accordance with all applicable regulations, building codes, engineering standards, and the California Fire Code; thus, no significant impacts are anticipated. Fuel would be delivered to the Project site in accordance with the truck routing patterns included in the Meridian SP-5 SEIR (March JPA 2010). Section 9.08.090 of the March JPA Development Code requires that commercial and industrial uses which receive, utilize, store, transport, or dispose of hazardous waste in quantities exceeding 500 pounds at one time, shall have access to sewer and freeways, and shall keep such materials at least 2,000 feet from residential areas. In addition, the Project applicant would be required to provide the County of Riverside Fire Department with a list of hazardous materials to be used at the site, a description of where and how each is stored, and how each react in a fire. Placards or other appropriate signage shall be placed on all buildings which have hazardous materials or wastes stored. March JPA prohibits discharge of hazardous wastes into the air, land, or into water resources within March JPA Planning Area and requires the preparation of a hazardous materials and waste management plan for any commercial and industrial uses which create, utilize, store, or treat hazardous materials or waste. The plan is subject to approval by the March JPA Planning Director, review by the Police Department and shall outline source reduction, treatment, handling, transportation, disposal, emergency response, and employee training methods. Further, uses which involve hazardous waste, shall implement the best available technology for onsite pre-treatment and reduction of hazardous wastes, whenever feasible (March JPA 1999). In addition, the County of Riverside Ordinance 651.5 requires disclosure where businesses handle hazardous materials and the acquisition of a permit issued by the Department of Environmental Health for any owner or operator of a business where hazardous materials are handled. The Project applicant would ensure compliance with the regulations set forth by March JPA and the County of Riverside. In addition to compliance with applicable regulations, the Project applicant will be required to implement Mitigation Measure IV.E.1-1 (preparation of a risk management plan) (March JPA 2010).

As such, implementation of applicable mitigation and compliance with local, State, and Federal regulations would ensure that the proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to release of hazardous materials to be less than significant. The proposed Project has potential for accidental release of hazardous materials that are

routinely transported, handled and stored onsite. The Project applicant would be required to comply with all local, State, and Federal regulations, as described in the response to Section IX.a above. As such, compliance with all applicable regulations would ensure that accidental release of hazardous materials would not result in a significant hazard to the public or the environment. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

No New Impact. The nearest school to the Project site is Pacific View Charter School, located approximately 1.3 miles to the northeast, at 22695 Alessandro Boulevard, Moreno Valley. As such, the proposed Project is not located within one-quarter mile of an existing or planned school. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Project site is not located on a listed hazardous materials site compiled pursuant to Government Code Section 65962.5 (DTSC 2019). As such, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to the airport land use plan to be less than significant. The proposed Project is located within Compatibility Zone B2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUC 2014). The Project's proposed building parapet heights will be approximately 24 feet with no second-floor space and an ultimate height of 27 feet. The Project does not propose any structure in excess of 35 feet tall, which would necessitate ALUC review. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to adopted emergency response/evacuation plans to be less than significant. No existing or proposed roadways would be impacted by the proposed Project. In addition, the proposed Project would be required to implement any applicable programs for the Riverside County Disaster Preparedness Plan, adopted as part of the March JPA General Plan. Therefore, the proposed Project would not result in new or different impacts associated with interference 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.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to wildland fires to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure IV.E.1-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the

Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

Meridian SP-5 SEIR Applicable Mitigation Measure:

IV.E.1-1 Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532(g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
X. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR analyzed an Ultimate Drainage Conditions Study which was prepared for the Meridian SP-5 SEIR to review previous drainage analyses for the Meridian SP-5 area and confirm that the findings from the 2003 Focused EIR remained valid. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to hydrology with mitigation incorporated. As described in Section IV.F, Hydrology/ Water Quality, of the Meridian SP-5 SEIR, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for regulating stormwater discharges and maintaining the quality of water resources within the northwestern portion of Riverside County, including the proposed Project site. Construction activities, storm drain systems, and point-source discharges associated with individual projects within the Meridian SP-5 area would be required to obtain authorization by the Santa Ana RWQCB and coverage under a National Pollutant Discharge Elimination System (NPDES) permit, per Section 402 of the Clean Water Act (CWA).

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to water quality standards and waste discharge requirements to be less than significant. Construction activities associated with the proposed Project would require a NPDES permit, pursuant to Section 402 of the CWA, issued by the Santa Ana RWQCB. The Project applicant would be required to prepare and submit a SWPPP to the Santa Ana RWQCB. including BMPs to minimize stormwater runoff during construction activities (March JPA 2010). Implementation of the SWPPP will avoid violations of water quality standards during construction of the proposed Project.

In addition, the Project applicant must prepare a Water Quality Management Plan (WQMP) in accordance with the NPDES New Development and Redevelopment Guidelines for Projects Under the March JPA (March JPA 2010). Implementation of the WQMP is enforced by the Santa Ana RWQCB. Implementation of recommended design, source control and/or treatment BMPs identified in the WQMP, will avoid violations of water quality standards during operation of the Proposed Project.

The Project applicant would also be required to implement Mitigation Measures F-1 through F-3 from the 2003 Focused EIR, to ensure compliance with the required NPDES permits. Implementation of mitigation and compliance with necessary NPDES permits would ensure that construction and operation of the proposed Project would not violate any water quality standards or waste discharge requirements. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

Reduced Impact. The Meridian SP-5 SEIR determined potential impacts related to groundwater supplies to be less than significant. The proposed Project includes construction of impermeable surfaces, which reduces surface water infiltration and recharge to the water table. However, the Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). Additionally, the Project proposes landscaping covering approximately 30% of the Project site, which exceed the minimum 15% landscaping requirement evaluated under the Meridian SP-5 SEIR. The proposed Project would reduce the amount of impervious surfaces from those analyzed in previous environmental documents prepared for the Meridian SP-5. As such, groundwater impacts would be reduced.

c.i. Substantially alter the existing drainage pattern of the site or area, which would result in substantial erosion or siltation on- or off-site.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to drainage patterns to be less than significant. Development of the Project site would not alter the drainage pattern of a stream, river, or the stormwater infrastructure surrounding the site. Onsite drainage infrastructure would be designed to treat onsite runoff and direct it to the storm drains and detention basins constructed to support development within the Meridian SP-5. As such, the proposed Project would not alter existing drainage patterns of the area, or in a manner different than previously analyzed in past environmental documents for the Meridian SP-5.

c.ii. Substantially alter the existing drainage pattern of the site or area, which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.

No New Impact. As described in the response to Section X.c.i, the proposed Project would not substantially alter the existing drainage pattern of the site or area. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

c.iii. Substantially alter the existing drainage pattern of the site or area, which would impede or redirect flood flows.

No New Impact. As described in the response to Section X.c.i, the proposed Project would not substantially alter the existing drainage pattern of the site or area. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to risk of pollutant release due to project inundation to be less than significant. The Federal Emergency Management Agency (FEMA) designated the Project site as Zone D of Flood Insurance Rate Maps (FIRM) Panel No. 06065C0745G (FEMA 2008). Zone D areas are defined as having possible but undetermined flood hazards. Flooding is not anticipated within or near the Project site, because the storm drain system within the Meridian SP-5 has been designed to capture storm water in the area, and accommodate a 100-year flood event, in accordance with Riverside County Flood Control and Water Conservation District standards. In addition, the Project site is not near a large body of water that could generate a seiche, tsunami or mudflow. As such, the proposed Project would not result in a flood hazard with the risk of release of pollutants. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

No New Impact. The analysis and description of water quality and stormwater discharge requirements in the response to Section X.a above indicated how and why the proposed Project would be consistent with the applicable water quality control plan, in this case the Santa Ana Region Basin Plan (RWQCB 2019). Furthermore, the underlying groundwater basins are designated as very low priority by the California Department of Water Resources, and thus preparation and implementation of a groundwater sustainability plan is not required (DWR 2019). For these reasons, the proposed Project would have no impact with respect to conflicts or obstructions with a water quality control plan or sustainable groundwater management plan.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures F-1 through F-3 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

F-1 Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.

F-2 The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.

F-3 Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XI. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Meridian SP-5, which includes the proposed Project site, was consistent with regionally relevant plans, including the Southern California Association of Government's Regional Transportation Plan (RTP) and Growth Visioning Principles and Senate Bill 375. Furthermore, given the fact that the Meridian SP-5 did not alter or propose new land use designations, only the acreages associated with those designations, the Meridian SP-5 SEIR concluded that the Meridian SP-5 was consistent with the March JPA General Plan and the March Business Center Specific Plan, as well as the March JPA Development Code. The Meridian SP-5 was also found to be consistent with the compatibility policies contained within the 2005 AICUZ for March ARB, the Riverside County Airport Land Use Plan (ALUP), and Draft March ARB/Inland Port Airport Joint Land Use Study (March JPA 2010).

a. Physically divide an established community.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to physical division of an established community to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). No new or different land use impacts from the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to land use plan conflicts to be less than significant. All Project improvements would be designed, constructed and operated consistent with the March JPA Development Code (March JPA 2016) and the March JPA Design Guidelines (March JPA 2017). As such, with implementation of all applicable mitigation measures identified in past environmental documents prepared for the Meridian SP-5, the proposed Project would not conflict with any applicable land use plans, policies or regulations. No new or different land use impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR Mitigation Measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding Mitigation Measures for land use and planning. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

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

Findings:

The 2003 Focused EIR found no significant mineral deposits within the Meridian SP-5 area which includes the proposed Project area. Furthermore, the Meridian SP-5 SEIR noted that the California Department of Conservation, Division of Mines and Geology identifies Mineral Resource Zones within Riverside County; and determined that no Mineral Resource Zones exist within the Meridian SP-5 area, inclusive of the proposed Project site.

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.

No New Impact. As identified in the 2003 Focused EIR, no significant mineral deposits have been identified within the Meridian Business Center. The Project site is not located within a Mineral Resource Zone as identified by the California Department of Conservation, Division of Mines and Geology (March JPA 2010). Therefore, implementation of the proposed Project would not result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state, consistent with the previous environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Project site is not located in a known mineral resource area. As such, implementation of the proposed Project would not result in the loss of availability of a locally important mineral resource recovery site, consistent with the previous environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR Mitigation Measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding Mitigation Measures for mineral resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIII. NOISE -- Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive ground borne vibration or ground borne 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?	☐	☐	☒	☐
d) Aircraft operations (i.e., aircraft landings and/or takeoffs) at the March Inland Port Airport between 10:00 p.m. and 6:59 a.m. that could expose people within the March Inland Port Airport's vicinity to a significant risk of sleep disturbance due to noise, as based on a single event noise exposure level analysis?	☐	☐	☒	☐

Findings:

As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Meridian SP-5 would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limit the noise levels at the lot boundaries for stationary noise and would be applicable to the proposed Project. Upon implementation of the Meridian SP-5 SEIR mitigation measures identified below, noise impacts would be less than significant.

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.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to ambient noise levels to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). As analyzed in the Cactus Square Noise Assessment conducted by Urban Crossroads, Inc., attached hereto as Appendix B, the proposed Project will satisfy the March LPA and City of Riverside 55 dBA L_{eq} exterior noise standards at all nearby receiver locations.

TABLE XIII-1: Proposed Project Operational Noise Level Compliance

Receiver Location[1]	Jurisdiction	Project Operational Noise Levels (dBA L_{eq})[2]	Noise Level Standards (dBA L_{eq})[3]	Noise Level Standards Exceeded?[4]
R1	March JPA	32.0	55	No
R2	March JPA	39.4	55	No
R3	March JPA	30.6	55	No
R4	March JPA	44.0	55	No
R5	March JPA	41.3	55	No
R6	City of Riverside	21.0	55	No

[1] See Exhibit D of Appendix B for the receiver locations.
[2] Proposed Project operational noise levels as shown on Table 2 of Appendix B.
[3] Exterior noise level standards as shown on Table 1 of Appendix B.
[4] Do the estimated Project operational noise source activities exceed the noise level standards?

The Project applicant would be required to implement Mitigation Measure J-2 from the 2003 Focused EIR and Mitigation Measure IV.H-1.2 from the Meridian SP-5 SEIR to minimize noise impacts associated with construction equipment and operations. Construction and operation of the proposed Project is not anticipated to result in an increase in ambient noise levels beyond noise increases previously identified in past environmental documents prepared for the Meridian SP-5.

b. Generation of excessive ground borne vibration or ground borne noise levels.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to ground borne vibration and ground borne noise levels to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to excessive noise levels due to nearby air operations to be less than significant. In addition to the noise standards identified in the March JPA Development Code, the Meridian SP-5 SEIR describes the potential noise level impacts from the March Air Reserve Base/Inland Port Airport (MARB/IPA) runway located just over one mile east of the Project site. The *Riverside County Airport Land Use Compatibility Plan Policy Document* (RC ALUCP) includes the policies for determining the land use compatibility of the Project since it is located within 1 mile of an airport runway. Policy 4.1.5 *Noise Exposure for Other Land Uses* of the RC ALUCP requires that the Project land uses demonstrate compatibility with the acceptable noise levels provided on Table 2B. Table 2B *Supporting Compatibility Criteria* shown on Exhibit B of Appendix B indicates that the Project service commercial land uses are *clearly acceptable* with exterior noise levels below 60 dBA CNEL and *normally acceptable* with exterior noise levels ranging from 60 to 65 dBA CNEL (Appendix B).

Based on the RC ALUCP noise level contours for the MARB/IPA, the Project site is located entirely outside the 65 dBA CNEL noise level contour boundaries and is considered normally acceptable. Outdoor activities at the service commercial land use may experience slight interference due to aircraft noise. Conventional construction methods will eliminate most noise intrusions upon indoor activities. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

d. Aircraft operations (i.e., aircraft landings and/or takeoffs) at the March Inland Port Airport between 10:00 p.m. and 6:59 a.m. that could expose people within the March Inland Port Airport's vicinity to a significant risk of sleep disturbance due to noise, as based on a single event noise exposure level analysis.

No New Impact. The proposed Project does not include any residential land uses that would be negatively impacted by aircraft operations at the March Inland Port Airport between 10:00 p.m. and 6:59 a.m. Therefore, no impact would occur.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure J-2 from the 2003 Focused EIR and Mitigation Measure IV.H-1-2 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measure:

J-2 All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Meridian SP-5 SEIR Applicable Mitigation Measure:

IV.H-1-2 Comply with the design requirements of the March JPA Development Code as follows:

- Outdoor loudspeakers of automobile facilities should be calibrated to produce no more than 45 dBA at a boundary abutting a residential or a maximum of 65 dBA abutting non-residential districts.
- All noise generating equipment of automobile facilities exposed to the exterior should be muffled with sound absorbing materials, and would not be operated before 8:00 a.m. or after 6:00 p.m.
- Rooftop storage areas of automobile facilities should be screened with noise absorbing materials to minimize noise impacts on adjacent properties.
- Any drive-up or drive-through speaker system of restaurants should not be detectable above daytime ambient noise levels beyond the property boundaries. The system should be designed to compensate for ambient noise levels in the immediate area, and should not be located within l00 feet of any residential district or any property used for residential uses.
- Noise levels of recycling facilities should not exceed 55 dBA as measured at the property line of residentially zoned property, or otherwise would not exceed 70 dBA.
- If a recycling facility is located within 500 feet of property zoned, planned or occupied for residential use, it should not be in operation between 7:00 p.m. and 7:00 a.m.
- All commercial and industrial uses should be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices not exceed 55 dBA at any one time beyond the boundaries of the property.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIV. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial 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?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Meridian SP-5, which includes the proposed Project site, would result in a less than significant impact to population and housing. The Meridian SP-5 proposed the establishment of an employment center with no associated residential development. The Meridian SP-5 SEIR found that the surrounding area consisted of mostly residential development which resulted in an existing jobs/housing ratio imbalance. Implementation of the Meridian SP-5 accounted for a reduction in the existing jobs/housing imbalance by bringing jobs to an area that was largely residential and a less than significant impact to population and housing would result from implementation of the Meridian SP-5.

a. **Induce substantial population growth in an area, either directly or indirectly.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to population growth to be less than significant. No residential land uses are proposed on the Project site. As such, the proposed Project would not directly induce population growth. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). Therefore, indirect population growth due to the proposed Project would be less than the commercial development evaluated under the Meridian SP-5 SEIR. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.**

No New Impact. The proposed Project does not include housing, nor would housing be removed. Therefore, the proposed Project would not displace existing housing.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for population and housing. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XV. PUBLIC SERVICES -- Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Meridian SP-5, which includes the proposed Project site, would not include residential uses or otherwise contribute to an increase in population within the Project area that could affect demand for parks and/or schools. The uses designated within the Meridian SP-5 were found to be similar to those analyzed in the 2003 Focused EIR and would not create a demand for police or fire prevention services in excess of what had been analyzed in the 2003 Focused EIR. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to public services with mitigation incorporated.

a. 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

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to fire protection services to be less than significant. The Riverside County Fire Department would provide fire protection and emergency services for the proposed Project. Fire stations serving the Meridian SP-5 include Station 65 in the City of Moreno Valley; Station 1 located in the City of Perris; Station 6 located in the City of Moreno Valley; and Station 8 located in Woodcrest in unincorporated Riverside County. Station 6 currently is the first to respond to calls within the Meridian SP-5, with an average response time of 5 minutes. A new fire station is proposed on a two-acre site within the Meridian SP-5 (Unit 6 Lot IA), but the new fire station has not been constructed to date.

The proposed Project would not generate new population or additional demand for fire protection services beyond what was considered under the Meridian SP-5. The Project applicant would be required to contribute development impacts fees, in accordance with March JPA regulations, to fund additional fire services required to support new development within the Meridian SP-5. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Police Protection

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to police protection services to be less than significant. The Riverside County Sheriff's Department would provide police services for the proposed

Project. The Sheriff's Department serves the Meridian SP-5 from the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos in the City of Moreno Valley. This station is located approximately 1.5 miles east of the proposed Project site. Operations and maintenance for base level sheriff services are financed through the Law Enforcement ½ cent sales tax and property taxes (March JPA 2010). Contracts for supplemental law enforcement within the March JPA General Plan area have been paid by the March JPA, financed through the March JPA Public Facilities development impact fees (March JPA 2010). The Project applicant would be required to contribute development impact fees, in accordance with March JPA regulations, to fund additional police services required to support new development within the Meridian SP-5.

The proposed Project would not generate new population or additional demand for police protection services beyond what was considered under the Meridian SP-5. The Project applicant would be required to contribute development impacts fees, in accordance with March JPA regulations, to fund additional police services required to support new development within the Meridian SP-5. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Schools

No New Impact. The Meridian SP-5 SEIR determined no potential impacts related to schools. The nearest schools to the Project site are Pacific View Charter School and Towngate Elementary School, located approximately 1.3 miles and 1.75 miles northeast of the Project Site, respectively. As required per Assembly Bill 2926, commercial and industrial development within the March JPA pays a $0.47 per square foot school development impact fee to the Moreno Valley Unified School District to cover direct and/or indirect impacts to school services (March JPA 2010).

The proposed Project would not generate new population or additional demand for school services beyond what was considered under the Meridian SP-5. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Parks

No New Impact. The proposed Project is consistent with the Meridian SP-5. The Meridian SP-5 SEIR determined no potential impacts related to parks. There are no parks planned within or near the Project site. The closest existing park is Adrienne Mitchell Memorial Park, located approximately 1.5 miles northeast of the Project site in the City of Moreno Valley. The proposed Project would not generate new population or additional demand for parks. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Other Public Facilities

No New Impact. The Meridian SP-5 SEIR determined no potential impacts related to other public facilities. Other public facilities in the vicinity of the Meridian SP-5 include hospitals and libraries. The nearest public library is Orange Terrace Library located approximately 1.6 miles southwest of the Project site, within the City of Riverside. Riverside County Regional Medical Center is the closest hospital to the Project site, located approximately 5.5 miles to the east, in the City of Moreno Valley.

The proposed Project would not generate new population or additional demand for any other public services beyond what was considered under the Meridian SP-5. No new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for public services. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI. RECREATION – Would the Project:				
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?	☐	☐	☒	☐

Findings:

The Meridian SP-5 did not include recreational facilities or proposed land uses that would require the construction or expansion of recreational facilities. Although park land was not included within the Meridian SP-5, multi-use trails and bikeways were incorporated into the transportation network and 11.1 acres of open space were incorporated into the land use plan. The Meridian SP-5 SEIR found that less than significant impacts to recreation facilities would result from implementation of the Meridian SP-5.

a. **increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur.**

No New Impact. The Meridian SP-5 SEIR determined no potential impacts related to existing recreation facilities. Similar to the commercial development analyzed for the Project site in the Meridian SP-5 SEIR, the proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities. No new or different impacts to existing recreational facilities would occur as a result of the proposed Project.

b. **include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment**

No New Impact. The Meridian SP-5 SEIR determined no potential impacts related to new or expanded recreational facilities. Similar to the commercial development analyzed for the Project site in the Meridian SP-5 SEIR, the proposed Project does not include recreational facilities and would not generate the need for new or expanded recreational facilities. The proposed Project would not result in an adverse physical effect on the environment due to construction or expansion of recreational facilities.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for recreation. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII. TRANSPORTATION -- Would the project:				
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Findings:

Under the Meridian SP-5 SEIR, Meridian SP-5 traffic was allocated and budgeted within seven Planning Areas and three larger Planning Regions. Under the Meridian SP-5, when a new development is proposed, its traffic generation is calculated based on the long-term conditions, and a running total is kept for each of the Planning Areas as development proceeds. If all lots within a Planning Area are fully developed and the combined traffic generation is less than the budget, then three percent of excess trips may be reallocated to other Planning Areas within that Planning Region. However, no trips may be transferred among Planning Regions. It was assumed that commercial, mixed use, office, and business park land uses did not have a separate truck trip generation due to the low number of trucks that would use these land uses. To factor in trucks coming to and from these (i.e. delivery trucks), a 2% heavy vehicle factor was used in analyses. Further, no internal capture was taken for truck trips. The Meridian SP-5 accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area.

a. Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to circulation system to be less than significant. The proposed Project does not include any revisions to the Meridian SP-5 circulation system. No new or different circulation system impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents certified for the Meridian SP-5.

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3 or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to congestion management to be significant and unavoidable. For purposes of the Meridian SP-5 traffic generation budget, the proposed Project site is Unit 1, Lot 8 in Planning Area 3 of Planning Region B. Planning Area 3 is allotted a total of 8,303 ADT. In addition to the Project site, Planning Area 3 includes two lots (Unit 1, Lot 5 and Unit 1, Lot 6) that have been combined for the New Castle development and a lot containing the Defense Reutilization and Marketing Office

(DRMO) facility. The Project site is the only undeveloped site remaining in Planning Area 3. Planning Area 3 has 5,685 external ADT, including 1,000 truck trips, available for development on the Project site.

TABLE XVII-1
TRAFFIC MONITORING SPREADSHEET FOR PLANNING AREA 3[1]

Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
U1-5	IND	New Castle	1,914	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 External Trips			**5,685**	**1,000**	

[1] 2010 Specific Plan, Appendix C.

The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). However, as analyzed in the Cactus Square Trip Generation Evaluation conducted by Urban Crossroads, Inc., attached hereto as Appendix C, the proposed Project is anticipated to generate 5,240 trip-ends per day with 420 AM peak hour trips and 388 PM peak hour trips.

TABLE XVII-2
PROPOSED PROJECT TRIP GENERATION SUMMARY

Land Use	Quantity	Units[1]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Daily
Specialty Retail	4.400	TSF	0	0	0	5	7	12	196
Fast-food Restaurant with Drive-Through Window	6.460	TSF	163	156	319	114	105	219	3,206
Gas Station[2]	16	VFP	81	81	162	107	107	214	2,604
Truck Trips (2%)[3]			**5**	**5**	**10**	**5**	**4**	**9**	**120**
Internal Capture Reduction (13%):			*-31*	*-30*	*-61*	*-29*	*-28*	*-57*	*-766*
Proposed Project Total			**213**	**207**	**420**	**197**	**191**	**388**	**5,240**

[1] TSF = thousand square feet; VFP = Vehicle Fueling Positions

[2] The convenience store is included as part of the gas station trip generation rates. As such, trip generation has not been calculated separately for this use.

[3] Consistent with the 2010 Meridian Specific Plan Amendment Traffic Impact Analysis: 2% heavy vehicles assumed for commercial, mixed use, office, and business park uses that do not have a separate truck trip generation. Truck trips not calculated for Hotel use.

The proposed Project is anticipated to general 760 more trip-ends per day with 17 more AM and 52 more PM peak hour trips as compared with the commercial development analyzed for the Project site in the Meridian SP-5 SEIR. Although the proposed Project would have a net increase in trip generation, the proposed Project's trip generation of 5,240 ADT with 120 truck trips is within the remaining Planning Area 3 Trip Budget of 5,685 ADT with 1,000 truck trips. Therefore, no new or different traffic impacts would occur as a result of the proposed Project other than those previously identified in past environmental documents certified for the Meridian SP-5.

c. Substantially increase hazards due to a geometric design feature.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to geometric design features to be less than significant. The proposed Project does not include any revisions to geometric design features within the Meridian SP-5. Therefore, no new or different traffic hazards impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents certified for the Meridian SP-5.

d. Result in inadequate emergency access.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to emergency access to be less than significant. The proposed Project does not include any revisions to emergency access within the Meridian SP-5. No new or different emergency access impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents certified for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-1, B-2, B-6, and B-10 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

B-1 The Project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts section.

B-2 The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.

B-6 The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.

B-10 The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII. TRIBAL CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California 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.	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts to Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation determined that any Traditional Resources within the Meridian SP-5 area would likely be associated with the Cahuilla or the Luiseno Indian groups. However, no such resources had been discovered in the Meridian SP-5 area prior to the completion of the 2003 Focused EIR. The 2003 identified mitigation (See Mitigation L-1 below), that would reduce impacts to Cultural Resources, including Traditional Resources, to a less than significant level.

Meridian SP-5 SEIR evaluated Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation documented that no such resources had been identified to date. However, since portions of the Meridian SP-5 were undisturbed, the Meridian SP-5 SEIR imposed Mitigation Measures IV.J-2-1 through IV.J-2-6 for Meridian SP-5 areas with "native soils." Figure IV.J-1 of the Meridian SP-5 SEIR identifies the Meridian SP-5 areas that are to be monitored and subject to these additional mitigation measures. The Meridian SP-5 SEIR also outlined the process for which the March JPA was complying with California Senate Bill 18 (SB 18), which included a Native American contact program.

On September 27, 2016, changes to the CEQA Guidelines were adopted by the Secretary for the California Natural Resources Agency to implement California Assembly Bill 52 (AB 52). Tribal Consultation is required as a part of AB 52, but only prior to the release of a Negative Declaration or Addendum to an Environmental Impact Report subsequent to July 1, 2015. The Meridian SP-5 SEIR was certified in 2010, prior to the timeframe identified in AB 52. Therefore, AB 52 Tribal Consultation is not required as a part of this Initial Study.

a. Cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

No New Impact. As identified in Section V, no historic or archaeological resources eligible for listing in the California Register or a local register would be impacted during development of the proposed Project. Impacts to

tribal cultural resources were evaluated under cultural resources in the Meridian SP-5 SEIR. The Project site is not identified as a native soil area to be monitored during construction in Figure IV.J-1 of the Meridian SP-5 SEIR and is therefore not subject to Mitigation Measures IV.J-2-1 through IV.J-2-6. Though the site has already been graded, to avoid potential impacts to unknown subsurface tribal cultural resources during construction, the Project applicant must implement Mitigation Measure L-1 from the 2003 Focused EIR during ground disturbing activities. With implementation of applicable mitigation, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

a.ii. Cause a substantial adverse change in the significance of a tribal cultural resource that is 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.

No New Impact. Impacts to tribal cultural resources were evaluated under cultural resources in the Meridian SP-5 SEIR. No cultural resources were identified within the Project site during previous cultural resource surveys conducted for the Meridian SP-5. The Project site is not identified as a native soil area to be monitored during construction in Figure IV.J-1 of the Meridian SP-5 SEIR and is therefore not subject to Mitigation Measures IV.J-2-1 through IV.J-2-6. Although no known surface archaeological resources were identified, the possibility exists that undetected buried tribal cultural resources may be present within the Project site. Though the site has already been graded, to avoid potential impacts to unknown subsurface archaeological resource during construction, the Project applicant must implement Mitigation Measure L-1 from the 2003 Focused EIR during ground disturbing activities. With implementation of applicable mitigation, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure L-1 from the 2003 Focused EIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measure:

L-1 If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the potential impacts to onsite utilities associated with implementation of the March Business Center Specific Plan as provided in the 2003 Focused EIR. The Meridian SP-5 SEIR evaluated the Meridian SP-5 for changes to utility and service systems that may have occurred since the 2003 Focused EIR completion. Numerous minor changes with respect to pipe design and sizing have occurred within the water and sewer systems. Thus, an evaluation of potential impacts to these systems associated with implementation of the proposed Project was performed. The Meridian SP-5 SEIR found that the changes proposed in the Meridian SP-5 would not include revisions that are expected to change demand for electricity and telecommunications services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Meridian SP-5 were the same as evaluated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the Meridian SP-5 was not performed. The Meridian SP-5 SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to utilities and service systems.

As described in the Meridian SP-5 SEIR, an existing wastewater treatment plant (WWTP), located approximately two miles south of the Meridian SP-5 and west of I-215 at Nandina Road, would serve the wastewater needs of the Meridian SP-5area, including the Project site. The facility is designed to meet the wastewater treatment and discharge requirements of the Santa Ana RWQCB and has sufficient capacity to treat projected flows.

a. **Require or result in the relocation or construction of new or expanded water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to utility systems to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). No new or different utility systems impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents certified for the Meridian SP-5.

b. **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to water supplies to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). To ensure WMWD has sufficient water supplies to support the Proposed Project, the Project applicant must comply with Mitigation Measure IV.G-4-1 (March JPA 2010). No new or different water supply impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to wastewater treatment to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). To ensure that the existing wastewater infrastructure has adequate capacity to support the proposed Project, the Project applicant would be required to implement Mitigation Measure IV.G-2-2, consistent with the Meridian SP-5 SEIR (March JPA 2010). No new or different wastewater impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to solid waste to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). The proposed Project would not result in new or different solid waste generation impacts other than those previously identified in past environmental documents prepared for the Meridian SP-5.

e. **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to solid waste to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). The proposed Project would comply with all federal, state, and local management and reduction statutes and regulations to solid waste, consistent with past environmental documents prepared for the Meridian SP-5.The proposed Project would not result in new or different solid waste

generation impacts other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures H-4, H-5, and H-7 from the 2003 Focused EIR and Mitigation Measures IV.G-2-2 and IV.G.4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

H-4 The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

H-5 The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.

H-7 The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

Meridian SP-5 Applicable Mitigation Measures:

IV.G-2-2 Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). If monitoring results demonstrate that the VBPS would not be able to handle additional sewer, as determined by the WMWD and March JPA, then approval for the development shall be withheld until the 24-inch gravity trunk sewer is constructed.

IV.G-4-1 Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development. March JPA, through coordination with WMWD, shall assure that the development is consistent with the water budget and Water Supply Assessment for the Project. Demand for water beyond the water budget or the volume defined in the WSA may necessitate further CEQA review.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XX. 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?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR evaluated the impacts from wildfires within the Hazards and Hazardous Materials section. According to the Western Riverside County Wildfire Susceptibility Map, the Meridian SP-5 is not located within a fire hazard zone. Additionally, the proposed Project is located on a previously graded lot within an area that is developed or proposed to be developed with industrial or commercial uses.

a. Substantially impair an adopted emergency response plan or emergency evacuation plan

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to emergency response/evacuation plans to be less than significant. No existing or proposed roadways would be impacted by the proposed Project. In addition, the proposed Project would be required to implement any applicable programs for the Riverside County Disaster Preparedness Plan, adopted as part of the March JPA General Plan. Therefore, the proposed Project would not result in new or different impacts to associated with interference with an adopted emergency response plan or emergency evacuation plan.

b. Exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to wildfire risks to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). Therefore, the proposed Project would not result in new or different wildfire risks other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to wildfire risks to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). Therefore, the proposed Project would not result in new or different infrastructure that would exacerbate fire risk other than those previously identified in past environmental documents prepared for the Meridian SP-5.

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.**

No New Impact. The Meridian SP-5 SEIR determined potential impacts related to post-fire risks to be less than significant. The Project proposes less intensive commercial development (16-vehicle fueling position gas station and 3 buildings with 2 drive-throughs totaling 15,293 square feet with a 7.77% coverage ratio) compared to the commercial development evaluated in the Meridian SP-5 SEIR (127-room business hotel, two 3,000-sq.ft. fast food restaurants with drive-throughs, a 8,000-sq. ft. high-turnover (sit down) restaurant and 5,000 square feet of specialty retail with 35% coverage ratio). Therefore, the proposed Project would not result in new or different post-fire impacts other than those previously identified in past environmental documents prepared for the Meridian SP-5.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for wildfire. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE --				
a) Does the project have the potential to 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 adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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?

No New Impact. Development of the proposed Project would not degrade the environment such that biological or cultural resources would be significantly affected. With implementation of applicable mitigation measures to avoid potential impacts to the Western Burrowing Owl and incidental harm to subsurface cultural resources, no new or different impacts as a result of the proposed Project would occur other than those previously identified in past environmental documents prepared for the Meridian SP-5.

b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

No New Impact. The Project site is permitted for development of Commercial land use under the Meridian SP-5. The Project has no impact in the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals. No further environmental review is required.

c. Does the project have impacts that are individually limited, but cumulatively considerable?

No New Impact. The Project site is permitted for development of Commercial land use under the Meridian SP-5. With implementation of all applicable mitigation measures, development of the proposed Project would not result in any cumulatively considerable impacts beyond those previously considered, evaluated, and disclosed in past environmental documents for the Meridian SP-5.

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No New Impact. The proposed Project would be designed, constructed and operated consistent with all applicable federal state and local regulations. The proposed Project would also comply with the Design Guidelines (March JPA 2017) and Development Code (March JPA 2016) established for the March JPA General Plan area. In addition, the Project applicant would be required to implement all applicable mitigation measures identified in past environmental documents prepared for the Meridian SP-5. As such, development of the proposed Project would not result in substantial adverse effects on human beings.

Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.

Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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EXHIBIT "B"

Initial Study Technical Studies available at the office of March JPA (available in separate electronic copy)

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.

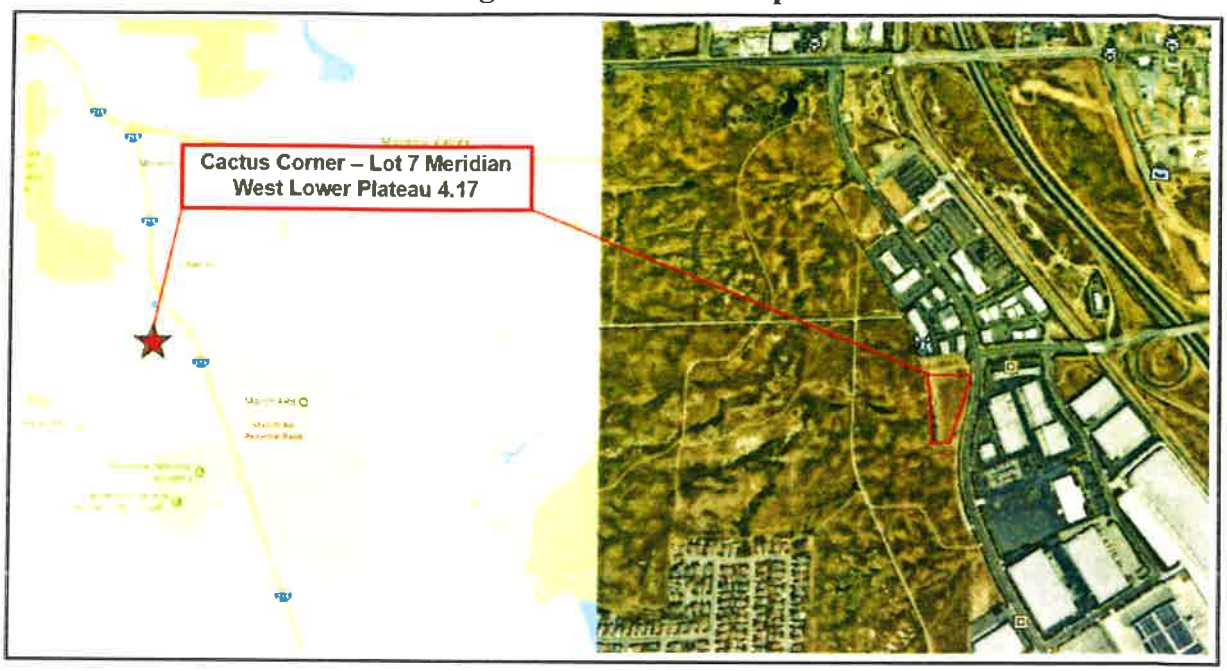
Tentative Parcel Map (PP 20-01):

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).

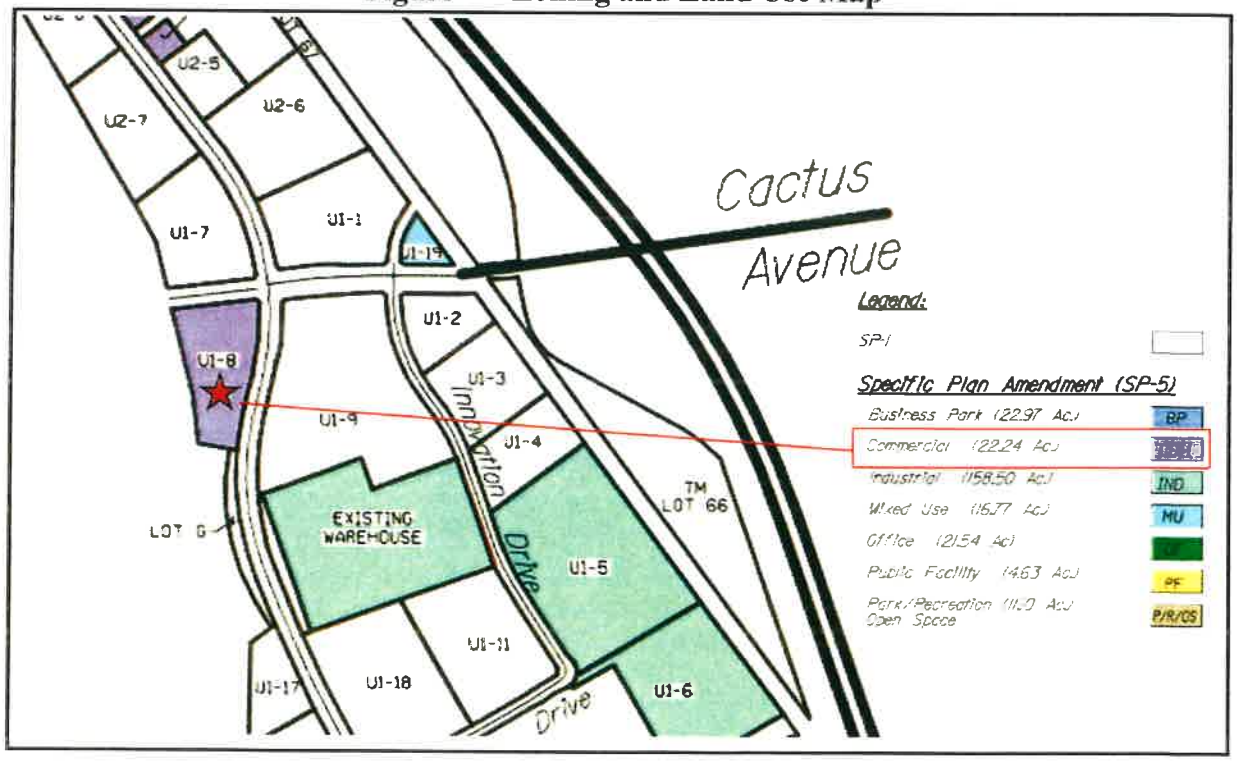
Figure 1 – Location Map



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).

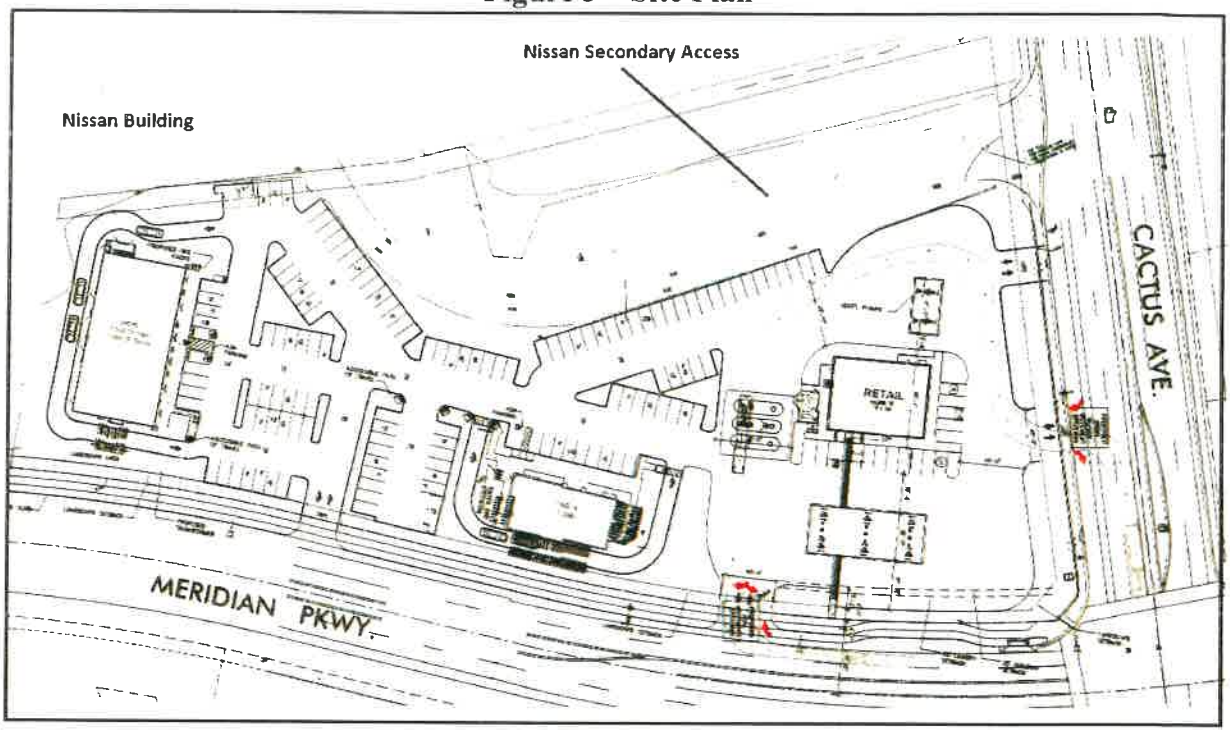
Figure 2 – Zoning and Land Use Map



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

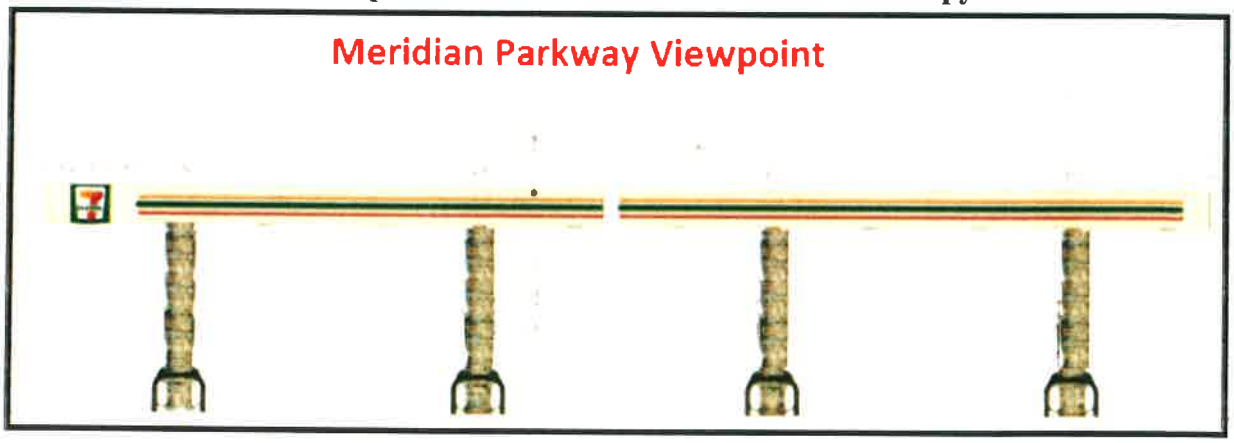


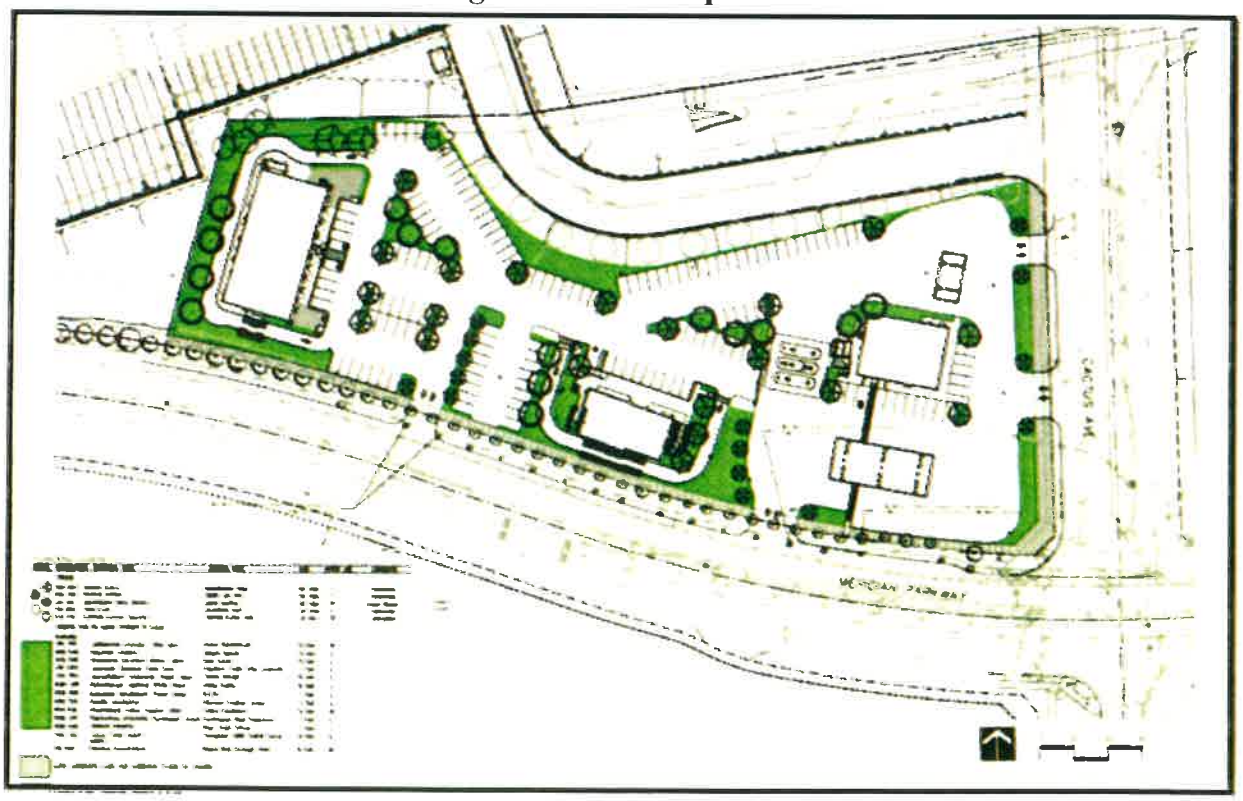
Figure 5 – Existin Retail Construction – Commons at South Campus



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.

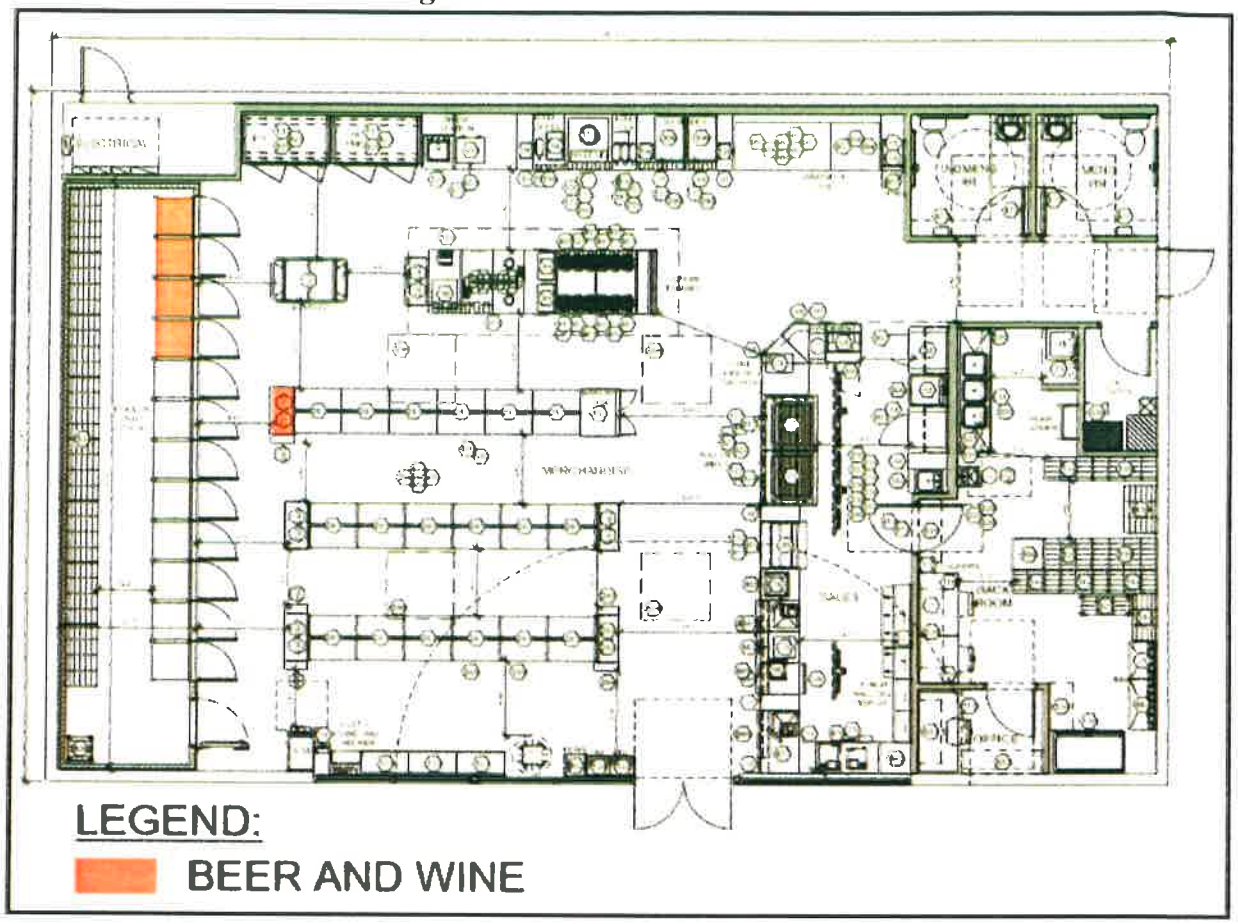
Conditional Use Permit (CUP 20-01):

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.

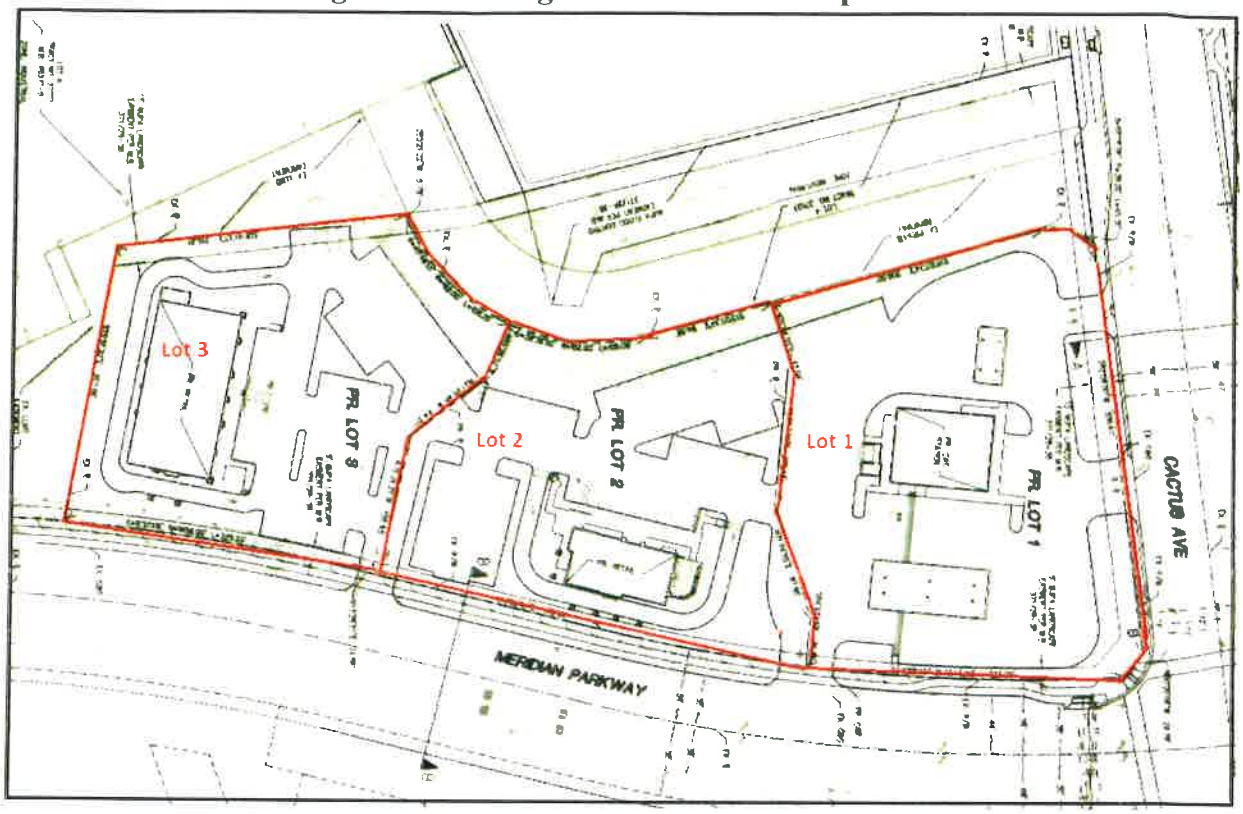
The project is located in Census Tract 467, which encompasses the entirety of the March JPA boundaries, including properties within the City of Moreno Valley north of the March Air Reserve Base along Cactus Avenue and Alessandro Boulevard. The project site is located within the same Census Tract as the 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 20-14

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING CONDITIONAL USE PERMIT 19-06 (CUP 19-06) AND PUBLIC CONVENIENCE AND NECESSITY 19-01 (PCN 19-01), ALLOWING FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION OF BEER, WINE AND DISTILLED SPIRITS IN CONJUNCTION WITH USE/OPERATION GAS STATION/CONVENIENCE STORE, LOCATED AT 22400 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 application (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, and

2. Public Convenience and Necessity (PCN 19-01), associated with CUP 19-06,

WHEREAS, Conditional Use Permit 19-06 (CUP 19-06) and Public Convenience and Necessity (PCN 19-01) 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 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, 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 Automotive

Service Stations as well as Alcoholic Beverage Outlet(s) 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, wine and distilled spirits for off-site consumption. The sale of beer, wine and distilled spirits 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 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 "Automotive Service Stations" 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 Gas Station/Convenience Store 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. Findings for Public Convenience and Necessity 19-01 (PCN 19-01). 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, four (4) off-site (3, Type 20 and 1, Type 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 Automotive Service Station.

4. There are no public or private park or playground is located within 1,000 feet of the proposed Gas Station/Convenient Store use. The subject property is located within the

southeastern edge of the Meridian Specific Plan Amendment (SP-5) area which is comprised mostly of industrial uses, business park uses, warehouse, and some commercial 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 Gas Station/Convenience Store.

6. The Gas Station also includes a convenience store which will sell beer, wine and distilled spirits, requires a California ABC Type 21 (Off Sale General) License. The Type 21 License allows for the sale of beer, wine, distilled spirits exclusively for off-site consumption only and does not allow patrons to consume alcohol on-site.

7. The Gas 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, wine, distilled spirits, 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 Gas Station/Convenience Store use is located within Veterans Plaza Commercial Center, located at the northeast intersection of Van Buren Boulevard and Opportunity Way, within the Meridian Specific Plan Amendment (SP-5) Area. Nearby uses include a vacant parcel to north (Phase II Development, Veterans Plaza), retail, fast food restaurants and proposed hotel to the east, Riverside National Cemetery to the south and mixed/business park uses to the west.

10. The proposed convenience store building is not located near any residential neighborhood. The nearest residential property line (the northeast intersection of Van Buren Boulevard and Orange Terrace Drive) is approximately 1.78 miles west of the Gas Station/Convenience Store

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 Gas Station/Convenience Store.

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 Gas Station/Convenience Store at Veterans Plaza Commercial Center. 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.

13. The Gas Station/Convenience Store use is primarily engaged in the sale of fuel and general merchandise, and the sale of beer, wine and distilled spirits 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 of the surrounding community.

SECTION 6. 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) and Public Convenience and Necessity 19-01 (PCN 19-01), as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "A3", 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.

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 Planning Manager, 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 22nd day of July, 2020.

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 20-14 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

Project Entitlements

EXHIBIT A1

Applicant's Project Narrative

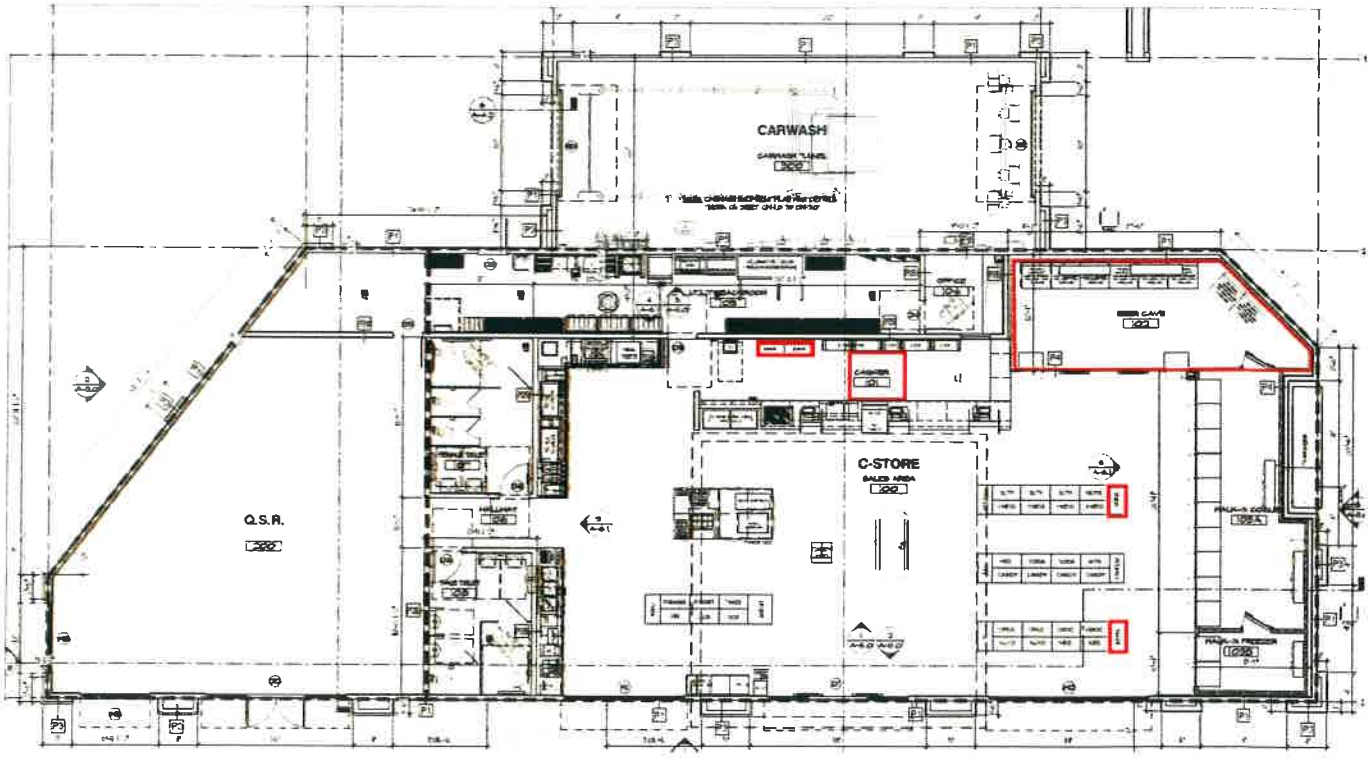
Conditional Use Permit 19-06, Public Convenience and Necessity 19-01
Gas Station/Convenience Store - Veterans Plaza Commercial Center
22400 Van Buren Boulevard

GR Veterans Inc Project Description

Conditional Use Permit for Alcohol Sales

The Union 76 & C-Store, as owned and operated by GR Veterans Inc., located at 22400 Van Buren Boulevard, Riverside, California (the Project), is applying for a Conditional Use Permit to allow for the sale of alcoholic beverages used in conjunction with the use and operation of a 5,447 Square Foot, building, which requires a Type 21 Alcoholic Beverage Control (ABC) License.

The alcoholic beverages will be available for sale in the fuel station's market (location 102 of the floor plan), where guests can purchase non-alcoholic beverages, water, snacks and treats. Alcohol will be permitted to leave the premises. The sale and consumption of alcoholic beverage is subject to the strict adherence of California state law as permitted and enforced by ABC.

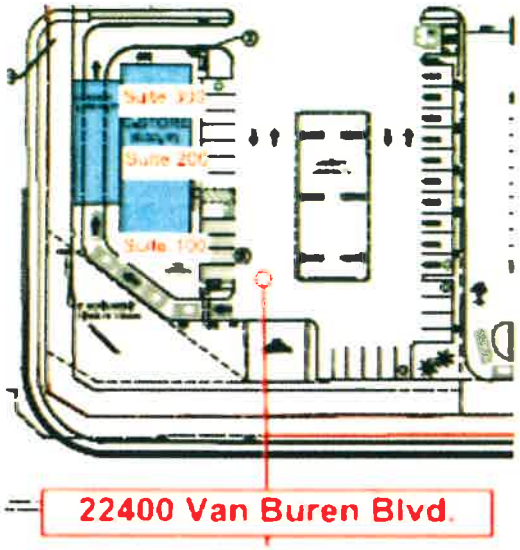


Since the Project is within the Meridian Specific Plan, the proposed application and corresponding use would be consistent with the general surroundings, e.g. the other retail businesses in the area. The use would require strict adherence to the laws governing the license, preventing unlawful sales and consumption, which may otherwise be detrimental to the health and safety of the general public.

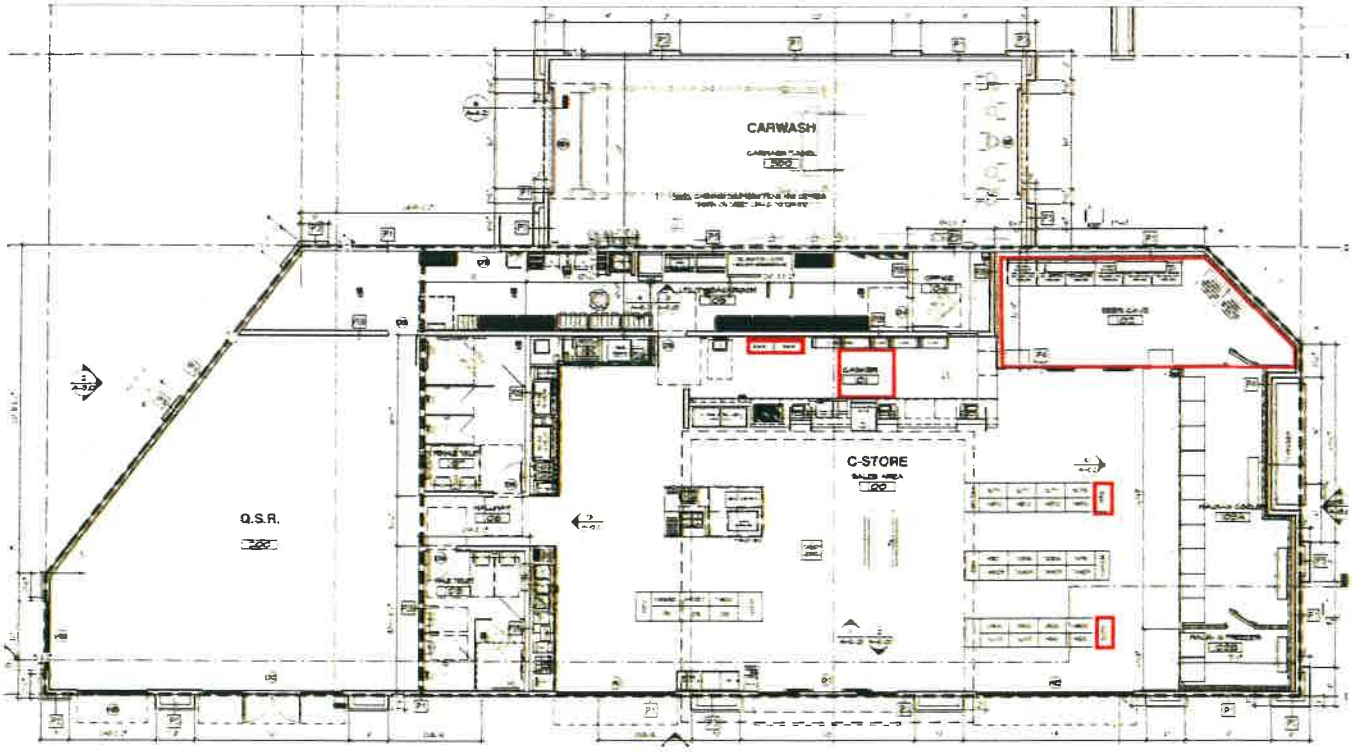
EXHIBIT A2

Floor Plan - Beer, Wine, Distilled Spirit Sales Area/Location

Conditional Use Permit 19-06, Public Convenience and Necessity 19-01
Gas Station/Convenience Store - Veterans Plaza Commercial Center
22400 Van Buren Boulevard



Gas Station/Convenience Store – Veterans Plaza Commercial Center, 22400 Van Buren Boulevard



Floor Plan: Beer, Wine, Distilled Spirit Sales Area/Locations

EXHIBIT A3

Conditions of Approval

Conditional Use Permit 19-06, Public Convenience and Necessity 19-01
Gas Station/ Convenience Store - Veterans Plaza Commercial Center
22400 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 off-premise consumption (Type 21 State of California ABC license) at the proposed Service Station Convenience Store/mini-market to be located on within "the Veterans Plaza Commercial Center", located on the northheast corner of the intersection of Opportunity Way and Van Buren Boulevard, specifically 22400 Van Buren Boulevard, Riverside, California. Planning Application Public Convenience and Necessity (PCN) No. 19-01 is an application for public convenience and necessity findings to allow for the sale of beer, wine distilled spirits for off-site consumption, as related to Planning Application Conditional Use Permit No. 19-06.

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 Area (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 (Floor Plan, Beer, Wine, Distilled Spirits Sales Area/Location), 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 Gas Station/Convenience Store 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 Gas Station/Convenience Store 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.

9. Alcohol Training: The owner and the management of the Gas Station/Convenience Store shall provide adequate training for all employees at the location as to these matters.

10. 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. The sale of alcoholic beverages (beer, wine, distilled spirits) shall take place between the hours of 6:00 A.M. to 2:00 A.M. the following day. At least one employee age 21 years or older, shall be on duty between these hours to ensure compliance with this requirement

11. Beer, Wine, Distilled Spirits Sales – Time of Sales Limitation: The sale of alcoholic beverages (beer, wine, distilled spirits) 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.

12. State of California Department of Alcoholic Beverage Control (ABC) License: The property owner or Gas Station/Convenience Store 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 any alcoholic beverages.

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, Wine and Distilled Spirit Sales: The following development standards shall apply to the sale of beer, wine and distilled spirits:

    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, wine and distilled spirits may be sold.

    c. No displays of alcoholic beverages shall be located within five feet of the Gas Station/Convenience Store entrance or checkout/sale 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. Distilled spirits shall be sold from, displayed behind the checkout/sales counter.

    e. No alcoholic beverage advertising shall be located on gasoline islands; and no lighted advertising for any 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.

15. Off-Site Consumption Only: This approval is for the sale of beer, wine and distilled spirits for off-site consumption only.

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

18. Bar or Restaurant Not Approved: The CUP is not for the approval of a bar or restaurant.

19. 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.

20. Security Systems: Prior to the issuance of a Certificate of Occupancy, the applicant shall prepare a security plan for the Gas Station/ Convenience Store 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 Final Occupancy.

21. 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 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

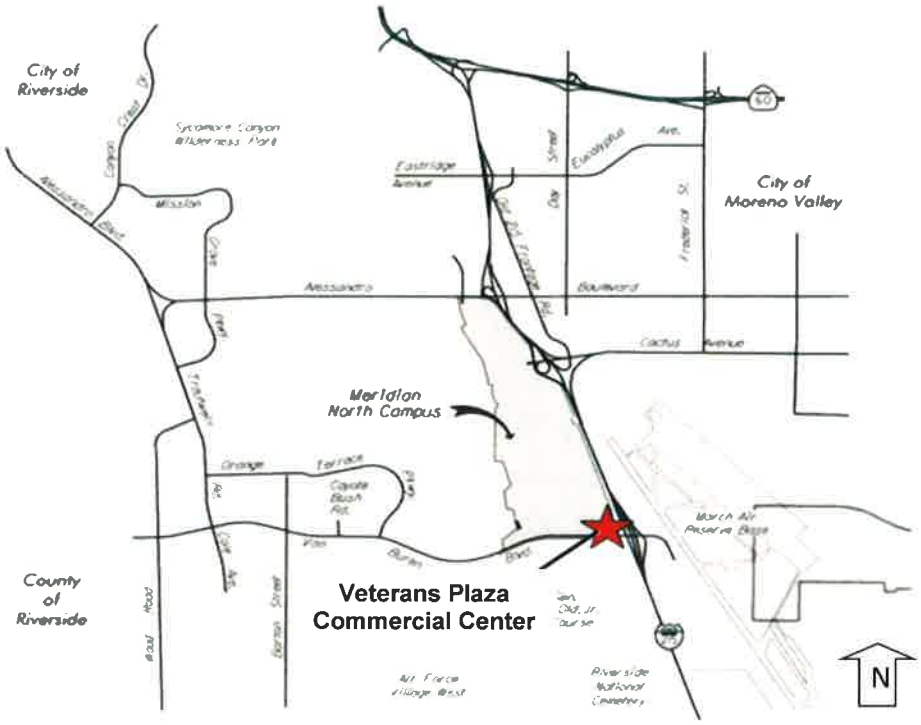
with use and operation of a Hotel, located at 22440 Van Buren Boulevard; and

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

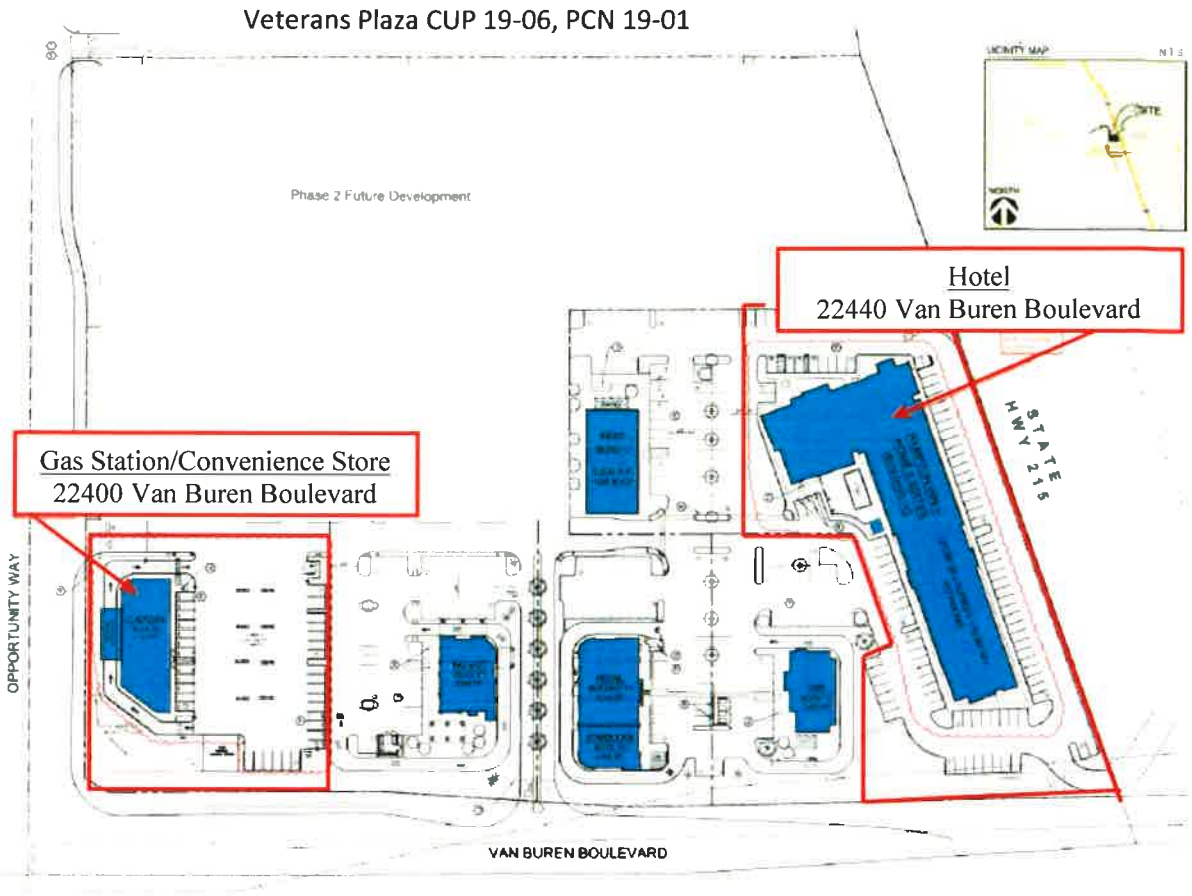
Commission (ALUC) restrictions. It should be noted that liquor licenses were not pursued during this approval. On April 26, 2017, the Commission adopted Ordinance #JPA 17-01.

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.

RESOLUTION #JPA 17-24

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING PLOT PLAN (PP 17-03) AND FOUR CONDITIONAL USE PERMITS (CUP 17-04), (CUP 17-05) (CUP 17-06) AND (CUP 17-07), FOR THE DEVELOPMENT OF FIVE BUILDINGS ON UNIT 4, LOTS 5, 6 AND 7 WITHIN PLANNING AREA 7 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

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

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

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base; and

WHEREAS, in July 2010, the Authority approved Specific Plan Amendment (SP-5) to amend the March Business Center Specific Plan by amending its name to the "Meridian Specific Plan Amendment" and implementing revisions to a 257.7-acre portion of the specific plan's North Campus area, including revisions to land use and development regulations, and land use designations; and

WHEREAS, MS Van Buren LLC c/o Silagi Development ("Applicant") proposes the development of 11.82 acres within Planning Area 7 of the Meridian Specific Plan Amendment (SP-5), including the development of 3 lots totaling approximately 176,396 square feet for Retail, Office and Warehouse uses ("Project"); and

WHEREAS, on April 5, 2017, the Applicant submitted certain land use applications (collectively the "Project Entitlements") requesting the following:

1. A Plot Plan application (PP 17-03) to depict the proposed site layout and authorize the development 5 buildings totaling 176,396 square feet on 11.82 acres (Unit 4, Lot 5, 6, and 7) and to operate as Retail, Office and Warehouse uses. Building square footage will range from 8,073 square feet to 50,000 square feet. Building height is proposed at 32 feet. The proposed buildings will be constructed as a single-story, with no mezzanine proposed. A total of 250 parking stalls are proposed to accommodate the site; and

2. Four Conditional Use Permit applications (CUP 17-04), (CUP 17-05), (CUP 17-06), and (CUP 17-07) to allow for Building 1, Building 2 Building 3 and Building 4 to potentially operate as a Business Enterprise use within the Mixed Use zoning District of the Meridian Specific Plan Amendment (SP-5). The proposed buildings are to be located on Unit 4, Lot 5, 6 and 7 of Final Map 30857-4 and within the Mixed Use zoning district of the Meridian Specific Plan Amendment (SP-5). Business Enterprise uses are considered a conditionally permitted use according to the Meridian Specific Plan Amendment (SP-5) and require a conditional use permit. A Conditional Use Permit will be applicable to each of the four buildings; 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, 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 Commission has considered and adopted an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) for the Project, including PP 17-03, CUP 17-04, CUP 17-05, CUP 17-06, and CUP 17-07 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 has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on PP 17-03, CUP 17-04, CUP 17-05, CUP 17-06, and CUP 17-07.

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 PP 17-03, CUP 17-04, CUP 17-05, CUP 17-06, and CUP 17-07, 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 PP 17-03, CUP 17-04, CUP 17-05, CUP 17-06, CUP 17-07 and reflects the independent judgment and analysis of the Commission

SECTION 4. Findings for Conditional Use Permit CUP 17-04, CUP 17-05, CUP 17-06, CUP 17-07. 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 17-04, CUP 17-05, CUP 17-06, and CUP 17-07 in accordance with Section 9.02.060 of the March JPA Development Code:

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

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with Chapter 9.04 (Commercial Districts), Chapter 9.05 (Industrial Districts), Chapter 9.13 (Specific Plan) and the Meridian Specific Plan Amendment (SP-5) in that the Project is designed to provide appropriately located areas for office uses, retail stores, service establishments, and commercial commodities and services required by residents of the March JPA Planning Area and the surrounding market area; and also, the Project encourages the concentration of office, industrial, and retail uses for the convenience of the public and to secure a more mutually beneficial relationship to each other. Additionally, this Project is consistent with the density/intensity requirements for Airport Compatibility Zone C1, which is limited to 100 average people/acre and 250 people/single-acre 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 the existing and planned land uses in the vicinity, as the Project is consistent with the zoning 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. The Project is located off of Van Buren Boulevard where high visibility occurs. This Project is designed as a mixed use development comprising of commercial retail, office, and industrial uses designed to provide the commodities and services needed by the residents in the March JPA Planning area and surrounding market area. Surrounding uses would include an existing Industrial facility to the north, the Riverside National Cemetery to the south, residents of the Orangecrest residential community to the west and the I-215 corridor to the east.

SECTION 5. Findings for Plot Plan 17-03. 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 17-03, 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 the proposed project would implement the following General Plan Land Use goals:

a) Provide for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area while ensuring compatibility throughout the Planning Area and with regional plans.

b) Manage growth and development to avoid adverse environmental and fiscal impacts.

c) Develop an identity and foster quality development within the Planning Area.

d) Maximize and enhance the tax base and generation of jobs through new reuse and joint use opportunities; and

2. The proposed Project complies with all applicable zoning and other regulations because the Project site is located within the boundaries of the Meridian Specific Plan Amendment (SP-5) and is consistent with development regulations and standards outlined in Section III Land Use Sub-Section G., Development Regulations of the Meridian Specific Plan Amendment (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 it is compatible with the Safety Risk Management Element of the March JPA General Plan in that the Project is designed and oriented in such a way to protect the Meridian Specific Plan area and

adjacent community from unreasonable risks associated with seismic, geologic, fire and flood hazards; 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 land use and development regulations of the Meridian Specific Plan Amendment (SP-5), which ensures compatibility between existing and planned land uses within the Specific Plan Area. The Project site is located on Unit 4-Lot 5, 6 &7 zoned Mixed Use. The Project is consistent with the Permitted Land Uses table for Mixed Use Land Uses found on III-10 of the Meridian Specific Plan (SP-5). The Project is also consistent with all development regulations detailed on page III-14 of the Meridian Specific Plan (SP-5). Additionally, this Project is consistent with the density/intensity requirements intended for developments in the Airport Compatibility Zone C1. Developments to be located in Airport Compatibility Zone C1 are limited to 100 average people/acre and 250 people/single-acre as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014

SECTION 6. 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 PP 17-03, CUP 17-04, CUP 17-05, CUP 17-06 and CUP 17-07, 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 9. 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 Director, 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 11th day of October, 2017.

Mike Gardner, Chairman

March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, CMC, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 17-24 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 11th day of October, 2017, by the following vote of the Commission:

Ayes: Baca (2 votes), Jeffries (2 votes), Vargas, Rogers, Melendrez, Gardner
Noes: None
Abstain: None
Absent: Gutierrez, Ashley

Dated: October 11, 2017

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

EXHIBIT "A"

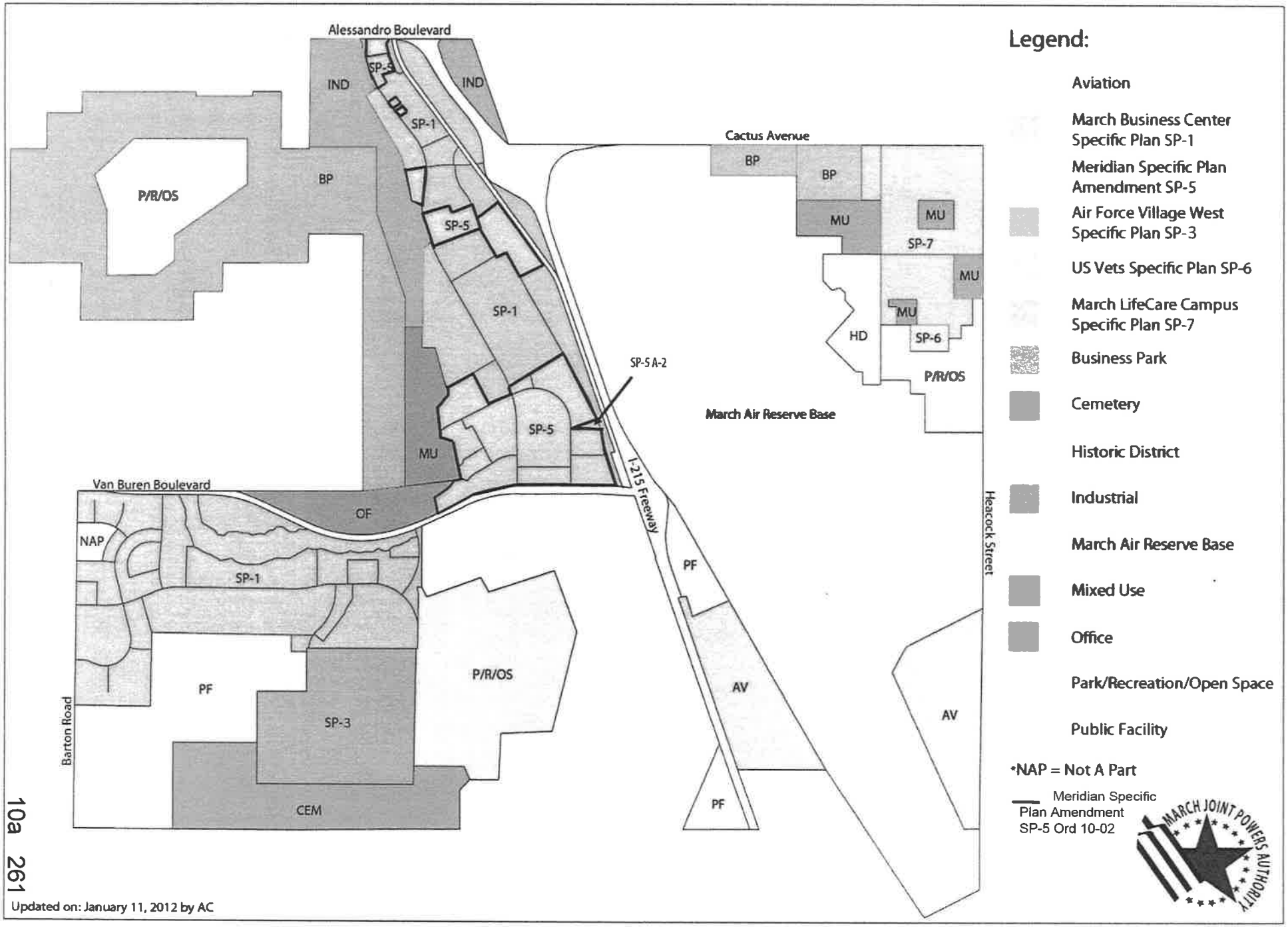
Project Entitlements

EXHIBIT A 1

General Plan Land Use Map

General Plan Land Use Map

March Joint Powers Authority

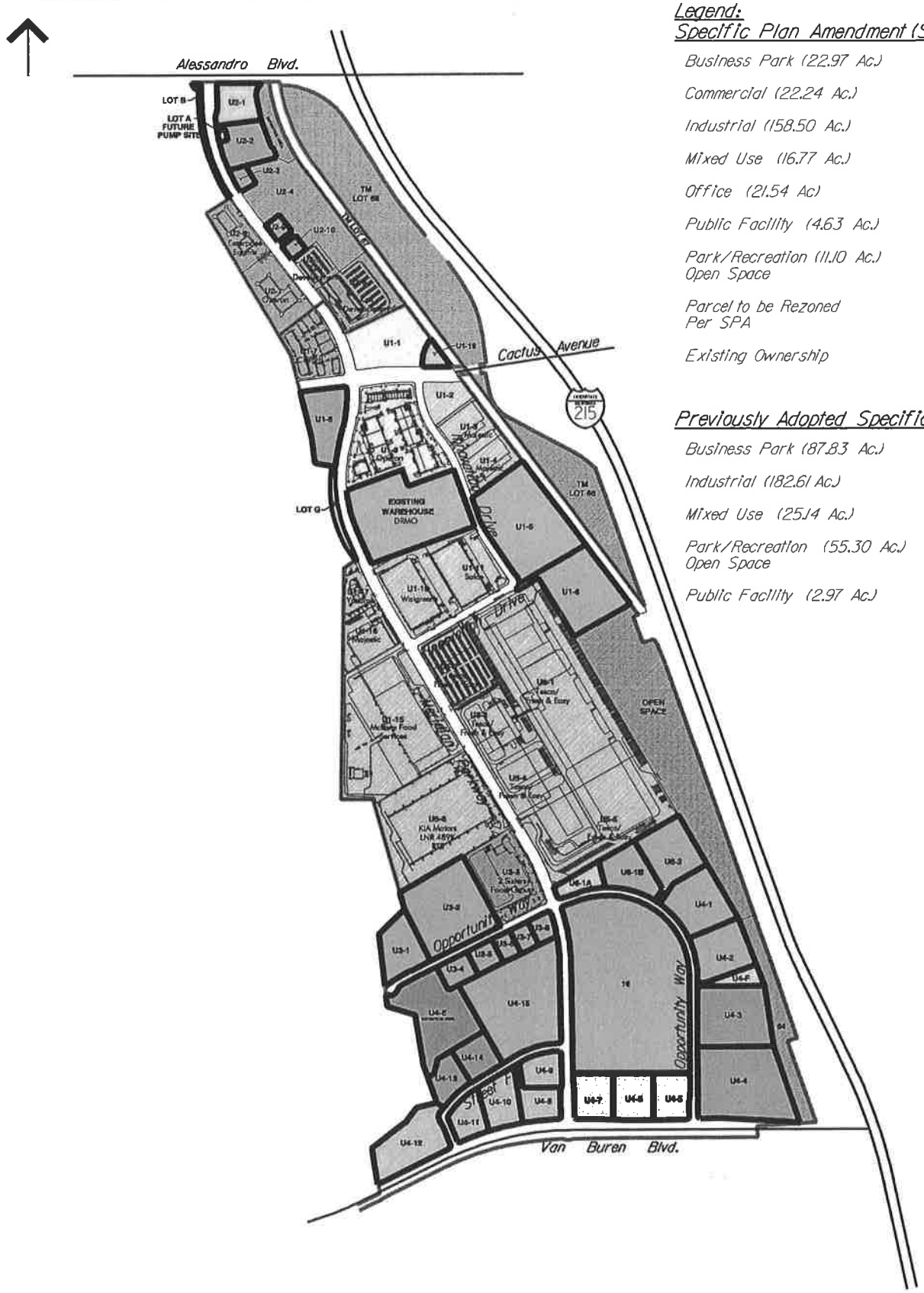


10a 261

Updated on: January 11, 2012 by AC

EXHIBIT A 2

Meridian (SP-5) Zoning Map



Legend:

Specific Plan Amendment (SP-5)

Business Park (22.97 Ac.)	BP
Commercial (22.24 Ac.)	COM
Industrial (158.50 Ac.)	IND
Mixed Use (16.77 Ac.)	MU
Office (21.54 Ac)	OF
Public Facility (4.63 Ac.)	PF
Park/Recreation (11.10 Ac.) Open Space	P/R/OS
Parcel to be Rezoned Per SPA	
Existing Ownership	Ownership

Previously Adopted Specific Plan (SP-1)

Business Park (87.83 Ac.)	BP
Industrial (182.61 Ac.)	IND
Mixed Use (25.14 Ac.)	MU
Park/Recreation (55.30 Ac.) Open Space	P/R/OS
Public Facility (2.97 Ac.)	PF

Figure II-5

EXHIBIT A 3

Applicant's Narrative

MS VAN BUREN I DEVELOPMENT A

Project Narrative

May 23, 2017

Project Narrative:

Unit 4 - Lots 5, 6 & 7 (Proposed Project) is located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, **fronting Van Buren Boulevard.** The proposed project site is situated between Sysco Way to the north, Opportunity Way to the east and Meridian PKWY to the west. The Proposed Project consists of **five (5)** buildings situated on approximately **11.82 acres** and consisting of **approximately 176,396 square feet.** The subject property is currently zoned **Mix Use** and **proposed development includes Plot Plan and Lot Line Adjustment.** The proposed development is scheduled to be built on a speculative basis, no specific tenants or owners have been identified, but anticipated occupancy will be a mix of permitted Business Enterprise and uses that are consistent with Mix Use zoning designation. The combined square footage will yield a floor area ratio (FAR) of 34.30% compared to an allowable 40.0% FAR.

The Proposed Project was previously evaluated for impacts as a part of *SP-5, An Amendment to the North Campus of the Meridian Specific Plan*, (previously known as the March Business Center Specific Plan), March JPA, July 2010, referred to hereinafter as the "Meridian SPA" and the *Subsequent Environmental Impact Report for the Meridian Specific Plan (SP-5)*, (State Clearinghouse #2009071069), "Meridian SPA SEIR". The SEIR was certified by the March JPA in July 2010.

Buildings Overview - Buildings 1 through 4, will include buildings ranging from **approximately 20,711 SF to 50,000 SF**, approximately 291 feet long and 150-160 feet wide in buildings 1 through 3 and approximately 159 feet long and 118 feet wide in building 4. Buildings 1 through 4 are designed to accommodate a single tenant or **divisible into three (3) individual units each ranging in size between 11,727 SF up to 50,000 SF.** The buildings **clear heights** are currently planned to be approximately **24' to 26' foot** with **maximum parapet height** of approximately **30" to 32' foot**; with no second floor/mezzanine. Buildings 1-3 is proposing approximately nine (9) to ten (10) east or west facing truck docks in each building and four (4) in building 4 which will be screened by several treatments such as landscaping, walls, and fences. **Building 5** is a standalone building potentially divisible into five (5) units ranging in size between 2,000 SF up to 8,000 SF. There are no Dock-high truck doors or ground level doors included and occupancy is situated towards smaller service oriented prospects.

Building 5 - consists of **approximately one (1) 8,000 Square Foot building,** which will be approximately 100 feet long and approximately 80 feet wide, the buildings **clear height** is currently planned to be approximately **16' foot** with **maximum parapet height** of approximately **22' foot; no second-floor mezzanine space. There are no truck dock doors or ground level doors** and will have enhanced elevations treatments, landscaping, walls, fences in accordance with JPA approvals. Specific tenants have not been identified to occupy the building units, but enhanced Building elevations and signage will be utilized to attract service/commercial oriented occupancy along Van Buren corridor.

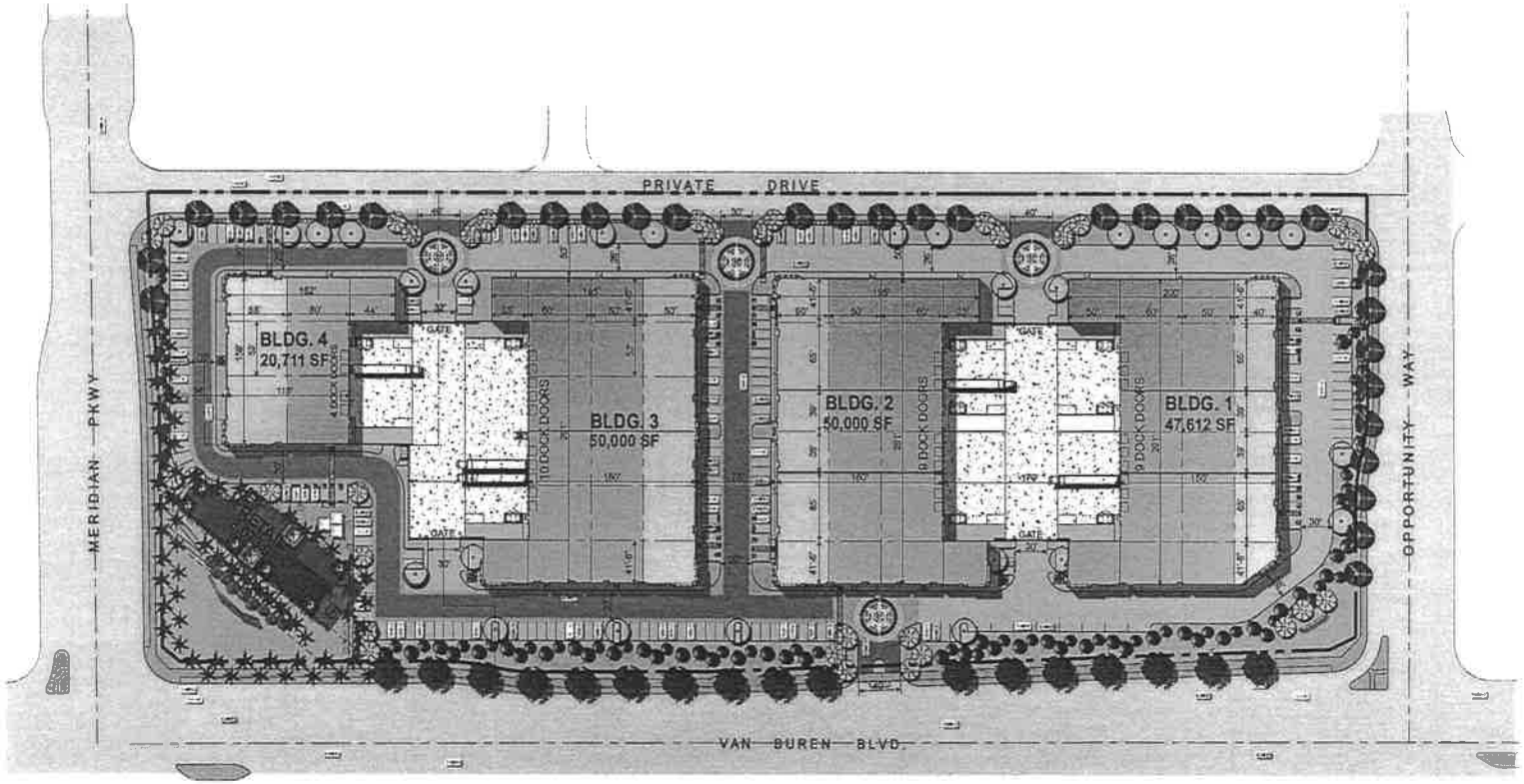
The Proposed Project vehicular traffic will take access off one (1) Van Buren Blvd. with Right-in/Right-out driveway and Sysco Way via three (3) driveways. The three (3) Sysco Way shared driveways are expected to serve as the primary entrance for truck access onto the site. Parking for the site would consist of 250 Automobile stalls including 16 for ADA accessibility and 22 E.V stalls. As noted above, Buildings 1 through 4 have provided a total 32 truck docks.

Landscaping coverage on-site is anticipated to cover approximately 104,764 Square Feet (20.40% Coverage) and in compliance with the minimum lot requirement of 20%.

The Project as currently proposed **COMPLIES** with all Mix Use zoning requirements within the Specific plan and includes JPA staff support and recommendation to allow the proposed development with one (1) right-in/Right-out driveway along Van Buren Blvd.

EXHIBIT A 4

Reduced Colored Site Plan



	BLDG. 1	BLDG. 2	BLDG. 3	SUB TOTAL	BLDG. 4	INCL 4A.	TOTAL
SITE AREA							
in s.f.	136,848	127,566	128,020	392,415	61,948	36,886	514,798 s.f.
in acres	3.14	2.92	2.94	9.00	1.42	1.36	11.83 ac
BUILDING AREA							
Office	4,500	4,500	3,500	12,500	1,900		13,900 s.f.
Warehouse	43,112	45,500	47,500	135,612	19,211		154,823 s.f.
Retail						4,746	4,746 s.f.
Restaurant						3,327	3,327 s.f.
TOTAL	47,612	50,000	50,000	147,612	20,711	8,073	176,396 s.f.
COVERAGE	34.8%	39.2%	39.1%	37.6%	33.4%	13.7%	34.3%
BUILDING HEIGHT	28'	28'	28'		24'	18'	
BUILDING HEIGHT	34'	34'	34'		30'	24'	
AUTO PARKING REQUIRED							
Office 1/300 s.f.	14	14	10 P	38	6		43 spaces
Whse 1/1,000 s.f.	44	46	47 P	136	20		156 spaces
Retail 1/200 s.f.						14	14 spaces
Restaurant 1/100 s.f.						27	27 spaces
TOTAL	58	60	57	174	26	41	241 spaces
AUTO PARKING PROVIDED							
Standard (9' x 18')	36	46	50	132	19	38	189 spaces
Handicap (9' x 18')	2	3	3	8	1	1	10 spaces
Handicap (12' x 18')	2	1	1	4	1	1	6 spaces
Compact (8' x 16')	0	6	3	9	3	0	12 spaces
Parallel (8' x 22')	18	0	1	19	0	0	19 spaces
Carpool/Vanpool/EV. (9'x18')	6	5	5	16	3	3 P	22 spaces
TOTAL	58	60	63	188	26	43	258 spaces
Parking ratio per 1,000 s.f	1.2	1.2	1.3	1.2	1.3	5.3	1.4
ZONING ORDINANCE FOR CITY							
Zoning Designation - Mixed Use (MU)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - Ref. 77 Rm-48/M-48 allowed pursuant to Section 11.04							
SETBACKS							
Front - 2b Interior Side Yard - 0'							
Street Side Yard - 0' Rear Yard - 0'							
MAXIMUM FLOOR AREA RATIO							
FAR - 2b							
LANDSCAPE REQUIREMENT							
Percentage - 20%							
LANDSCAPE PROVIDED							
Percentage -				17.7%	17.0%	46.2%	20.4%
sq.f				47,852	12,515	28,017	104,784 s.f.

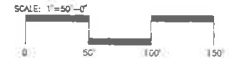


EXHIBIT A 5

Reduced Architectural Drawings

MS VAN BUREN

RIVERSIDE, CALIFORNIA

MERIDIAN SP-5 FSEIR

C-2
AIR QUALITY
PRIOR TO PLOT PLAN APPROVAL, PLEASE DETAIL IN SITE PLAN NOTES THAT EMPLOYERS SHALL IMPLEMENT A COMPRESSED WORKWEEK SCHEDULE WHEN FEASIBLE

H-7
UTILITIES AND SERVICES SYSTEMS
PLEASE DETAIL ON LANDSCAPE PLANS THAT THE PROJECT WILL PROPOSE A NON-POTABLE WATER SYSTEM THAT WILL MEET "PURPLE" PIPE STANDARDS FOR RECLAIMED WATER SYSTEMS.

H-8
UTILITIES AND SERVICE SYSTEMS
PLEASE DETAIL ON CONCEPTUAL DESIGN PLANS COMPLIANCE WITH MITIGATION MEASURE H-8 IN THAT "A FIREFLOW STANDARD OF 5,000 GALLONS PER MINUTE SHOULD BE USED FOR THE WATER DISTRIBUTION NETWORK

H-5
CLIMATE CHANGE AND GHG'S
PLEASE PROVIDED A SITE PLAN NOTE THAT ON-SITE TRASH ENCLOSURE SHALL PROVIDE THE FOLLOWING: GREEN WASTE ENCLOSURE, TRASH AND RECYCLABLE.

IV. L-1-14
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE ARCHITECT MUST PROVIDE A SITE PLAN NOTE THAT THE PROJECT SHALL INSTALL ENERGY STAR LABELED ROOFING MATERIALS.

IV. L-1-15
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE ARCHITECT MUST PROVIDED A SITE PLAN NOTE ENSURING THAT THE "PROJECT WILL ENCOURAGE THE USE OF MATERIALS THAT ARE RESOURCE SUFFICIENT, RECYCLED, WITH LONG LIFE CYCLES AND MANUFACTURED IN AN ENVIRONMENTALLY FRIENDLY WAY"

IV. L-1-18
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT SHALL DETAIL AS A SITE PLAN NOTE THAT "AN INCREASE OF EXTERIOR WALL INSULATION OVER TITLE 24 REQUIREMENT WILL BE ENCOURAGED". HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.

IV. L-1-19
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT SHALL DETAIL AS A SITE PLAN NOTE THAT "AN INCREASE OF ROOF INSULATION OVER TITLE 24 REQUIREMENTS WILL BE ENCOURAGE". HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.

IV. L-1-21
CLIMATE CHANGE AND GHG'S
PLEASE ENSURE THAT THE LANDSCAPE PLANS INCORPORATE THE FOLLOWING REQUIREMENT FOR ALL ON-SITE LANDSCAPE: "PARKING LOT AREAS WILL INCLUDE MIN. TREE COVERAGE (APPROXIMATELY ONE TREE PER EVERY FOURTEEN STALLS) FOR OFFICE USES AND 3/8 TREE COVERAGE (APPROXIMATELY ONE TREE FOR EVERY 20 STALLS) FOR INDUSTRIAL AND BUSINESS PARK USES WITHIN 10 TO 15 YEARS OF CONSTRUCTION. PROJECT WILL USE TREES THAT MATURE OVER A LONG TIME FRAME WITH LOWER WATER DEMAND. SHADE REQUIREMENTS WILL EXCLUDE TRUCK DOCKETS AND DRIVE AISLES"

IV. L-1-24
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, PROVIDE DETAILS THAT ELECTRICAL OUTLETS WILL BE INSTALLED AT ALL BUILDING EXTERIOR AREAS AS PER MITIGATION MEASURE IV. L-1-24.

IV. L-1-25
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, PLEASE PROVIDE A SITE PLAN NOTE THAT THE PROJECT WILL PROVIDE ENERGY EFFICIENT APPLIANCES (E.G. ENERGY STAR) AND ENERGY-REDUCING PROGRAMMABLE THERMOSTATS THAT AUTOMATICALLY ADJUST TEMPERATURE SETTINGS

IV. L-1-26
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT WILL PROVIDE A SITE PLAN NOTE THAT LOW FLOW AND WATERLESS FIXTURES WILL BE INSTALLED IN ALL PROPOSED RESTROOM FACILITIES AS PER MITIGATION MEASURE IV. L-1-26.

MARCH JPA STANDARD SITE PLAN NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.

2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.

3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.

4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. AT A MINIMUM, BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.

5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.

6. SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 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. 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 HILL CUT-OFF TYPE HIGH PRESSURE SODIUM. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSES AND CATALOG CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT-CANDLES AT THE PROPERTY LINE.

8. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.

9. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY LANDSCAPE SHRUB, 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 65DNA NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.

15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 30' X 42' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.

16. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 8-SQ/FT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.

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

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

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

20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.

PROPERTY INFORMATION

Owner / Applicant
SILAGI DEVELOPMENT
101 HOOKENCAMP ROAD
THOUSAND OAKS, CA 91360
TEL: 805-402-4613
CONTACT: MOSHE SILAGI

Project Address
NE OF MERIDIAN PKWY & VAN BUREN BLVD
RIVERSIDE, CA 92058

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

Assessors Parcel Number
294-070-033
294-070-034
294-070-035

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

Construction Type
CONCRETE TILT-UP BUILDING — OFFICE & WAREHOUSE
BUILDING OCCUPANCY: S-1/B
CONSTRUCTION TYPE: II-B

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

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 5,6 AND 7 OF TRACT 30857-4, AS SHOWN BY MAP ON FILE IN BOOK 435, PAGES 6 THROUGH 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 294-070-033
294-070-034
294-070-035

CONSULTANTS

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

LANDSCAPE
HUNTER LANDSCAPE
711 S. FEE ANA ST.
PLACENTIA, CA 92870
PHONE: (714) 686-2400
CONTACT: TOM HAYES

UTILITY INFO

WATER
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY
RIVERSIDE, CA 92508
PHONE: (951) 571-7100

GAS
SOUTHERN CALIFORNIA GAS COMPANY
1981 LUGONIA AVENUE
REDLANDS, CA 92373-0306
PHONE: (909) 428-8401

TELEPHONE SERVICE
VERIZON COMMUNICATIONS
140 WEST ST.
NEW YORK 10007
PHONE: (800) 922-0204

ELECTRIC
SOUTHERN CALIFORNIA EDISON
1351 E. FRANCIS AVENUE
ONTARIO, CA 91751
PHONE: (909) 357-8233

SEWER
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY
RIVERSIDE, CA 92508
PHONE: (951) 571-7100

FIRE PROTECTION
RIVERSIDE COUNTY FIRE DEPARTMENT
210 W. SAN JACINTO AVE.
PERRIS, CA 92570
PHONE: (951) 940-6900

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

Owner:
SDH

101 HOOKENCAMP ROAD, STE 200
THOUSAND OAKS, CA 91703
TEL: (805) 494-1226

Project:
MS VAN BUREN
Riverside, CA

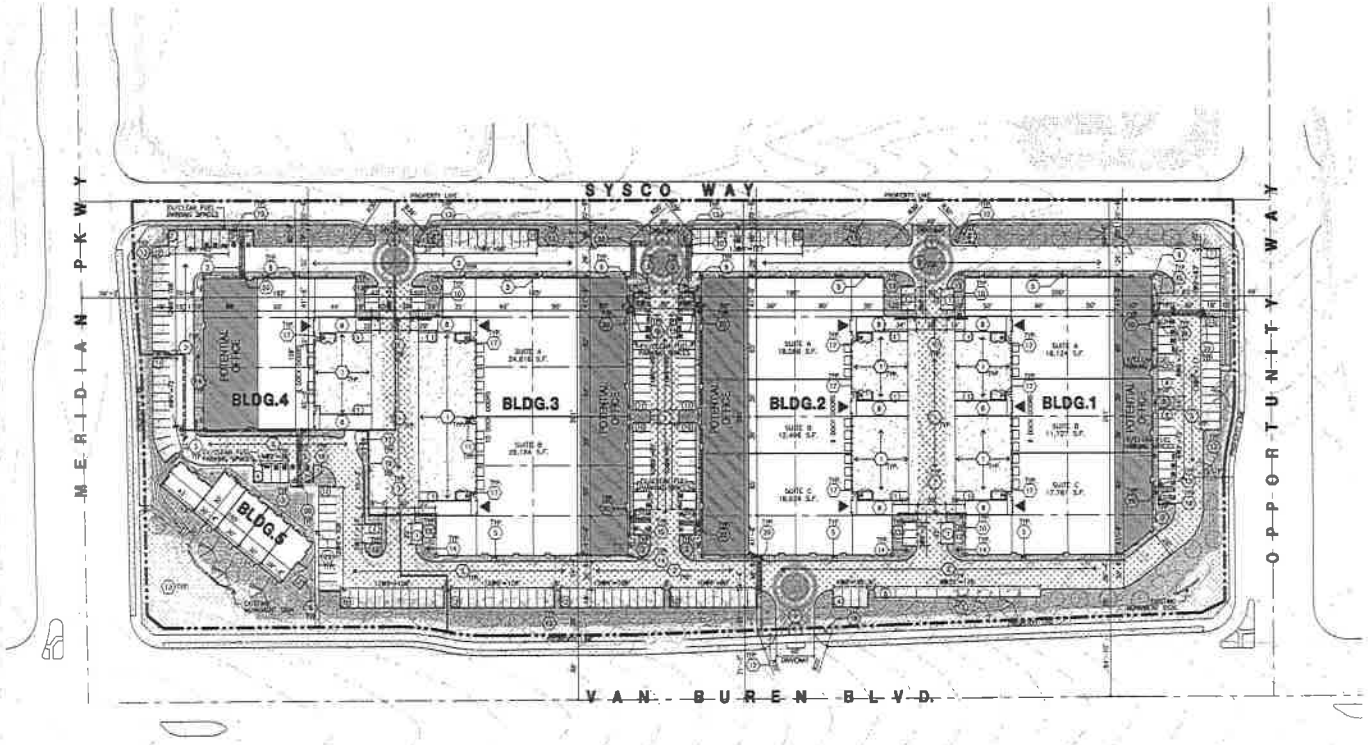
Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: COVER SHEET

Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:

Sheet: A0.1

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



OVERALL SITE PLAN (A) scale: 1"=80'-0"

SCALE: 1"=80'-0"
0 80' 120' 160'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 5'-0"X5'-0"x6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR.
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
7. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
9. EXTERIOR BIKE RACK TYPICAL
10. 12' HIGH TILT-UP SCREEN WALL TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE. SEE A/A3.2 FOR TYPICAL
11. EXTERIOR CONCRETE STAIR.
12. TRUCK ROUTE SIGN. SEE DETAIL "C"
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING
14. EMPLOYEE BREAK AREA
15. PRE-CAST CONCRETE WHEEL STOP.
16. CONCRETE FILLED GUARD POST "8 DIA. U.N.O. 12" H.
17. TRASH ENCLOSURE W/ 6' HIGH WALLS PER CITY STANDARD
18. ACCESSIBLE ENTRY SIGN.
19. ACCESSIBLE PARKING STALL SIGN.
20. TRUNCATED DOME
21. APPROXIMATE LOCATION OF FIRE HYDRANT.
22. WALL MOUNTED LIGHTING FIXTURE TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE
23. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED WITHIN THE PUBLIC ROW SIDEWALK FRONTING VAN BUREN.

SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- PARALLEL PARKING STALL 8' X 22'
- COMPACT PARKING STALL 8' X 16'
- LANDSCAPED AREA
- 30' WIDE FIRELANE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL
- GRADE LEVEL DOOR

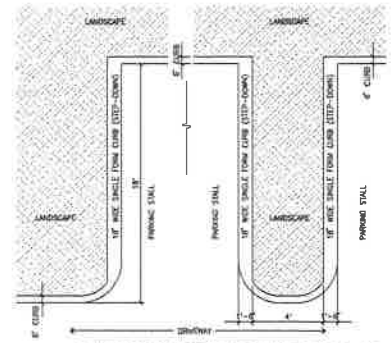
VICINITY MAP



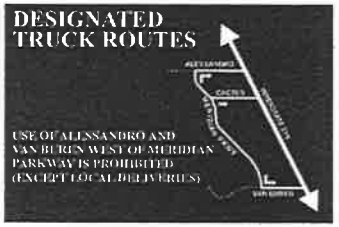
- NOTE
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW.
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER RIVERSIDE FIRE DEPARTMENT REQUIREMENTS.
- THE MAX LIGHTING LEVEL AT THE PROPERTY LINE OF THE SITE CANNOT EXCEED 0.5 CANDLE/FT.
- ALL GATES LEADING TO THE TRUCK YARD TO BE A MINIMUM OF 8'-0"H HIGH WITH A METAL SCREEN MESH PROVIDING AT A MINIMUM 75% OPACITY.
- OUTDOOR CP'S TO BE PROVIDED PER MERIDIAN EIR AND INCORPORATED ON CONSTRUCTION DOCUMENT STAGE.

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	SUBTOTAL	BLDG. 4	RETAIL	TOTAL
SITE AREA							
in s.f.	136,340	127,348	185,880	299,818	61,849	50,886	414,703 s.f.
in acres	3.13	2.92	3.94	9.94	1.42	1.33	13.62 ac.
BUILDING AREA							
Office	4,200	4,200	3,000	11,400	1,800		13,200 s.f.
Warehouse	43,113	46,500	47,880	136,613	19,311		154,824 s.f.
Retail						4,748	4,748 s.f.
Restaurant						2,327	2,327 s.f.
TOTAL	47,313	50,700	50,880	148,013	20,711	7,075	174,299 s.f.
COVERAGE	34.7%	39.8%	38.1%	37.8%	33.4%	13.7%	34.2%
CLEAR HEIGHT	26'	26'	26'		24'	18'	
BUILDING HEIGHT	34'	34'	34'		32'	24'	
AUTO PARKING REQUIRED							
Office 1/250 s.f.							
Warehouse 1/1,000 s.f.	14	14	19	36	5		42 stalls
Retail 1/225 s.f.	44	48	47	137	20		157 stalls
Restaurant 1/125 s.f.						14	14 stalls
TOTAL	58	62	67	173	25	41	213 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	38	42	39	120	16	38	169 stalls
Handicap (9' x 18')	2	2	2	6	1	1	10 stalls
Handicap (12'x 18')	2	1	1	4	1	1	6 stalls
Compact (8' x 16')	6	8	8	8	2	0	10 stalls
Parallel (8' x 22')	10	8	1	11	0	0	11 stalls
Carport/Canopy/EV (9'X18')	0	1	0	1	1	2	22 stalls
TOTAL	58	62	63	181	26	42	269 stalls
Parking ratio per 1,000 s.f.	1.2	1.2	1.3	1.2	1.4	8.3	1.4
ZONING ORDINANCE FOR CITY:							
Zoning Designation = Mixed Use (MU)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height = 60', 75' requires Approval pursuant to Section 19.3x							
SETBACK							
From - ST Interior Side Yard - 0'							
Street Side Yard - 10' Rear Yard - 10'							
MAXIMUM FLOOR AREA RATIO							
FAR = .35							
LANDSCAPE REQUIRED							
Percentage = 25%							
LANDSCAPE PROVIDED							
Percentage =				17.0%	17.0%	46.2%	20.6%
in s.f.				87,632	10,515	23,517	85,764 s.f.



STEP-DOWN AT END PARKING STALL (B) scale: 1/8"=1'-0"



3' X 3'-0" X .080" ALUM PANELS LAMINATED W/ GREEN HP VINYL W/ WHITE HP COPY & GRAPHIC. PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING PANELS TO BE W/ 2-3/8" GALVANIZED POST & MOUNTING HARDWARE

TRUCK ROUTE SIGN (C) scale: NOT TO SCALE

16a

271

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Project:
MS VAN BUREN
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall site plan
Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:
Sheet: A1.1

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

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS.
2. A/C UNIT. PROVIDE SUPPORT & ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ACCESS HATCH PAINTED BLACK W/ RUST W/ 1" WIDE STRIPE PER LETTER
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O., ROOFING TO BE 20-YR CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED) 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE.
6. APPROXIMATE LOCATION OF CERAMIC FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET RETURN.
10. STRUCTURAL JOIST.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

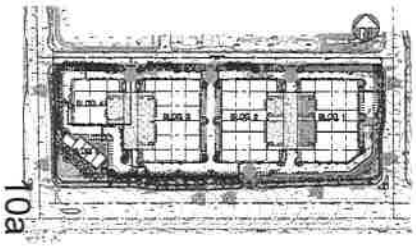
ROOF PLAN GENERAL NOTES

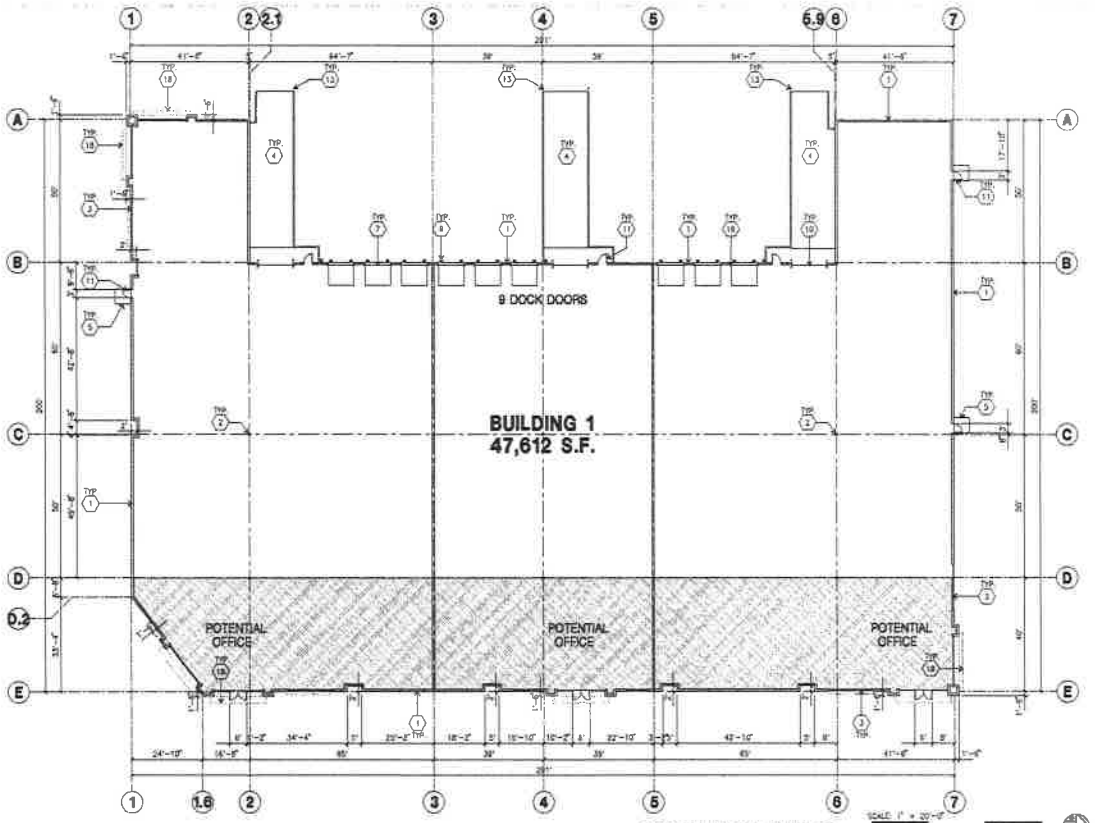
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/A0.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGHER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. BUILT UP ROOFING TO BE DESIGNED FOR J 90 AND TO BE A U.L. CLASS A ROOF. FLASHING BAT TYPE 6MB MOPPED AP SHEET, U.L. TYPE 63 BUR.
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN OF 18"-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOW(FIXTURES) SHALL BE IAPMO LISTED

ROOF LEGEND

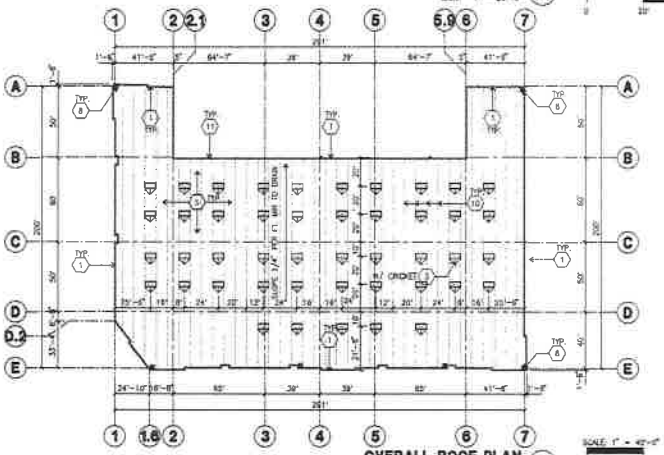
- 4' X 8' CURB MOUNTED SKYLIGHT — ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE — INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

KEY MAP





OVERALL FLOOR PLAN A — SCALE: 1" = 20'-0" — TRUE NORTH



OVERALL ROOF PLAN B — SCALE: 1" = 40'-0" — TRUE NORTH

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 7'-0" X 10'-0" 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
7. 9' X 10' TRUCK DOOR SECTIONAL (TYP.) STANDARD GRADE
8. 4' X 8' LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL O.H. STANDARD GRADE
11. 3'-0" X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13. CONC. FILLED GUARD POST, 6" DIA. U.N.O., H.P.
14. NOT USED
15. PRE-CAST CONCRETE WHEEL STOP.
16. Z GUARD.
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE.

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL GRIDLINE OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN
N. NON-ACCESSIBLE DOOR PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION = 95%
2. TRENCH COMPACTION = 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-96
5. CONCRETE SLAB TO HAVE STEEL TROWEL HARD TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLENE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE F(F)50 FLES MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (10MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER MOISTURE ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITH-OUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS
12. SEAL CONCRETE SLAB W/ "LIQUIDITH" SEALER

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

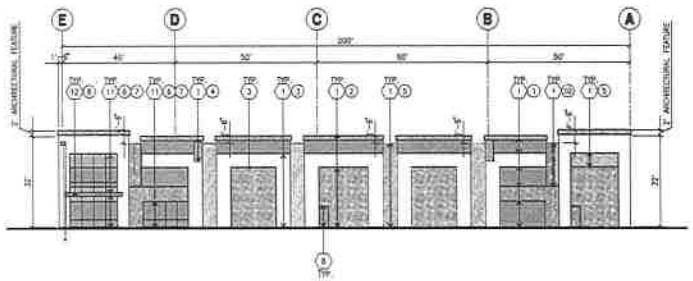
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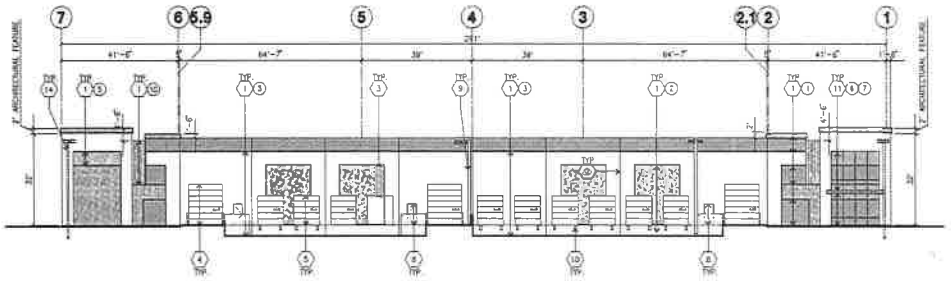
Project:
MS VAN BUREN
Riverside, CA

Consultants:
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HUNTER LANDSCAPE

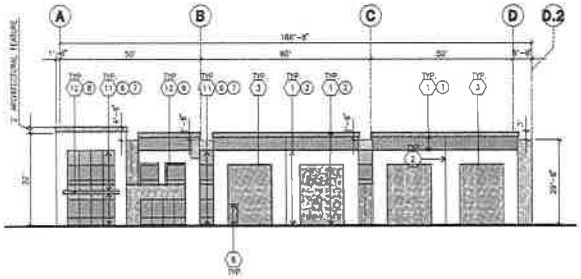
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Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:
Sheet: A2.1A



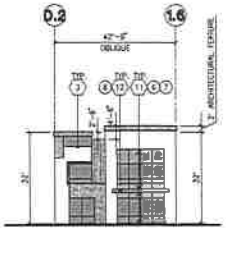
NORTH ELEVATION (A)



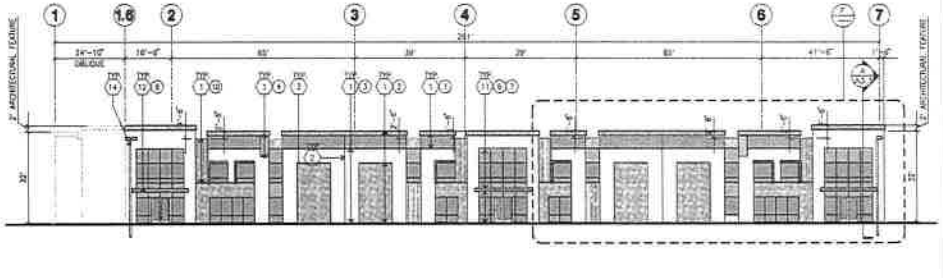
WEST ELEVATION (B)



SOUTH ELEVATION (C)

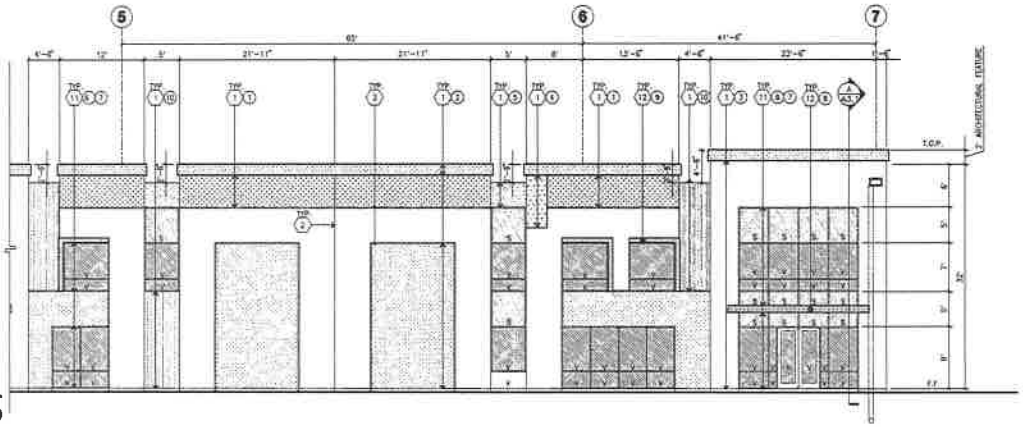


SOUTHEAST ELEVATION (D)



EAST ELEVATION (E)

*** PARAPET HEIGHT TO BE 32'-0" WITH ADDITIONAL 2'-0" ARCHITECTURAL FEATURE AT THE BUILDING CORNER ONLY.



ENLARGED EAST ELEVATION (F)

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 12' X 14' OVERHEAD DOOR W/ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR W/ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY
13. KNOCK OUT PANEL.
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
15. CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL w/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR : SW6917 SHELL WHITE
2. PAINT. COLOR : SW7667 ZIRCON
3. PAINT. COLOR : SW7673 PEWTER CAST
4. PAINT. COLOR : SW7704 COPPER POT
5. PAINT. COLOR : SW 7075 WEB GRAY
6. MULLIONS COLOR : CLEAR ANODIZED
7. GLAZING COLOR : BLUE REFLECTIVE
8. METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE SW 7011 BANISTER BROWN
9. METAL FIN: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE SW 7075 WEB GRAY
10. SCORTMANO TILE - STONE
11. MARMOLE PORCELAIN TILE EDRU - 8"X40"

GLAZING LEGEND

NOTE:
ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
BLUE REFLECTIVE GLAZING TO BE NOT EXCEED AN OUTDOOR REFLECTANCE RATE OF 25% PER THE MARCH BUSINESS CENTER DESIGN GUIDELINES.

SPANDREL GLASS — V — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING : PPG SOLARCOOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.29, SHGC: 0.14, VLT: 38%
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL : 1/4" SOLARCOOL PACIFICA SPANDREL W/ HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE

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Project:

MS VAN BUREN

Riverside, CA

Consultants:

CIVIL:	SDH INC.
STRUCTURAL:	-
MECHANICAL:	-
PLUMBING:	-
ELECTRICAL:	-
LANDSCAPE:	HUNTER LANDSCAPE
FIRE PROTECTION:	-
SOILS ENGINEER:	-

Title: Elevations

Project Number:	16487
Drawn by:	ML
Date:	04/05/17
Revision:	

Sheet:

A2.1B

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS.
2. A/C UNIT. PROVIDE SUPPORT IF ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O., ROOFING TO BE 15/-24 CAP ROOFING BY _____ (KING-MANVILLE OR EQUAL (CLASS A RATED), 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET RETURN.
10. STRUCTURAL JOIST.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS

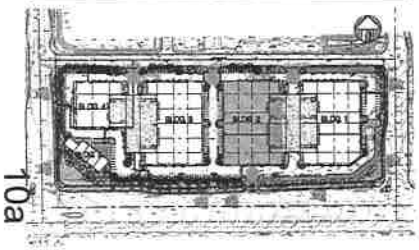
ROOF PLAN GENERAL NOTES

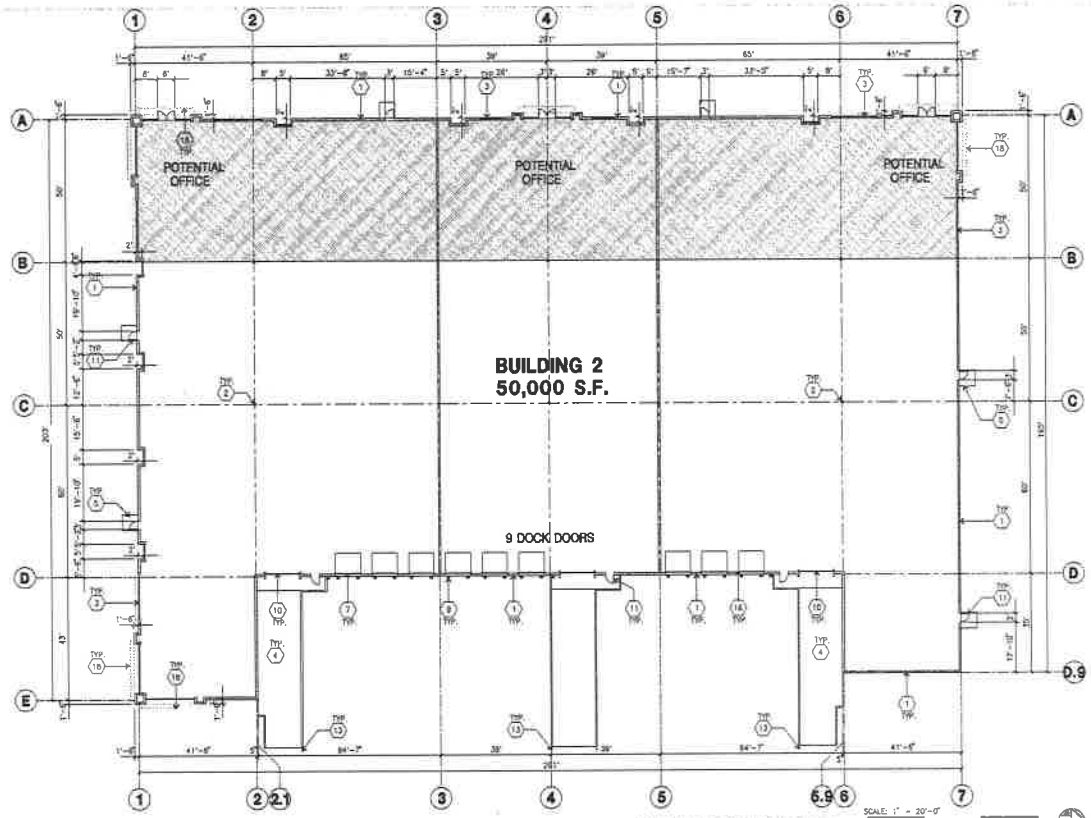
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 8, 9, 10/AD.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN BIDDING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
11. BUILT UP ROOFING TO BE DESIGNED FOR I 90 AND TO BE A U.L. CLASS A ROOF FLASHING BAT TYPE SMB MOPPED AP SHEET, U.L. TYPE 83 BUR.
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18"-0" FROM INSIDE FACE OF PARAPET
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
18. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE NAMED LISTED

ROOF LEGEND

- 4' x 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERNAL METAL DOWNSPOUT W/ OVERFLOW SCUPPER

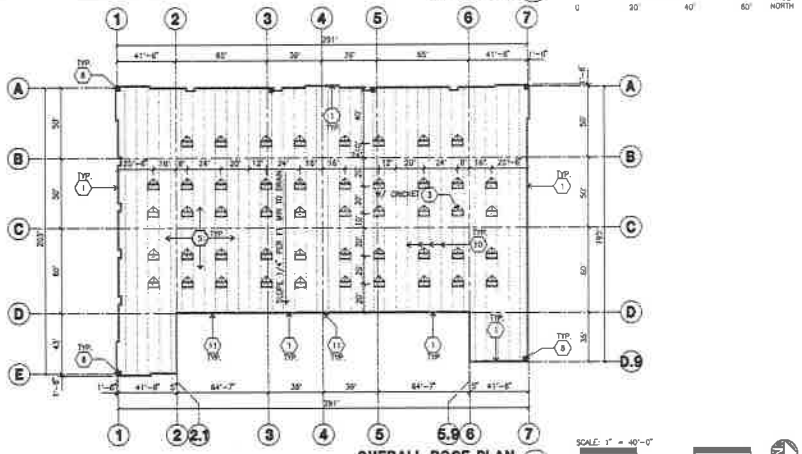
KEY MAP





OVERALL FLOOR PLAN A

SCALE: 1" = 20'-0"



OVERALL ROOF PLAN B

SCALE: 1" = 40'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"MIN CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 3'-0"x5'-0"x8" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE RAMP TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
7. 9' X 10' TRUCK DOOR, SECTIONAL STL., STANDARD GRADE
8. 4' X 8' LOUVERED OPENING FOR VENTILATION
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU SECTIONAL D.H., STANDARD GRADE
11. 3'-0" X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE
13. CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.
14. NOT USED
15. PRE-CAST CONCRETE WHEEL STOP.
16. 3 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE.

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL OFFICE AND WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE (R).
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS EXIT. THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11.3.3.1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURRS-ED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLAP FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL25 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SHOWN WITHOUT, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "URSOLITH" SEALER

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

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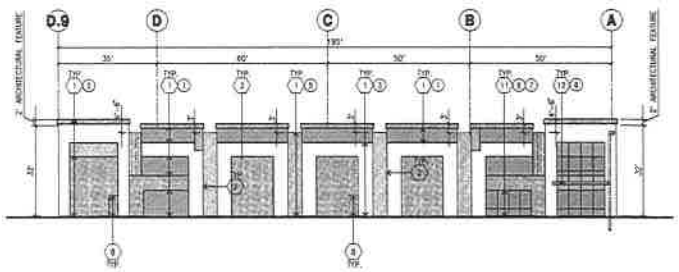
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Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:

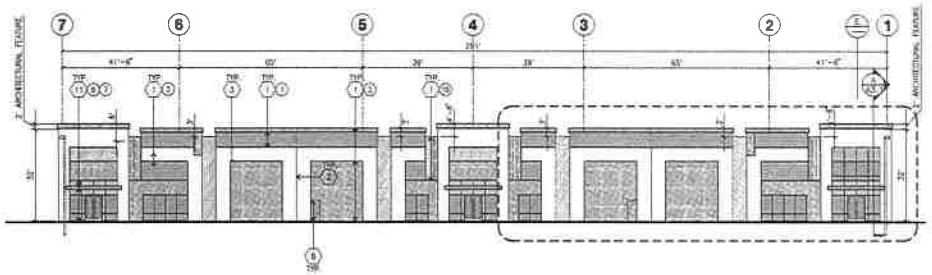
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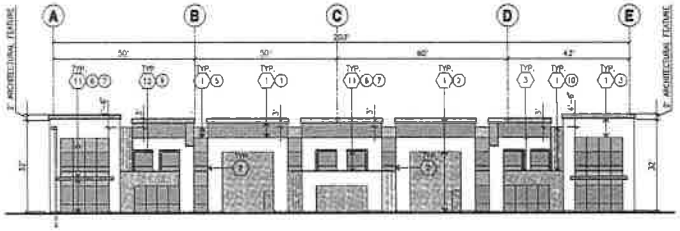
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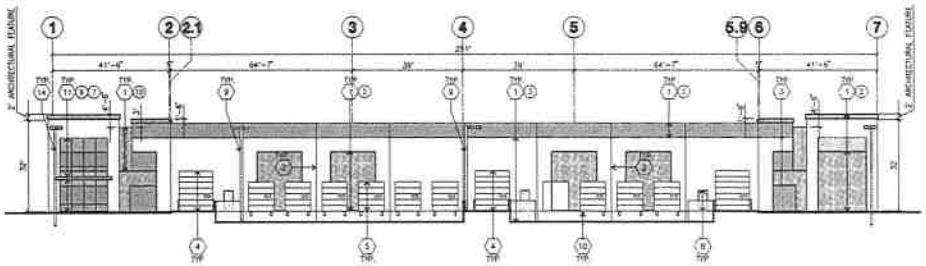
NORTH ELEVATION (A)
scale: 1" = 20'-0"



WEST ELEVATION (B)
scale: 1" = 20'-0"

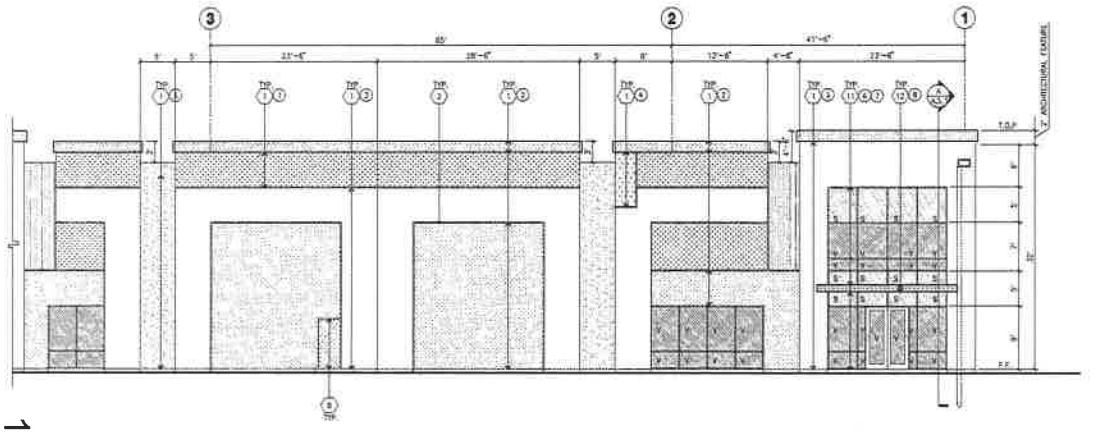


SOUTH ELEVATION (C)
scale: 1" = 20'-0"



EAST ELEVATION (D)
scale: 1" = 20'-0"

** PARAPET HEIGHT TO BE 32'-0" WITH ADDITIONAL 2'-0" ARCHITECTURAL FEATURE AT THE BUILDING CORNER ONLY.



ENALRGED WEST ELEVATION (E)
scale: 1/8" = 1'-0"

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 9" X 9" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY
13. KNOCK OUT PANEL
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
15. CONC. FILLED GUARD POST, 6" DIA. U.N.O., 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. T.O.P. EL.= TOP OF PARAPET ELEVATION
4. F.F. = FINISH FLOOR ELEVATION
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST ~ MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL w/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR : SW6517 SHELL WHITE
2. PAINT. COLOR : SW7667 ZINCON
3. PAINT. COLOR : SW7673 PEWTER CAST
4. PAINT. COLOR : SW7104 COPPER POT
5. PAINT. COLOR : SW 7075 WEB GRAY
6. MULLIONS COLOR : CLEAR ANODIZED
7. GLAZING COLOR : BLUE REFLECTIVE
8. METAL CANOPY, SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE SW 7027 DORWIN BROWN
9. METAL FIN, SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE SW 7075 WEB GRAY
10. BEDROCKING TILE-STONE
11. SWIMIQUE PORCELAIN TILE ECRU - 6"x24".

GLAZING LEGEND

NOTE
ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
BLUE REFLECTIVE GLAZING TO BE NOT EXCEED AN OUTDOOR REFLECTANCE RATE OF 25% PER THE MARCH BUSINESS CENTER DESIGN GUIDELINES.

SPANDREL GLASS

VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING : PPG SOLARCOOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.29, SHGC: 0.1, VLT: 52
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL : 1/4" SOLARCOOL PACIFICA SPANDREL W/ HAMMONY BLUE OPACICOAT PAINTED ON REFLECTIVE

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SDH INC.
HUNTER LANDSCAPE

Title: Elevations

Project Number: 16467
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:
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ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS.
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED
3. 4" X 8" CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ACCESS PAINTED BLACK 4" HIGH W/ 1" HIGH STENCIL PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O., ROOFING TO BE 60-MIL CAP ROOFING BY JOHNS-MANVILLE OR EQUAL, SILVER 2 RATED, 10 YEAR NO DOLLAR LIMIT WARRANTY AND 5 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET RETURN.
10. STRUCTURAL JOIST.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS

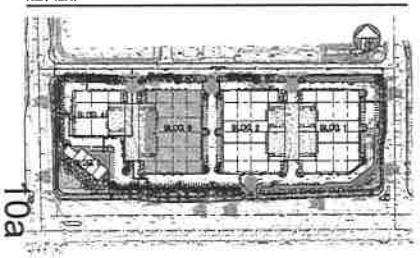
ROOF PLAN GENERAL NOTES

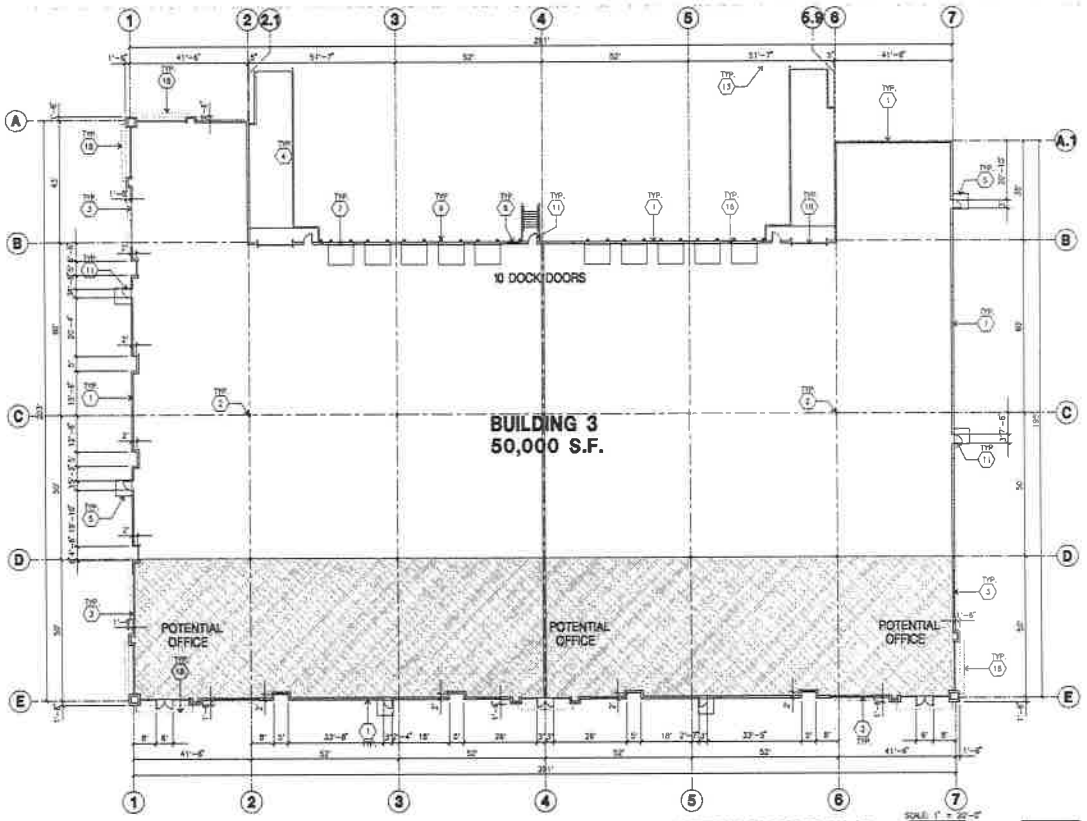
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" PT.) PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 4, 9, 10/A0.2 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRUCTURAL FRAMES, SUPPORTS AND DOMES MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
11. BUILT UP ROOFING TO BE DESIGNED FOR 1 HR AND TO BE A U.L. CLASS A ROOF ASSEMBLY SLP TYPE SHALL BE MODIFIED BIT MAST, U.L. TYPE EJ BUR.
12. ALL ROOFING FLASHINGS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECT'S JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PROCEDURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICE" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUT PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE LISTED

ROOF LEGEND

- 4" X 8" CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE. SEE "S" DRAWINGS.
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

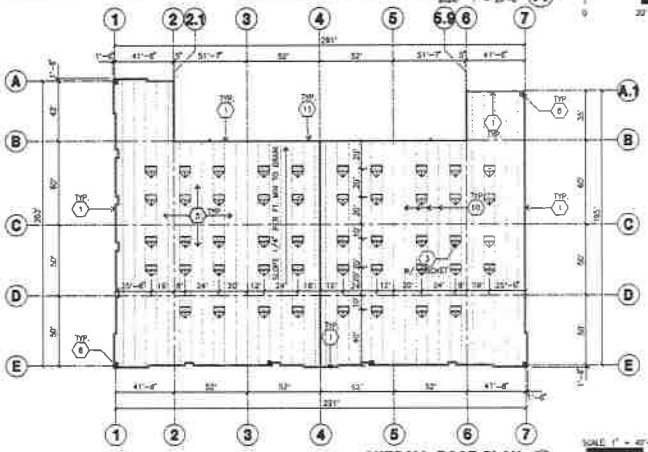
KEY MAP





OVERALL FLOOR PLAN A

SCALE: 1" = 20'-0"



OVERALL ROOF PLAN B

SCALE: 1" = 40'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL CLEAR-SPAN SYSTEM WITH SKYLIGHTS. SEE OFFICE FLOOR-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 8'-4"(E)-4'-8"(F) THICK CONCRETE EXTERIOR LANDING AND TRENCH AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALL TO MATCH WALL OR CURB THAT WILL BE AT EXT APPLICATION.
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
7. 6" X 12" TRENCH DRAIN, SECTIONAL (TYP.), STANDARD GRADE.
8. 4'-8 8" LAMINATED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL.
10. 12" X 24" CRANE RAIL, SECTIONAL (U.N., STANDARD GRADE.
11. 3'-0" X 7'-0" HOLLOW METAL EXTERIOR MAN DOOR
12. SCUPPER LINE ABOVE
13. CONC FILLED GUARD POST, 8" DIA. U.N.O. 42"H.
14. HOT WELL
15. PRE-CAST CONCRETE WHEEL STOP.
16. 2" GUARD.
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE.

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
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D. PROVIDE 8" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
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F. SLOPE MOW STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M. EXIT LISTWORK PAY ROUTE SHALL BE IDENTIFIED BY A TACTILE SIGN PER CBC 11B-703.4 AND ICC A117.1. THE MOUNTING HEIGHT FOR EACH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOORS. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11.3.3B 1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

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4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-96-04
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
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7. ALL EQUIPMENT & VEHICLES SHALL BE EMPTIED
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE F180 F130 MOISTURE WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (10MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND OVER VAPOR ARE REQUIRED SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE CURING COMPOUND, OR RELEASE AGENTS

CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NM-90 JOINT FILLER IN FUTURE OFFICE AREAS.

12. SEAL CONCRETE SLAB W/ "LITHOBOLIN" SEALER

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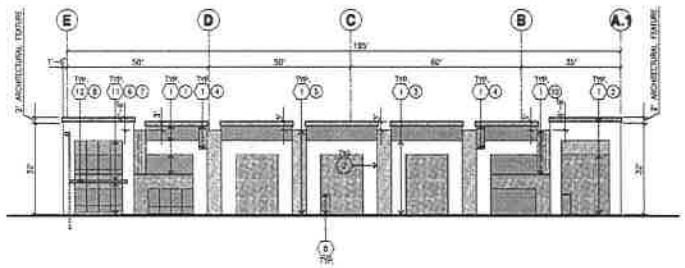
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Soils Engineer:	-

Title: Overall Floor Plan

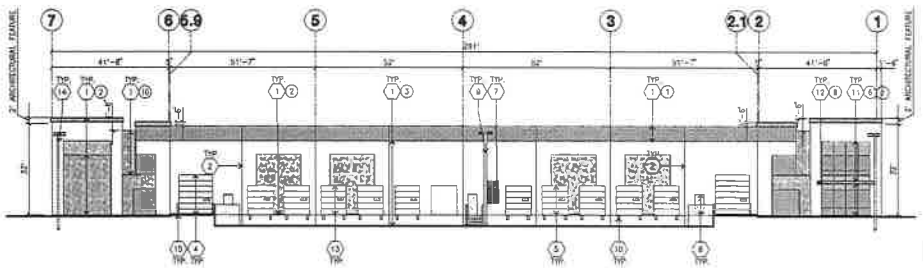
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Date:	04/05/17
Revision:	

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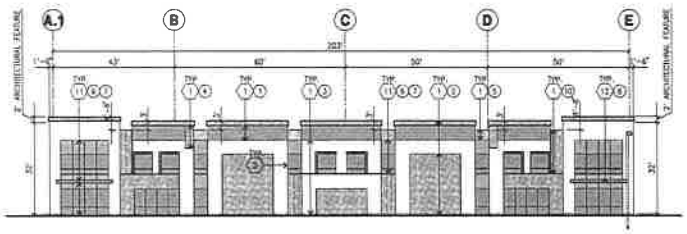
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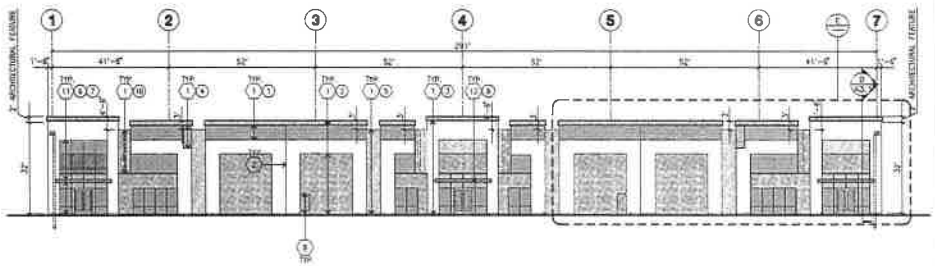
NORTH ELEVATION (A)



WEST ELEVATION (B)

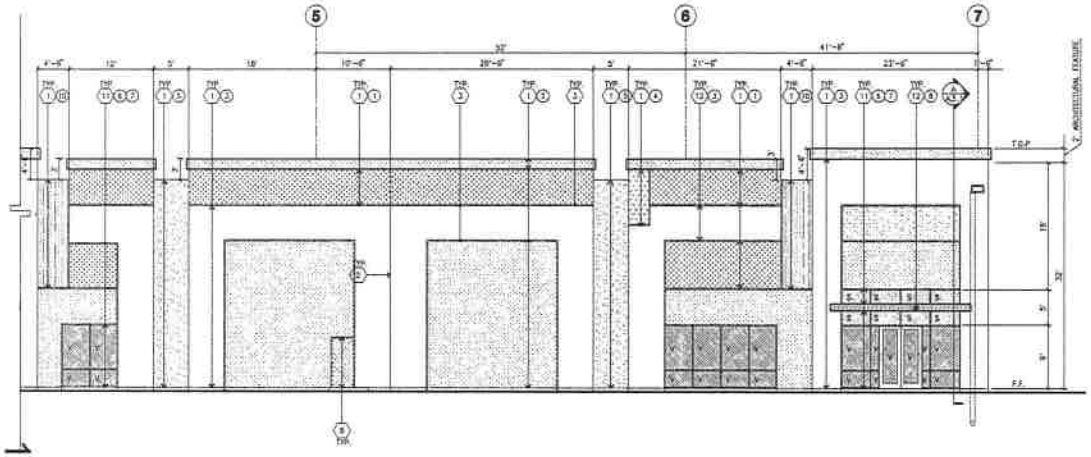


SOUTH ELEVATION (C)



EAST ELEVATION (D)

*** PARAPET HEIGHT TO BE 32'-0" WITH ADDITIONAL 2'-0" ARCHITECTURAL FEATURE AT THE BUILDING CORNER ONLY.



ENLARGED EAST ELEVATION (E)

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 12' X 14' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTERNAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. ROLLUP METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY
13. KNOCK OUT PANEL
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS
15. CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR : SW6917 SHELL WHITE
2. PAINT. COLOR : SW7667 ZIRCON
3. PAINT. COLOR : SW7673 PEWTER CAST
4. PAINT. COLOR : SW7706 COPPER POT
5. PAINT. COLOR : SW 7075 WEB GRAY
6. MULLIONS COLOR : CLEAR ANODIZED
7. GLAZING COLOR : BLUE REFLECTIVE
8. METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE SW 7521 DONNER BROWN.
9. METAL FIN: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE SW 7075 WEB GRAY
10. BORDEAUX TILE-STONE
11. BAROQUE PORCELAIN TILE ECRU = 8"X40"

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION, GLASS, METAL ATTACHMENTS AND LATHELS SHALL BE DESIGNED TO RESIST ~ MPH, EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

GLAZING LEGEND

NOTE:
ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
BLUE REFLECTIVE GLAZING TO BE NOT EXCEED AN OUTDOOR REFLECTANCE RATE OF 25% PER THE MARCH BUSINESS CENTER DESIGN GUIDELINES

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

GLAZING : PPG SOLARCOOL (2) PACIFICA + SOLARBAN 60 (3) CLEAR
U: 0.29, SHGC: 0.1, VLT: 5%
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL : 1/4" SOLARCOOL PACIFICA SPANDREL W/ HARMONY BLUE OPAKOTEAT PAINTED ON REFLECTIVE

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

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Consultants:

Civil:	SDH INC.
Structural:	-
Mechanical:	-
Electrical:	-
Plumbing:	-
Landscape:	HUNTER LANDSCAPE
Fire Protection:	-
Other Engineer:	-

Title: Elevations

Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:

A2.3B

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT.
3. PAINT FINISH. ALL REVEALS TO HAVE A MIN. OF 3/8" CHAMFER.
4. REVEAL CLOSURE TO MATCH ADJACENT BUILDING FIELD COLOUR. U.N.O.
5. 12" X 24" SIGNBOARD DOOR W/ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. 8' X 10' OVERHEAD DOOR W/ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
7. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID MATERIAL TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
8. 9" X 9" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
9. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
10. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
11. DOCK DOOR BUMPER TYPICAL.
12. ALUMINUM STOREFRONT FRAMED WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
13. METAL CANOPY.
14. KNOCK OUT PANEL.
15. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
16. CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL.= TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 1.5 TIMES EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR - SW6817 SHELL WHITE
2. PAINT. COLOR - SW7087 ZINCON
3. PAINT. COLOR - SW7673 PEWTER CAST
4. PAINT. COLOR - SW7706 COPPER POT
5. PAINT. COLOR - SW 7075 WEB GRAY
6. WILLDINS COLOR : CLEAR ANODIZED
7. GLAZING COLOR : BLUE REFLECTIVE
8. METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE DH 70172 WEB GRAY
9. METAL FIN SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/ HIGH PERFORMANCE DH 70172 WEB GRAY
10. PERFORMANCE TILE-STONE
- GARRAGE PORCELAIN TILE EDGE - 8"X40"

GLAZING LEGEND

NOTE:
ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
BLUE REFLECTIVE GLAZING TO BE NOT EXCEED AN OUTDOOR REFLECTANCE RATE OF 15% PER THE MARCH BUSINESS CENTER DESIGN GUIDELINES.

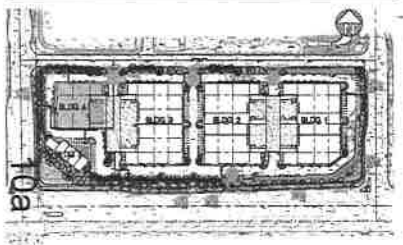
SPANDREL GLASS — VISION GLASS

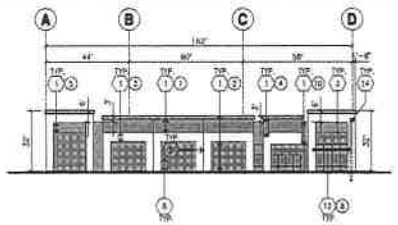
ALL GLAZING TO BE TEMPERED

GLAZING: PPG SOLARCOOL (3) PACIFICA + SOLARBAN 60 (3) CLEAR U: 0.29, SHGC: 0.1, VLT: 14
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE, AND (3) 1/4" LITES

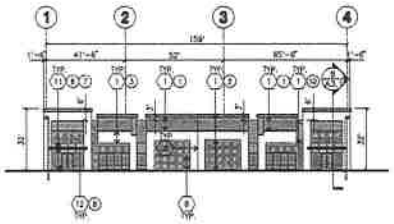
SPANDREL: 1/4" SOLARCOOL PACIFICA SPANDREL W/ HARMONY BLUE OPACIDAT PAINTED ON REFLECTIVE.

KEY MAP

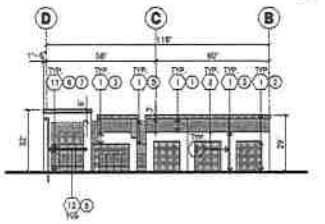




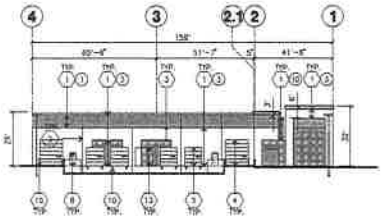
NORTH ELEVATION (C)
SCALE: 1" = 30'-0"



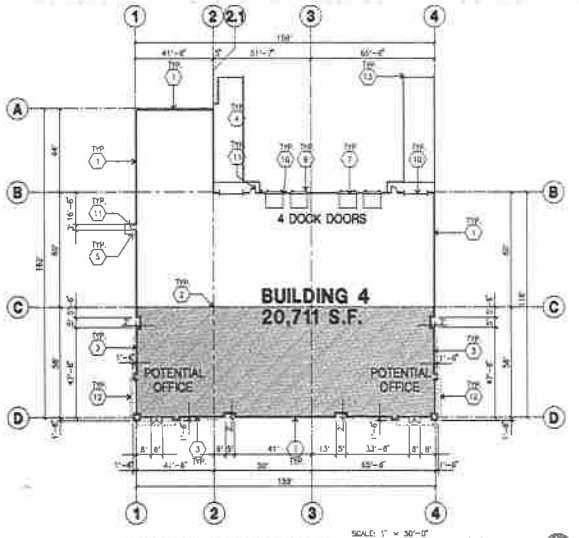
WEST ELEVATION (D)
SCALE: 1" = 30'-0"



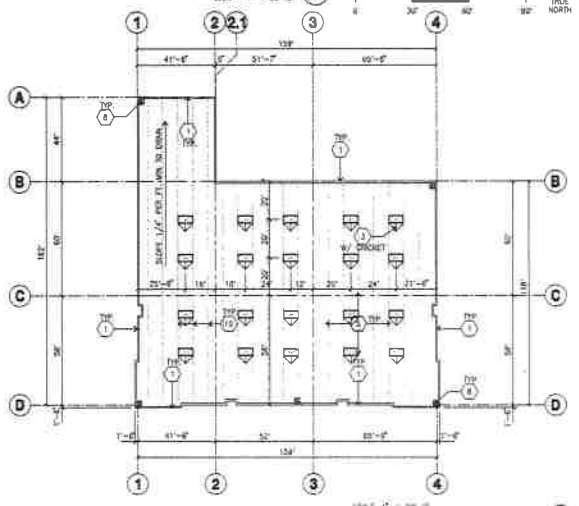
SOUTH ELEVATION (E)
SCALE: 1" = 30'-0"



EAST ELEVATION (F)
SCALE: 1" = 30'-0"



OVERALL FLOOR PLAN (A)
SCALE: 1" = 30'-0"



ROOF PLAN (B)
SCALE: 1" = 30'-0"

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4' HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O. ROOFING TO BE 60-MIL CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED). 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET RETURN.
10. STRUCTURAL JOINT.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS.

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, SHEATHING OR FACE OF STUD. (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS AS REQUIRED TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 8, 9, 10/A0.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DIMENSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER 1606 SPECIAL DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE TAPERED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.).
11. BUILT-UP ROOFING TO BE DESIGNED FOR 1.66 PSF AND TO BE A U.L. CLASS A ROOF. FLASHING BAY TYPE TARS MOPPED AT SHEET. U.L. TYPE 60 BUR.
12. ALL ROOFING ASSEMBLIES SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPOSED REQUIREMENTS ARE AS PROJECTS ARCHITECTURAL AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 10'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE BOARD FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND ANNUNCIATOR PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN.
3. FIRE SEPARATION SYSTEM WITH CEILING, SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
5. 5'-6"(E)-6'(L)" THICK CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR MAN DOORS TO UNASSIGNED AREAS. - FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP
7. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE
8. 4' X 8' LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL
10. 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SUPPLY LINE ABOVE
13. CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.
14. NOT USED.
15. PRE-CAST CONCRETE WHEEL STOP.
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE.

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX 100' MAXIMUM. 4 SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. PROVIDE 8" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS.
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL, WALL, GARDRAIL, OR FACE OF STUD U.N.O
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11328.1.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 85%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-96-9A
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLANE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER MEMBRANE ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SAG JOINT FILLER IN FUTURE OFFICE AREAS
12 SEAL CONCRETE SLAB W/ "LIMOLITH" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4' HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O. ROOFING TO BE 60-MIL CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED). 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
6. APPROXIMATE LOCATION OF EXHAUST FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET RETURN.
10. STRUCTURAL JOINT.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR WITH DOWNSPOUT W/ OVERFLOW SCUPPER

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Project:
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Consultants:
SDH INC.
HUNTER LANDSCAPE

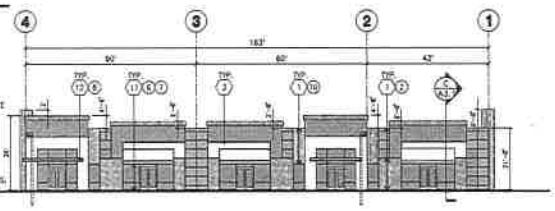
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Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:
A2.4

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

ELEVATION KEYNOTES

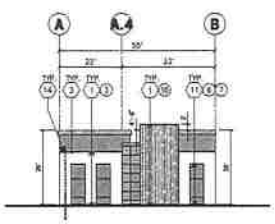
1. CONCRETE TILT-UP PANEL.
2. PANEL JOINT.
3. PANEL REVEAL. ALL REVEALS TO HAVE A MIN. OF 3/4" DIAMETER REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.
4. 12'-0" X 14'-0" INSULATED DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
5. 3'-0" X 10'-0" SWINGING DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
6. CONCRETE STAIR, LANDING AND GUARDRAIL W/ NECK, PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3' WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
7. 8' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
8. HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
9. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
10. DOCK DOOR BUMPER TYPICAL.
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
12. METAL CANOPY.
13. KNOCK OUT PANEL.
14. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
15. CONC. FILLED GUARD POST. 8" DIA. U.N.O. 42"H.



NORTH ELEVATION (C)
SCALE: 1" = 20'-0"

ELEVATION GENERAL NOTES

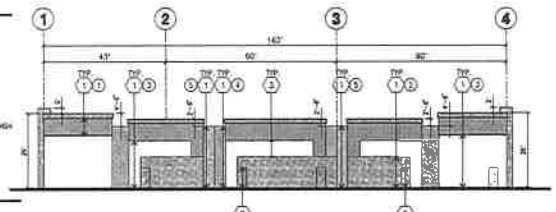
1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - WPH EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATH.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.



WEST ELEVATION (D)
SCALE: 1" = 20'-0"

ELEVATION COLOR LEGEND/SCHED.

1. PAINT. COLOR : 2808-W17 SNOW WHITE
2. PAINT. COLOR : 2808-B51 EMERSON
3. PAINT. COLOR : SW7413 PEWTER CAST
4. PAINT. COLOR : SW7508 COPPER PENNY
5. PAINT. COLOR : SW 7075 WEB GRAY
6. SIDING COLOR : CLEAR ANODIZED
7. GLAZING COLOR : BLUE REFLECTIVE
8. METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS, HIGH PERFORMANCE SW 7521 DOMINO BROWN
9. METAL TRIM: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS, HIGH PERFORMANCE SW 7075 WEB GRAY
10. BUILDING TILT-STONE
11. BARRIQUE PORCELAIN TILE 12"X24" - 8"GRT



SOUTH ELEVATION (E)
SCALE: 1" = 20'-0"

GLAZING LEGEND

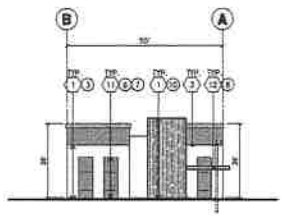
NOTE:
ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
BLUE REFLECTIVE GLAZING TO BE NOT EXCEED AN OUTDOOR REFLECTANCE RATE OF 22% PER THE MARCH BUSINESS CENTER DESIGN GUIDELINES.

SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

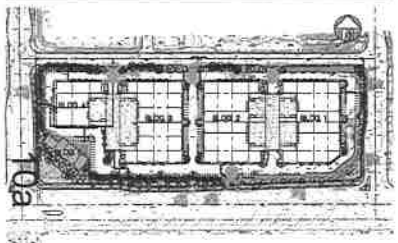
GLAZING : PPG SOLARGOOL (2) PACIFICA + SOLARBAN 90 (3) CLEAR
U: 0.29, SHGC: 0.1, VLT: 26
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

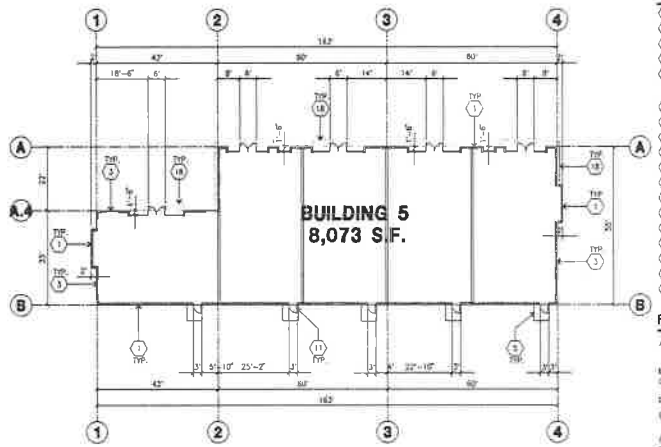
SPANDREL : 1/4" SOLARGOOL PACIFICA SPANDREL W/ HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE.



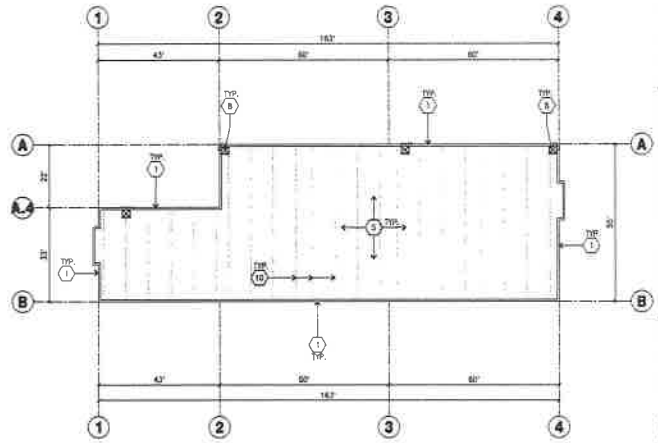
EAST ELEVATION (F)
SCALE: 1" = 20'-0"

KEY MAP





OVERALL FLOOR PLAN (A)
SCALE: 1" = 20'-0"



ROOF PLAN (B)
SCALE: 1" = 20'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON WORK SIDE OF RAMP.
5. 3'-6"(D) -5'-6" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTOR.
6. EXTERIOR CONCRETE STAIR W/ 42"HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
7. 9' X 10' TRUCK DOOR, SECTIONAL U.N., STANDARD GRADE
8. 8'-0" X 8'-0" LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL.
10. 12' X 14' DRIVE THRU SECTIONAL O.H., STANDARD GRADE
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR
12. SOFFIT LINE ABOVE
13. CONC. FILLED GUARD POST. 8" DIA. U.N.O. 42"H.
14. NOT USED.
15. PRE-CAST CONCRETE WHEEL STOP.
16. 2 GUARD
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX 100' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "S" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. PROVIDE 8" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU (RD WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
F. CLOPP FLOOR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR CUTS.
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, SHEETLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A2.4. NOTE: ALL DOORS PER DOOR SCHEDULE AND FINISH OPENINGS.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE INSPECTED INCLUDING CARS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.3.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - SOIL
2. TRENCH COMPACTION - SOIL
3. BUILDING FLOOR SLAB. SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS 'V' FLOOR PER A.C.I. 302-W-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB 10 BE WET CURING USING BURLANE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE FF50 FL15 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER MOISTURE ARE REQUIRED, SHALL BE NATURALLY CURED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "LIMCOLITH" SEALER

ROOF PLAN KEYNOTES

1. CEMENTIC PARAPET. SEE "S" DRAWINGS FOR THICKNESS
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
4. ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER.
5. PROVIDE 4-PLY BUILT-UP ROOFING OVER ROOF SHEATHING OVER ROOF FRAMING U.N.O.. ROOFING TO BE MO-24 CAP ROOFING BY JOHNS-MANVILLE OR EQUAL (CLASS A RATED). 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE.
6. APPROXIMATE LOCATION OF EXHAUST FAN.
7. APPROXIMATE LOCATION OF ROOF HATCH.
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET RETURN.
10. STRUCTURAL JOIST.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET. SEE "S" DRAWINGS FOR THICKNESS.
2. A/C UNIT. PROVIDE SUPPORT @ ROOF AS REQUIRED.
3. 4' X 8' CURB MOUNTED SKYLIGHT/SMOKE HATCH.
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8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
9. PARAPET RETURN.
10. STRUCTURAL JOIST.
11. EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" /1') PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS, SEE DETAIL 8, 9, 10/A0.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES MANUFACTURER TO CONFIRM IN WRITING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. BUILT UP ROOFING TO BE DESIGNED FOR I WD AND TO BE A U.L. CLASS A ROOF. FLASHING BAT TYPE SAME MOPPED AP SHEET, U.L. TYPE 63 BUR.
12. ALL ROOFING PENETRATIONS SHALL MEET ALL STATE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS SPECIFICATIONS AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.
13. ALL SKYLIGHTS TO BE PLACED A MIN OF 18'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOW(SCUPPERS) SHALL BE APMO LISTED

ROOF LEGEND

- 4' X 8' CURB MOUNTED SKYLIGHT
- ROOF JOIST LINE SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

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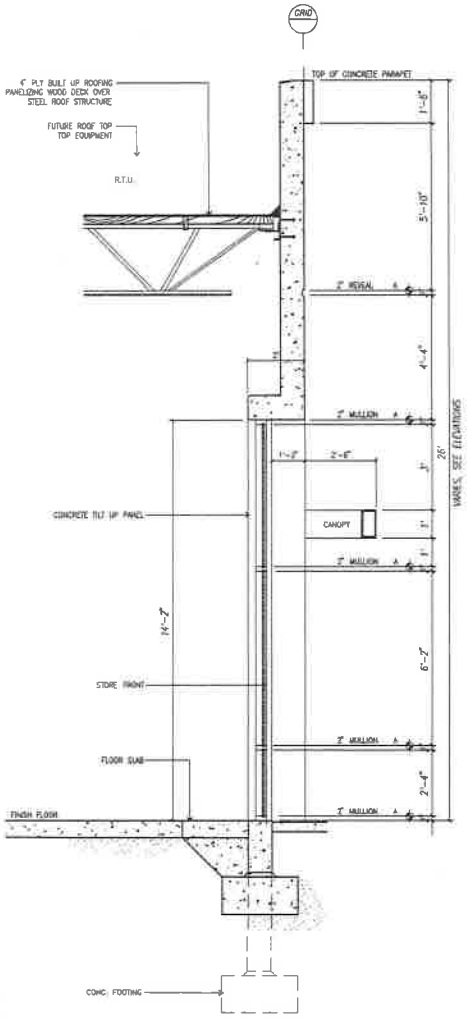
Project:
MS VAN BUREN
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

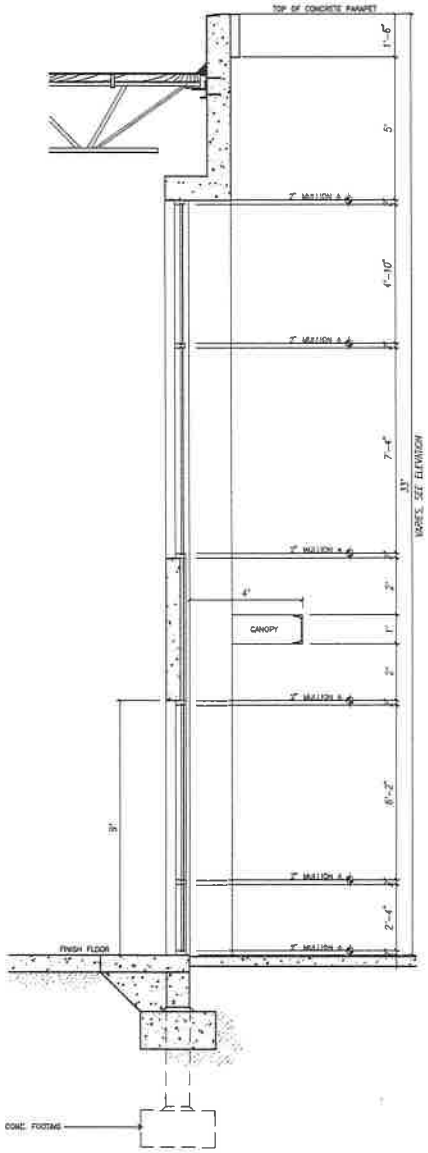
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Drawn by: ML
Date: 04/05/17
Revision:

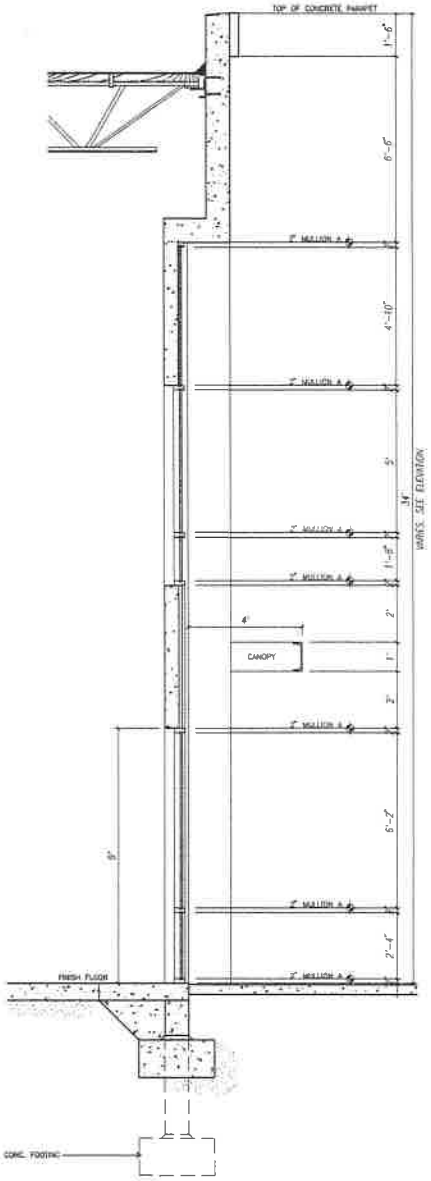
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TYP. STOREFRONT ELEVATION AT BLDG. 5 (C)
scale: 1/2" = 1'-0"



TYP. STOREFRONT ELEVATION AT BLDG. 4 (B)
scale: 1/2" = 1'-0"



TYP. STOREFRONT ELEVATION AT BLDG. 1,2,3, (A)
scale: 1/2" = 1'-0"

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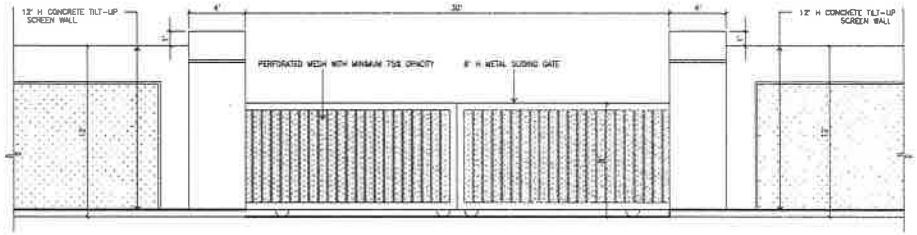
Consultants:
SDH INC.
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Project Number: 16467
Drawn by: ML
Date: 04/05/17
Revision:

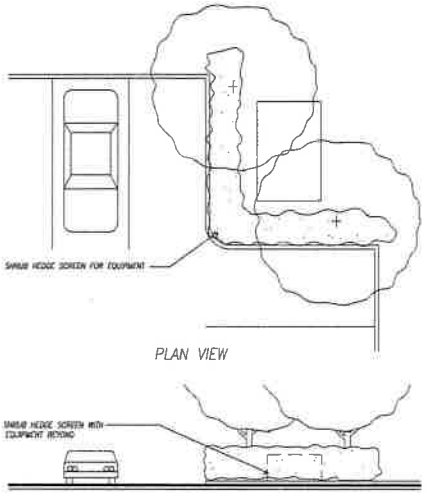
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ELEVATION COLOR LEGEND/SCHED.

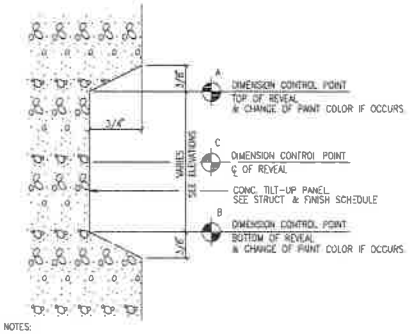
1. PAINT. COLOR : SW6917 SHELL WHITE
2. PAINT. COLOR : SW7667 ZIRCON
3. PAINT. COLOR : SW7673 PEWTER CAST



SCREENWALL AND GATE TYP. (A)



GROUND MOUNTED EQUIPMENT SCREENING, TYP. (C)



NOTES:
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.
2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

TYP. CONCRETE REVEAL (B)

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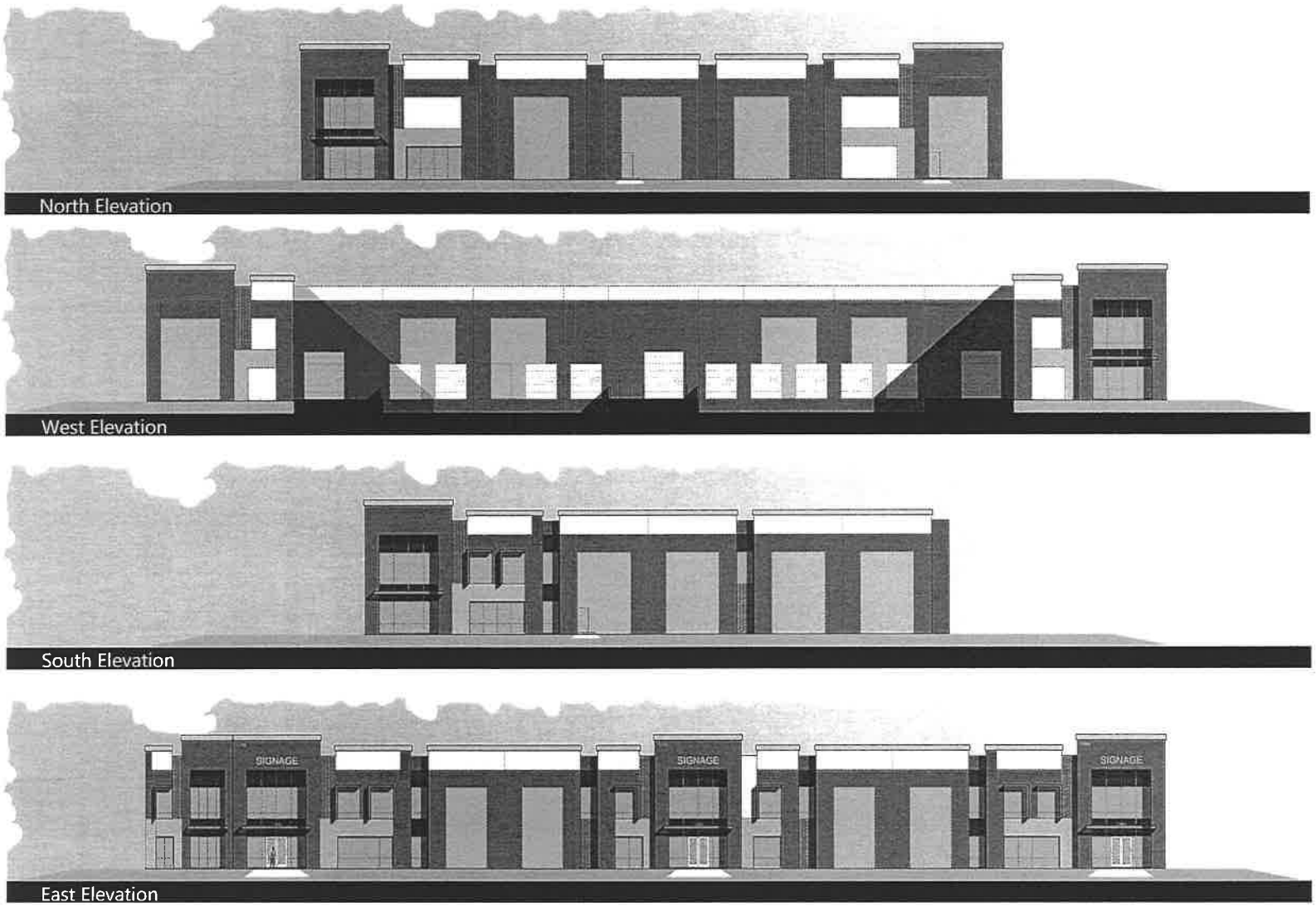
Consultants:
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Title: Section
Project Number: 16487
Drawn by: ML
Date: 04/05/17
Revision:

Sheet:
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EXHIBIT A 6

Reduced Colored Building Elevations



M S Development A - 11.82 acres

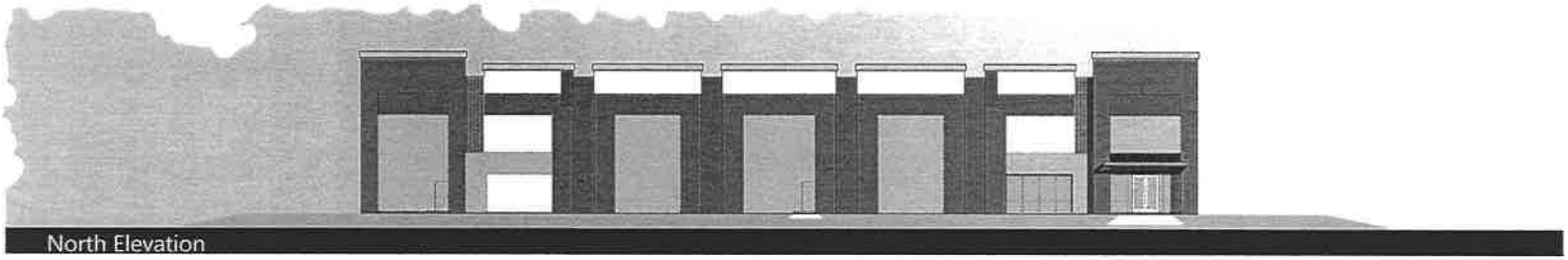
COUNTY of RIVERSIDE, CA

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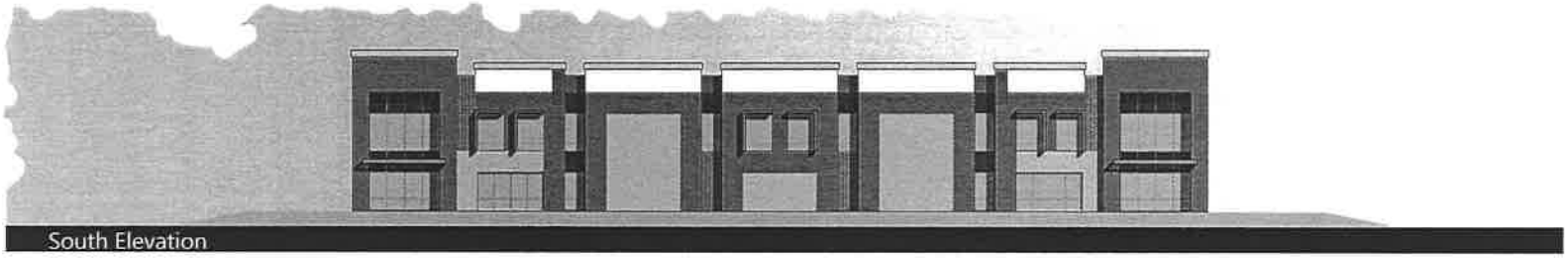
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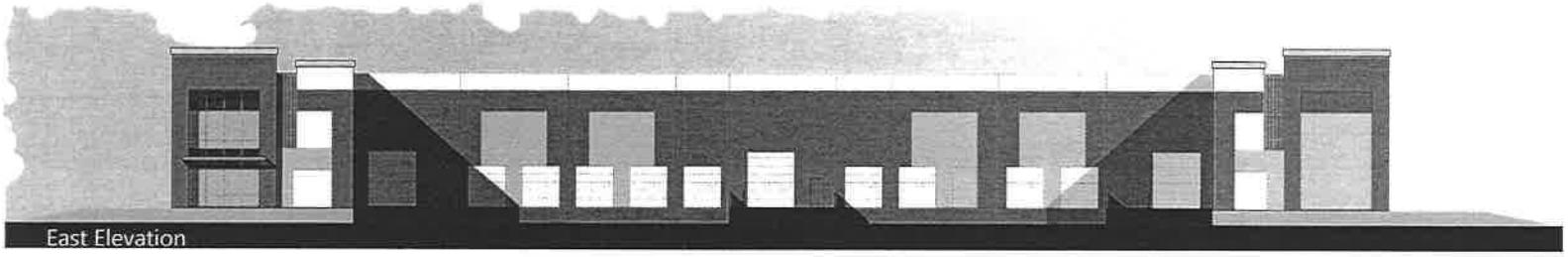
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M S Development A - 11.82 acres

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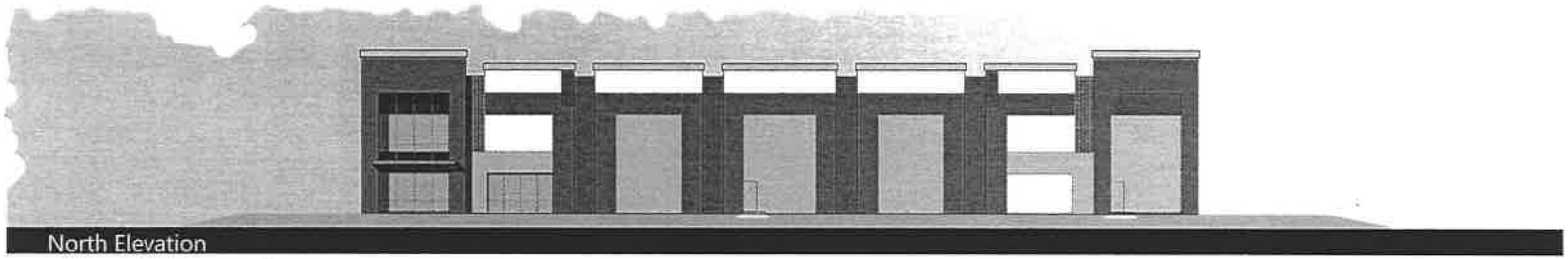
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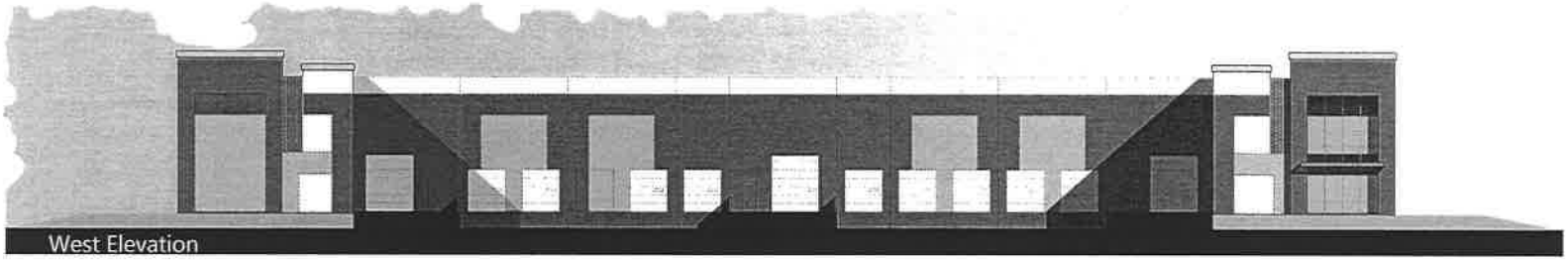
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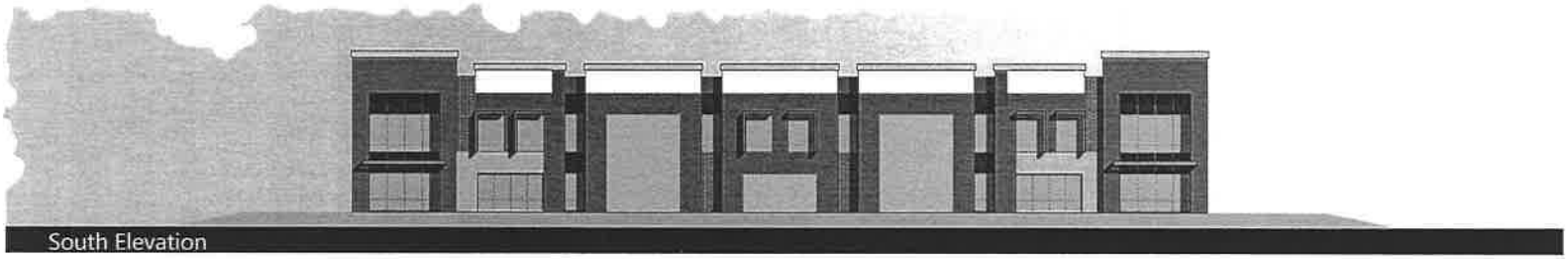
CONCEPTUAL COLORED ELEVATIONS - BUILDING 2

03.29.2016

284









M S Development A - 11.82 acres

COUNTY of RIVERSIDE, CA

HPA architecture

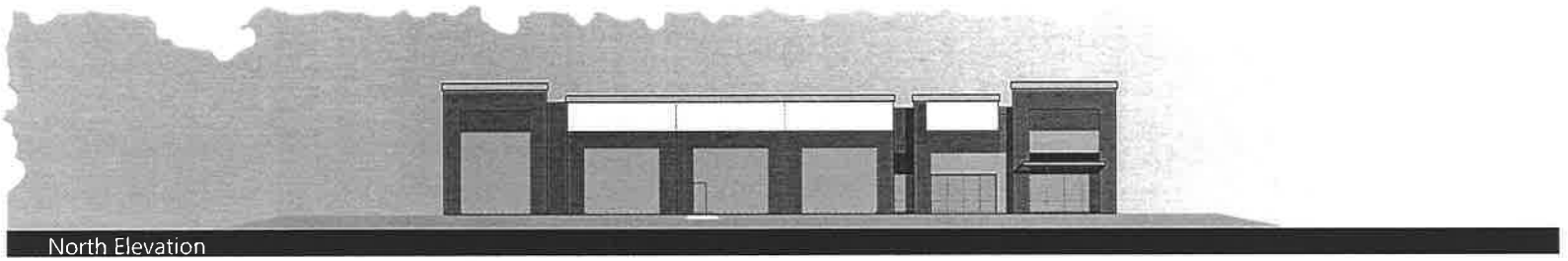
SDM

Lee & Associates® COMMERCIAL REAL ESTATE SERVICES

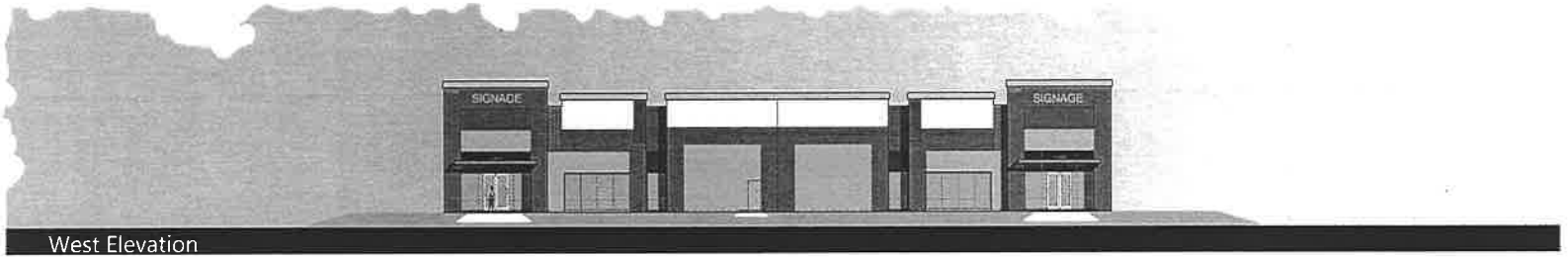
Job No. 16370.00

CONCEPTUAL COLORED ELEVATIONS - BUILDING 3

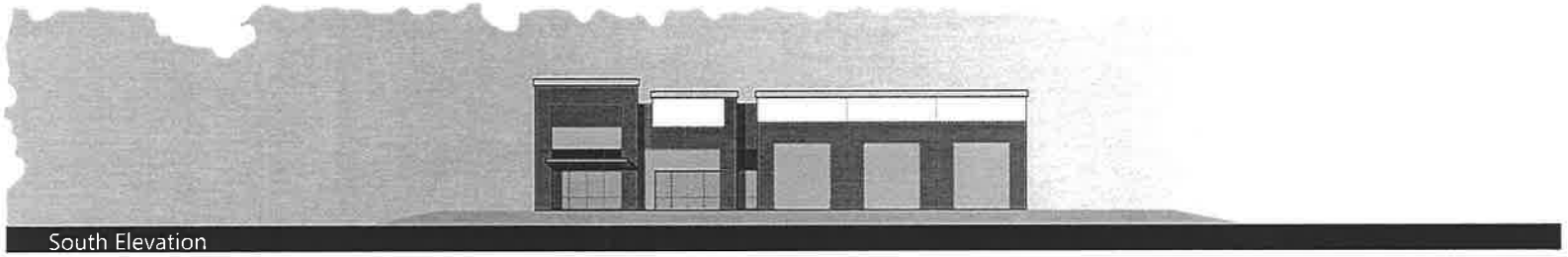
03.29.2016



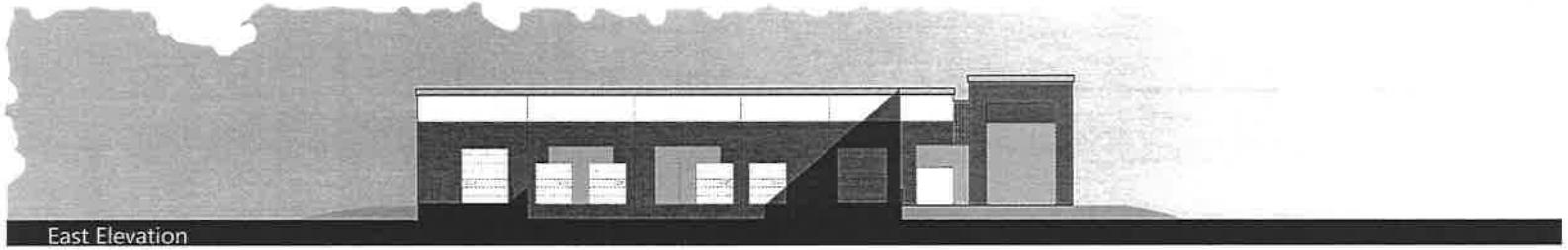
North Elevation



West Elevation



South Elevation



East Elevation

M S Development A - 11.82 acres

COUNTY of RIVERSIDE, CA

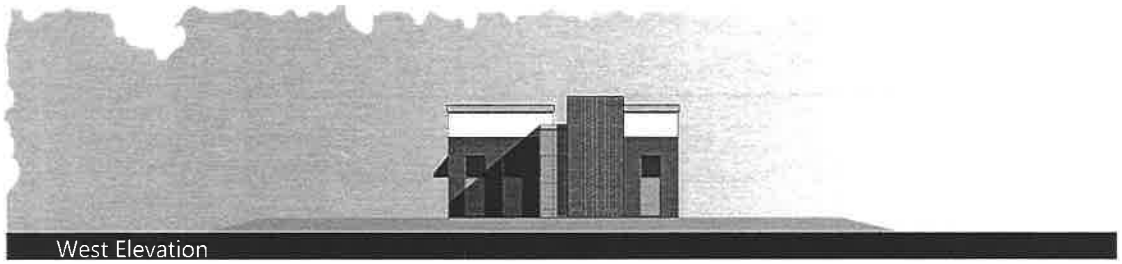
HPA architecture

SDM Lee & Associates® COMMERCIAL REAL ESTATE SERVICES

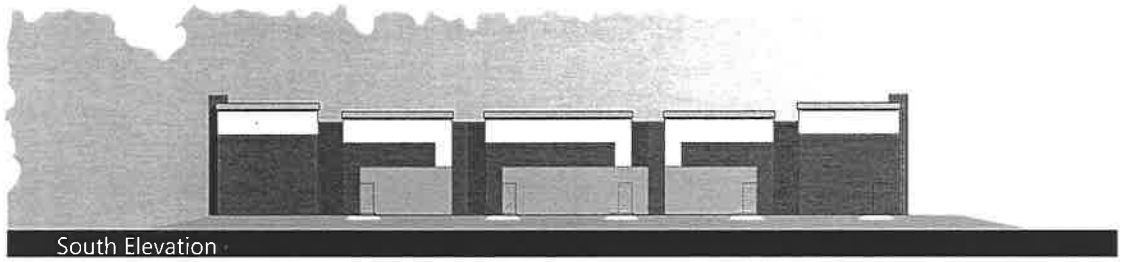
Job No. 16370.00 | CONCEPTUAL COLORED ELEVATIONS - BUILDING 4 | 03.29.2016



North Elevation



West Elevation



South Elevation



East Elevation

HPA architecture

M S Development A - 11.82 acres

COUNTY of RIVERSIDE, CA

SDM Lee & Associates® COMMERCIAL REAL ESTATE SERVICES

Job No. 16370.00 | CONCEPTUAL COLORED ELEVATIONS - BUILDING 5 (RETAIL) | 03.30.2016

1 Sherwin Williams SW 8917 Shell White

2 Sherwin Williams SW 7667 Zircon

3 Sherwin Williams SW 7673 Pewter Cast

4 Sherwin Williams SW 7709 Copper Pot

5 Sherwin Williams SW 7075 Web Gray

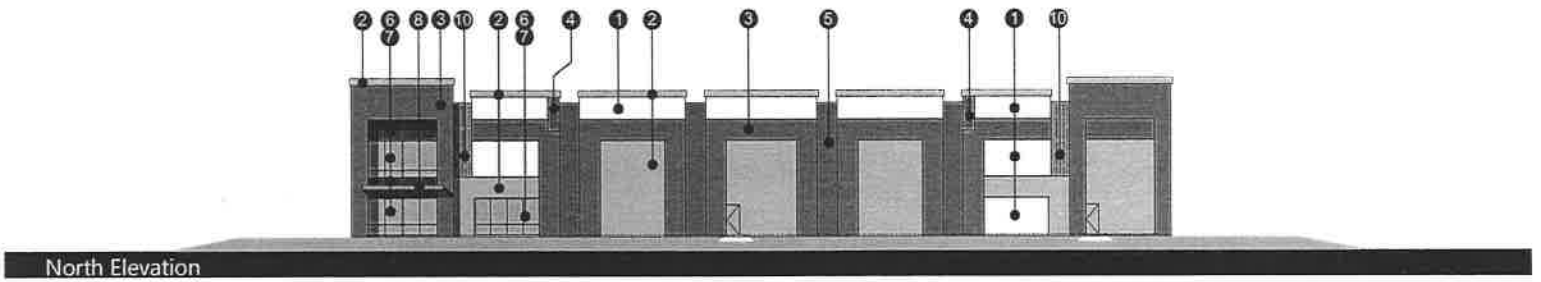
6 Clear Anodized MULLIONS

7 Blue Reflective GLAZING

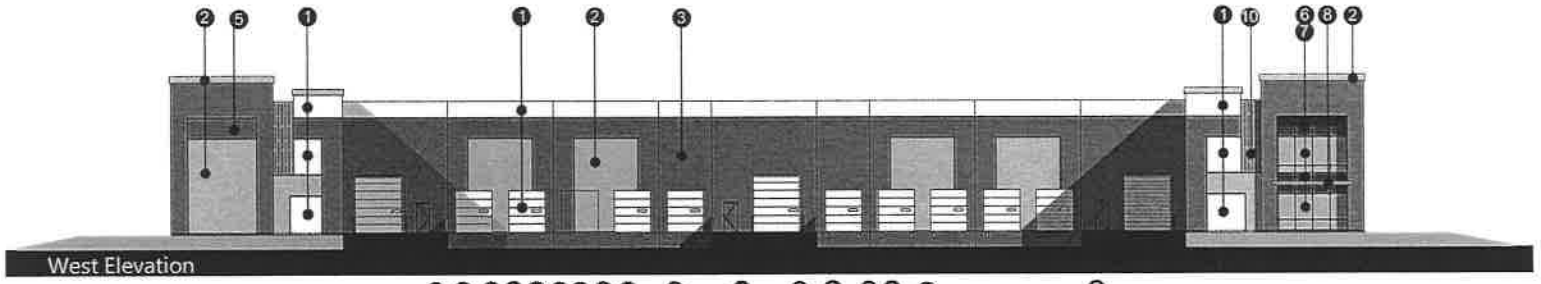
8 Sherwin Williams Acrylic Latex Systems High Gloss/High performance SW 7521 Dormer Brown @ Metal CANOPY

9 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 70775 Web Gray @ Metal Fin

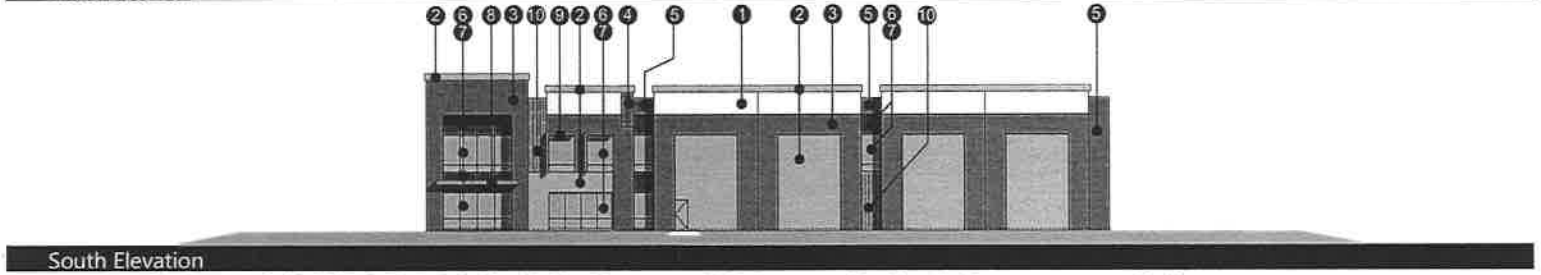
10 Bedrosians Tile-Stone Barrique Porcelain Tile ECRU - 8"x40"



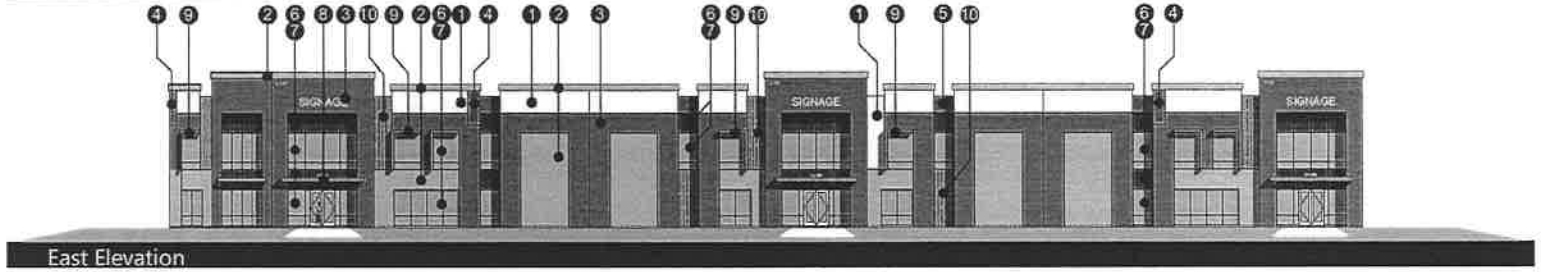
North Elevation



West Elevation



South Elevation



East Elevation

M S Development A - 11.82 acres

COUNTY of RIVERSIDE, CA

HPA architecture

SDM

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D-Series Size 2
LED Area Luminaire

d"series

Catalog Number

Notes

Type

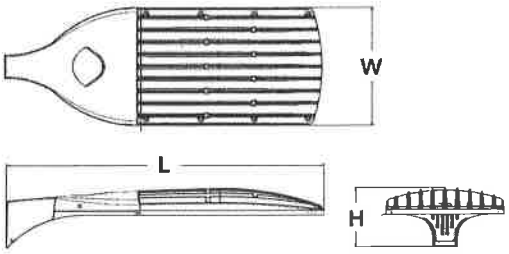
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Specifications

EPA:	2.0 ft² (0.19 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	39 lbs (17.7 kg)



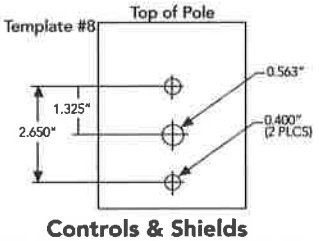
Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX2 LED	**Forward optics** 80C 80 LEDs (four engine) 100C 100 LEDs (four engines) **Rotated optics** 80C 80 LEDs (four engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)[1]	30K 3000K 40K 4000K[2] 50K 5000K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide	MVOLT[3] 120[3] 208[3] 240[3] 277[3] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[5] RPUMBA Round pole universal mounting adaptor[5]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls)[6] DMG 0-10V dimming driver (no controls)[7] DCR Dimmable and control-lable via ROAM® (no controls)[8] DS Dual switching[9,10] PIRH Motion sensor, 15-30' mounting height[11] BL30 Bi-level switched dimming, 30%[7,10,12] BL50 Bi-level switched dimming, 50%[7,10,12]	**Shipped installed** HS House-side shield[13] WTB Utility terminal block[14] SF Single fuse (120, 277, 347V)[15] DF Double fuse (208, 240, 480V)[15] TLS Tool-less entry trigger latch[16] L90 Left rotated optics[1] R90 Right rotated optics[1]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Accessories

Ordered and shipped separately.

Controls & Shields

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[17]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[17]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[17]
SC U	Shorting cap[17]
DSX2HS 80C U	House-side shield for 80 LED unit
DSX2HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)

For more control options, visit DTL and ROAM® online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. Available with 80 LEDs (80C option) only.
2. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
4. N/A DMG, BL30, BL50, WTB or TLS. Also, N/A 1000mA with DS or DCR.
5. Available as a separate combination accessory: PUMBA (finish) U.
6. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
7. Not available with 347 or 480V.
8. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 1000mA 347V or 1000mA 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. Not available with PIRH, DS, BL30, BL50, or TLS.
9. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, PIRH or WTB. N/A 1000mA 347V or 1000mA 480V.
10. Requires an additional switched line.
11. Specifies the SensorSwitch SSR-6 OCP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DCR, DS, TLS or WTB.
12. Dimming driver standard. MVOLT only. Not available with DCR, TLS or WTB.
13. Also available as a separate accessory; see Accessories information.
14. WTB not available with BL30, BL50, DS, or PIRH. N/A 347v or 480v.
15. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
16. With TLS option, the luminaire is no longer IP65 rated. Not available with BL30, BL50, DCR or PIRH. N/A 347v or 480v.
17. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls. For 1000mA 347v or 480v PER, must order DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) as the receptacle is wired after the stepdown transformer.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80C (80 LEDs)	700	80C 700 –K	188W	T1S	16,714	3	0	3	89	17,647	3	0	3	94
				T2S	17,233	3	0	3	92	18,196	3	0	3	97
				T2M	16,839	3	0	3	90	17,779	3	0	3	95
				T3S	16,818	3	0	3	89	17,757	3	0	3	94
				T3M	16,970	3	0	4	90	17,918	3	0	4	95
				T4M	17,201	3	0	4	91	18,162	3	0	4	97
				TFTM	16,944	3	0	4	90	17,890	3	0	4	95
				T5VS	17,899	5	0	1	95	18,899	5	0	1	101
				T5S	18,032	4	0	2	96	19,039	4	0	2	101
				T5M	18,063	5	0	3	96	19,072	5	0	3	101
				T5W	17,798	5	0	3	95	18,792	5	0	3	100
	1000	80C 1000 –K	275W	T1S	22,771	3	0	3	83	24,137	3	0	3	88
				T2S	23,479	3	0	3	85	24,887	3	0	3	90
				T2M	22,941	3	0	3	83	24,317	3	0	3	88
				T3S	22,912	3	0	3	83	24,287	3	0	3	88
				T3M	23,120	3	0	4	84	24,508	3	0	4	89
				T4M	23,435	3	0	4	85	24,841	3	0	4	90
				TFTM	23,084	3	0	4	84	24,469	3	0	4	89
				T5VS	24,386	5	0	1	89	25,849	5	0	1	94
				T5S	24,567	4	0	2	89	26,041	4	0	2	95
				T5M	24,610	5	0	3	89	26,086	5	0	3	95
				T5W	24,247	5	0	3	88	25,702	5	0	3	93
100C (100 LEDs)	700	100C 700 –K	218W	T1S	20,722	3	0	3	95	21,883	3	0	3	100
				T2S	21,366	3	0	3	98	22,563	3	0	3	103
				T2M	20,876	3	0	3	96	22,046	3	0	3	101
				T3S	20,850	3	0	3	96	22,019	3	0	3	101
				T3M	21,039	3	0	4	97	22,219	3	0	4	102
				T4M	21,326	3	0	4	98	22,521	3	0	4	103
				TFTM	21,007	3	0	4	96	22,184	3	0	4	102
				T5VS	22,191	5	0	1	102	23,435	5	0	1	108
				T5S	22,356	4	0	2	103	23,609	4	0	2	108
				T5M	22,395	5	0	3	103	23,650	5	0	3	108
				T5W	22,065	5	0	3	101	23,302	5	0	3	107

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1000			
	1.0	0.95	0.92	0.88
	DSX2 LED 100C 700			
	1.0	0.98	0.97	0.95

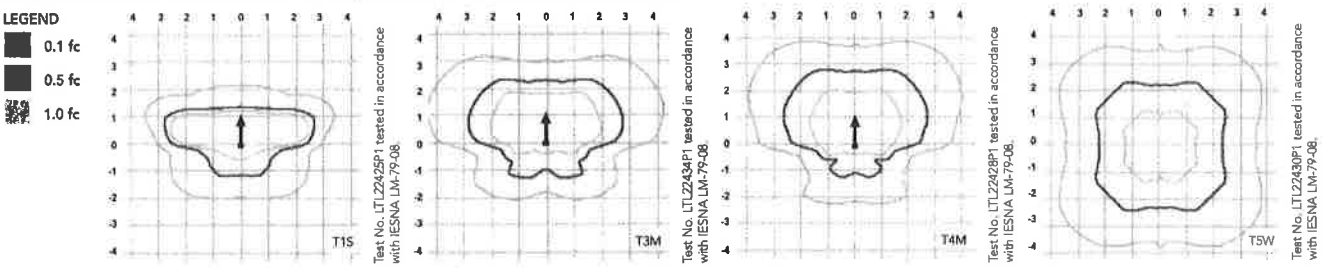
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
80	530	142W	1.31	0.76	0.66	0.57	0.45	0.33
	700	188W	1.74	1.00	0.87	0.75	0.60	0.44
	1000	275W	2.55	1.47	1.27	1.10	0.88	0.64
100	530	175W	1.62	0.93	0.81	0.70	0.56	0.41
	700	218W	2.02	1.16	1.01	0.87	0.70	0.50

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (2.0 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000K (80 min. CRI), 4000K (70 min. CRI), or 5000K (65 min. CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 80 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L95/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [illegible] to confirm which versions are qualified.

WARRANTY

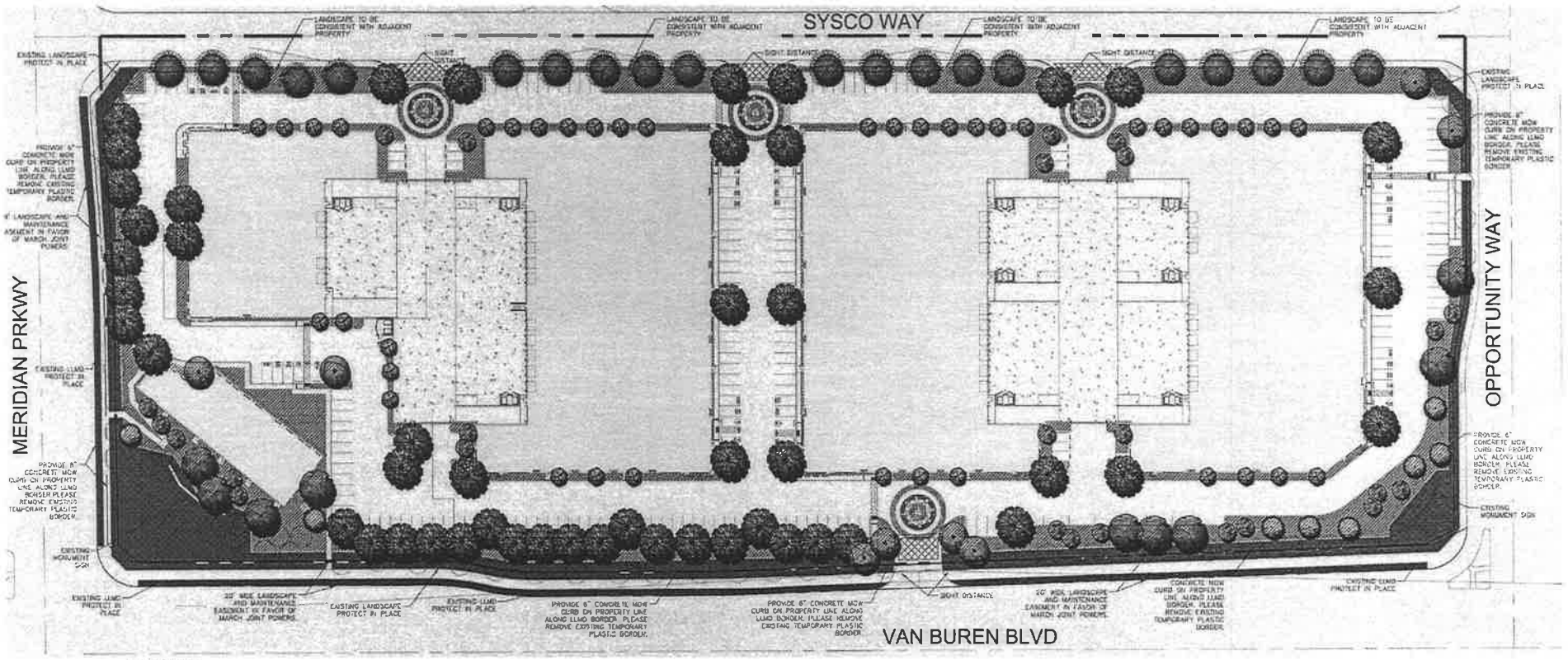
Five year limited warranty. Full warranty terms located at [illegible]

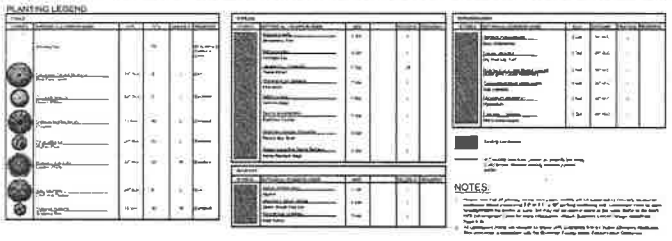
Note: Specifications subject to change without notice.

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EXHIBIT A 7

Reduced Landscape Plans







Meridian Development A

17-000
03.26.17
02.23.17

Silagi

Riverside March JPA, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

EXHIBIT A 8

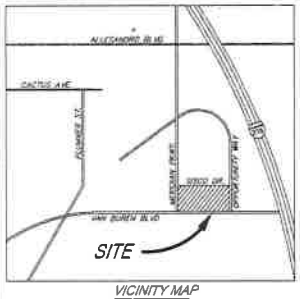
Reduced Preliminary Grading and Drainage Plans

COUNTY OF RIVERSIDE, CA

PRELIMINARY GRADING PLAN

PORT. SEC. 22 & 27, T3S, R4W, SBM

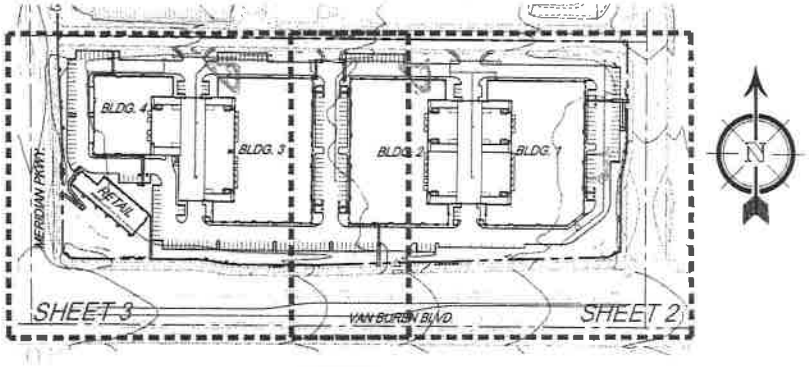
MAY 2017



VICINITY MAP

NOT TO SCALE

THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6



INDEX MAP

SCALE 1"=100'

OWNER/APPLICANT

MS VAN BUREN I
101 HODENCAMP RD
THOUSAND OAKS, CA 91360
TEL: (805) 494-7704

ENGINEER

SDH & ASSOCIATES, INC.
3225 CANYON CREST DRIVE 71439
RIVERSIDE, CA. 92507
VOICE: (951) 683-3691
FAX: (951) 788-2314

ARCHITECT

HPA ARCHITECTURE
18831 BARDEEN AVE. STE. #100
IRVINE, CA 92612
VOICE: (949) 863-1700

LEGAL DESCRIPTION

PARCELS 5-7 OF TRACT 30857-4
MB 435/6-14

SURROUNDING ZONING

NORTH.....INDUSTRIAL
EAST.....COMMERCIAL
SOUTH.....EX. VETERANS CEMETARY
WEST.....OFFICE (PROPOSED MIXED USE, OFFICE)

ZONING AND LAND USE

EXISTING ZONING.....MIXED USE
PROPOSED ZONING.....INDUSTRIAL, COMMERCIAL
EXISTING LAND USE.....VACANT

SURROUNDING LAND USE

NORTH.....INDUSTRIAL
EAST.....VACANT
SOUTH.....VACANT
WEST.....VACANT

EARTHWORK

RAW CUT= 18,000 C.Y.
RAW FILL= 18,000 C.Y.

SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

UTILITY PURVEYORS

WATER.....RPUWD
GAS.....SOCAL GAS
ELECTRICAL.....SO CAL EDISON
TELEPHONE.....PACIFIC BELL
SEWER.....RPUWD
CABLE.....CHARTER

LEGEND

T.C.B. - TOP CATCH BASIN
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
1780 EXISTING CONTOUR LINE
LOT LINE
SLOPE

LINE DATA

LINE	BEARING	DISTANCE
1	N01°32'35"W	77.00'
2	N52°06'20"E	73.36'
3	N55°26'55"W	88.37'
4	N42°40'55"E	53.82'
5	N42°40'55"E	45.85'
6	N42°40'55"E	7.87'
7	N31°46'55"W	41.12'
8	N21°49'01"E	34.64'
9	N67°08'23"W	26.88'
10	N25°17'36"E	22.76'
11	N36°27'34"W	29.45'
12	N50°47'32"E	22.62'
13	N85°34'56"E	151.25'
14	N89°43'28"E	56.12'
15	N51°05'17"W	21.83'
16	N63°44'29"E	27.45'

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	LENGTH
1	18°14'43"	2867.01'	855.65'
2	06°30'11"	2867.01'	304.88'
3	07°14'45"	2867.01'	336.80'
4	04°29'47"	2867.01'	210.87'
5	54°08'43"	64.00'	60.48'
6	25°39'22"	850.00'	380.48'
7	25°39'22"	811.00'	363.31'
8	22°23'38"	888.00'	347.48'
9	06°02'53"	100.00'	10.56'
10	74°25'37"	88.00'	114.31'
11	10°00'09"	100.00'	17.46'
12	09°30'01"	2478.00'	21.65'
13	36°08'11"	681.66'	429.91'
14	30°43'45"	850.00'	455.88'
15	29°32'37"	811.00'	418.28'
16	16°15'37"	182.00'	51.63'
17	16°15'38"	218.00'	61.87'
18	13°11'28"	182.00'	46.75'
19	01°04'09"	182.00'	2.40'
20	03°50'50"	2100.00'	141.01'
21	03°50'50"	1450.00	97.38'
22	12°50'22"	221.00'	49.53'
23	12°50'22"	179.00'	40.11'
24	14°04'12"	189.05'	46.41'
25	14°04'12"	211.00'	51.81'

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5. CONSTRUCT 3" WIDE RIBBON GUTTER
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7. CONSTRUCT P.C.C. STORM DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT RISER OVERFLOW INLET
10. CONSTRUCT COBBLE RIPRAP PAD ; 1/2 GROUTED)

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR.	DATE
DESIGNED BY: S.S.	DRAWN BY: S.S.			
CHECKED BY: R.V.Z.	PROJECT MANAGER: S.S.			

DATE _____

PREPARED BY: _____ DATE _____

"ROBERT VAN ZANTEN"
R.C.E. NO: 67325 EXP. 6-30-17

SEAL

PREPARED BY:

SDH and ASSOCIATES, INC.
3225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2314

SCALE 1"=100'

DATE MAY 2017

BENCHMARK: MB 435/7, 8 SHT'S, BEING N 37°41'33" W BEING AN ANGLE 3" BRASS DISK STAMPED "BP 534 1994" FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 3' NORTH FROM SURFACE NOW THE INTERSECTION OF CACTUS AVE. AND THE NEW BRIDGE. HAVE 1998 ELEV.=1574.11'

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT

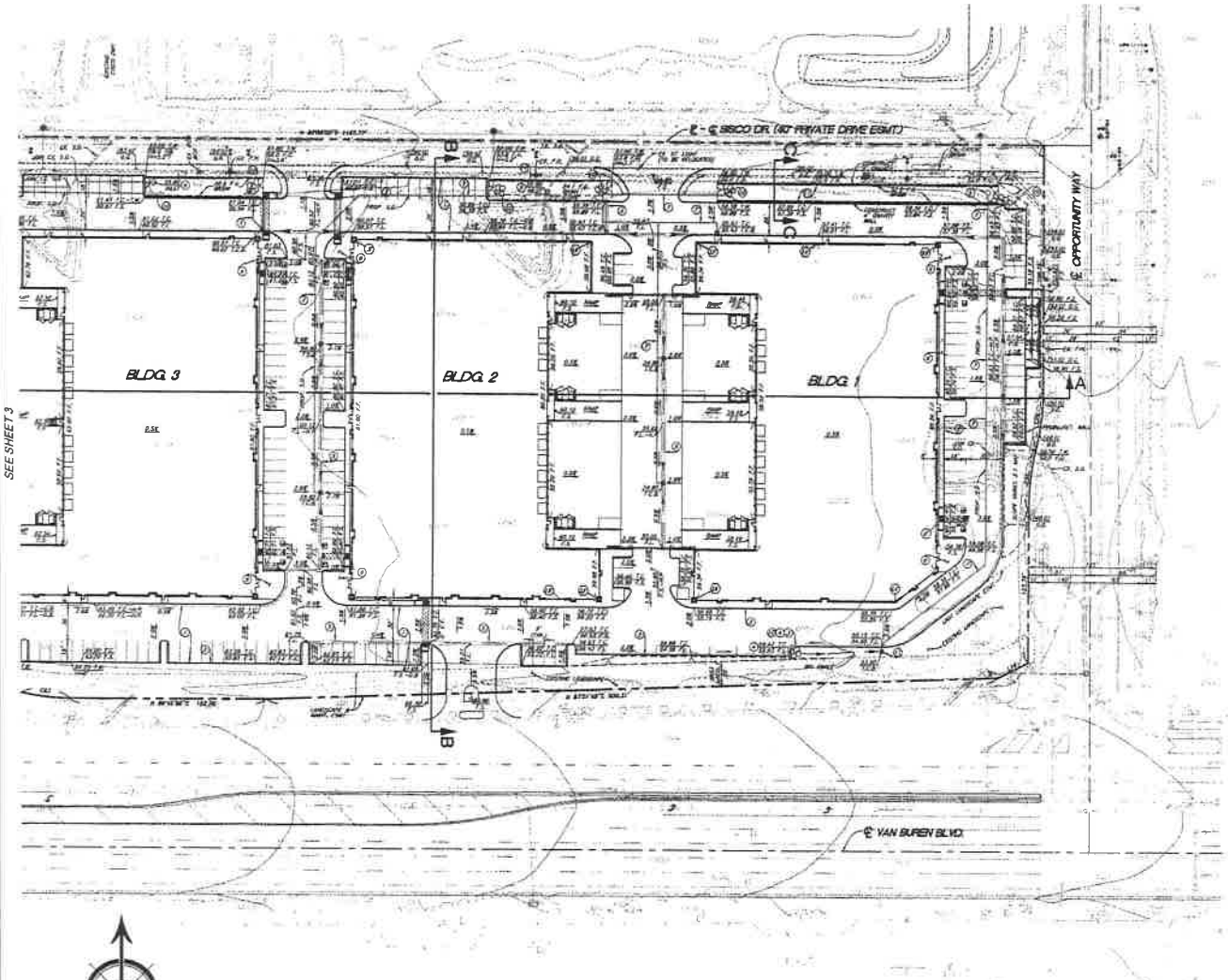
PRELIMINARY GRADING PLAN

PLANNING AREA "A"

LOTS 5-7 TRACT 30857-4

1 OF 4 SHEETS

10a 294



LINE DATA

LINE	BEARING	DISTANCE
1	N37°32'35"W	77.00'
2	N52°08'25"E	73.56'
3	N55°28'55"W	88.37'
4	N42°40'55"E	53.40'
5	N42°40'55"E	45.90'
6	N42°40'55"E	7.67'
7	N37°48'35"W	41.12'
8	N21°49'01"E	34.64'
9	N87°06'23"W	26.88'
10	N05°17'56"E	22.76'
11	N36°37'24"W	29.48'
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14	N89°45'25"E	56.12'
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CURVE DATA

CURVE	DELTA ANGLE	RADIUS	LENGTH
1	18°14'43"	2687.01'	855.65'
2	05°30'11"	2687.01'	304.98'
3	07°14'45"	2687.01'	339.80'
4	04°29'47"	2687.01'	210.87'
5	54°06'43"	64.00'	60.48'
6	29°38'22"	850.00'	395.45'
7	26°39'22"	811.00'	377.31'
8	32°31'38"	896.00'	347.46'
9	06°02'53"	1100.00'	10.56'
10	74°26'37"	88.00'	114.31'
11	10°00'08"	100.20'	17.46'
12	00°30'01"	2479.00'	21.85'
13	36°08'07"	681.86'	429.31'
14	30°43'45"	850.00'	455.88'
15	29°33'57"	811.00'	418.26'
16	18°15'37"	182.00'	51.65'
17	18°15'38"	218.00'	61.87'
18	15°11'28"	182.00'	48.25'
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8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT RISER OVERFLOW INLET
10. CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED)

SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS				
MARK	DESCRIPTION	BY	APPR	DATE
DESIGNED BY: S.S.	DRAWN BY: S.L.E.			
CHECKED BY: R.V.Z.	PROJECT MANAGER: S.S.			

DATE: _____

PREPARED BY: _____ DATE: _____

ROBERT VAN ZANTEN
R.C.E. NO. 62325 EXP: 9-30-17

SEAL

PREPARED BY:

SDH AND ASSOCIATES INC.
5325 CANYON CREST DRIVE T 1439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 789-2314

SCALE 1"=30'

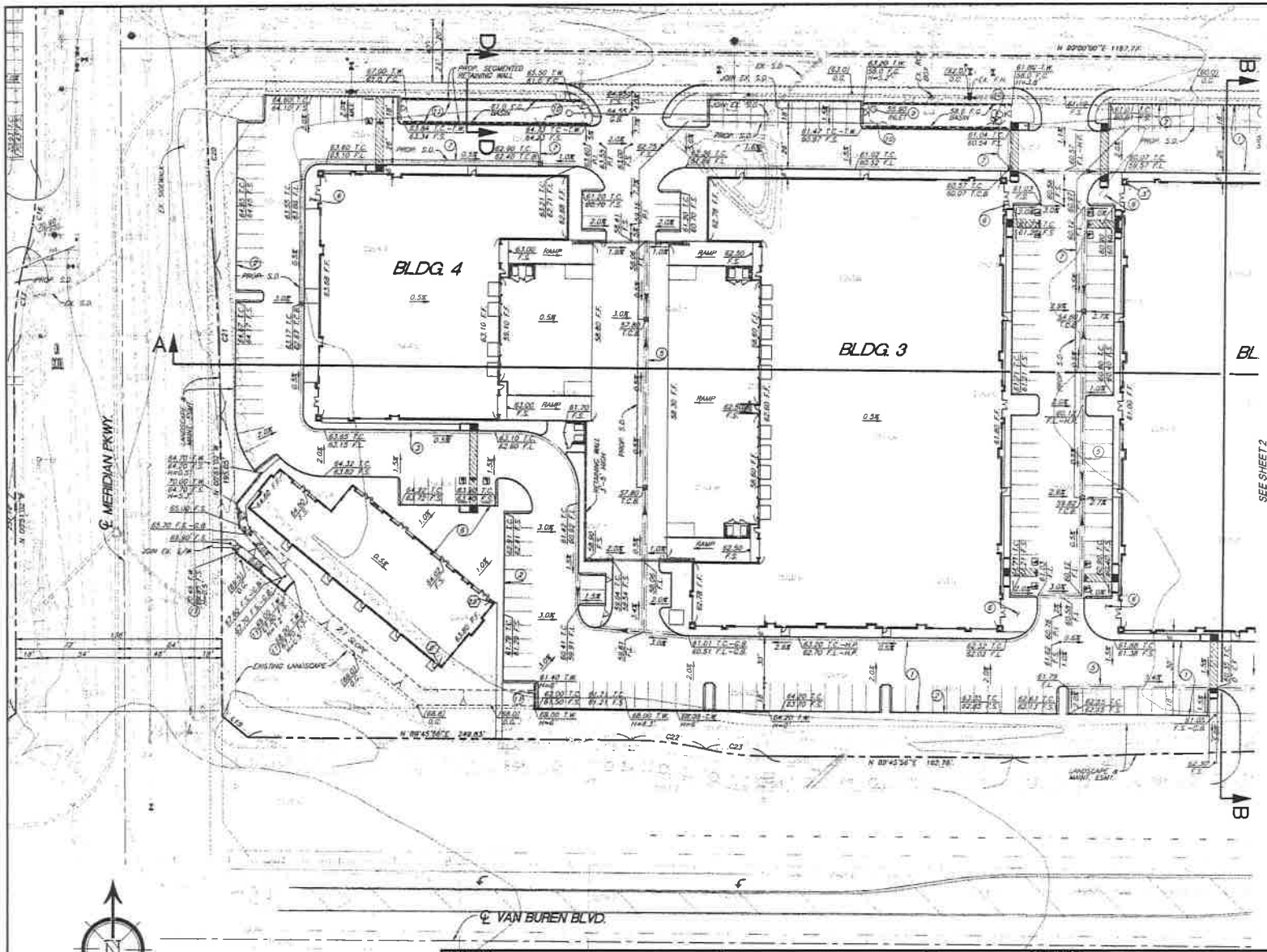
DATE: MAY 2017

BENCHMARK: WE 422 / 4+11, BEING N 37°41'03" W BEING AN ARROW, 3" BRASS DISK STAMPED "SP 104 1994", FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 1' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF SACSIS AVE. AND THE ADV. BRIDGE. NAVD 1988 ELEV = 1574.17

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "A"
LOTS 5-7 TRACT 30857-4

2 OF 4 SHEETS



LINE DATA

LINE	BEARING	DISTANCE
1	N07°33'35"W	77.00'
2	N52°08'20"E	73.56'
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4	N42°40'55"E	53.62'
5	N42°40'55"E	40.55'
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7	26°39'22"	811.00'	377.31'
8	22°23'38"	889.00'	347.48'
9	06°00'23"	120.00'	10.58'
10	74°29'37"	88.00'	114.31'
11	10°00'09"	100.00'	17.46'
12	00°30'21"	2478.00'	21.85'
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10. CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED)

SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	BY	APPD	DATE

DESIGNED BY: S.S.
DRAWN BY: S.S.
CHECKED BY: R.V.Z.
PROJECT MANAGER: S.S.

DATE:

PREPARED BY:
ROBERT VAN ZANTEN
R.C.E. NO.: 62325 EXP. 9-30-17

DATE:

SEAL:

PREPARED BY:
SDH AND ASSOCIATES INC.
32225 CANYON CREST DRIVE 71438
Riverside, California 92507
TEL. (951) 983-3681 FAX (951) 788-2314

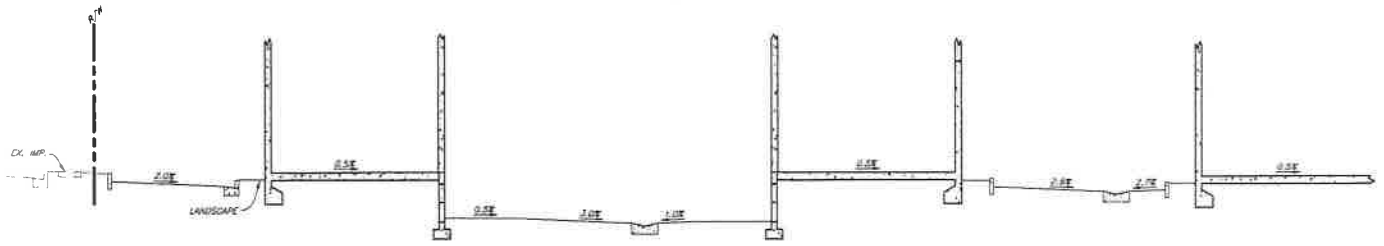
SCALE: 1"=40'
DATE: MAY 2017

BENCHMARK: WE ADJ. 7 W-11, BEING IN 3"x12"(13" W BEING AN ARCHED 3" BRASS DISK STAMPED "MP" ON 18IN. FLUSH ON TOP OF THE ABUTMENT WALL, 2.2' EAST OF THE WEST END AND 3' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF JACOBS AVE. AND THE KOSE BRIDGE NAVD 1988 ELEV.= 1374.11

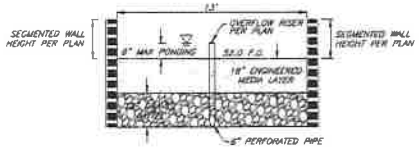
MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "A"
LOTS 5-7 TRACT 30857-4

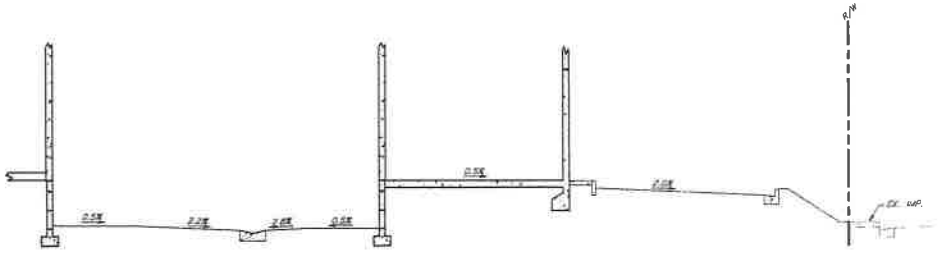
3 OF 4 SHEETS



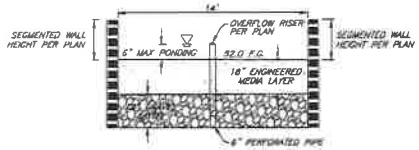
SECTION A-A
NOT TO SCALE



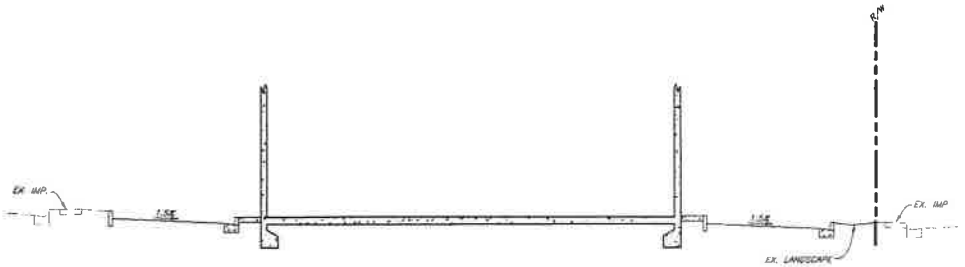
SECTION C-C
NOT TO SCALE



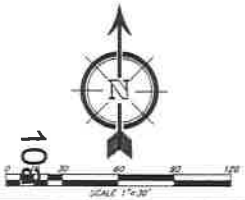
SECTION A-A (CONTINUED)
NOT TO SCALE



SECTION D-D
NOT TO SCALE



SECTION B-B
NOT TO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			
MARK	DESCRIPTION	BY	APPR.	DATE
DESIGNED BY: S.S.	DRAWN BY: S.A.S.			
CHECKED BY: R.V.Z.	PROJECT MANAGER: S.S.			

DATE: _____

PREPARED BY:

DATE: _____

ROBERT VAN ZANTEN
R.C.E. NO. 62325 EXP. 9-30-17

SEAL

PREPARED BY:

SDH AND ASSOCIATES, INC.
22251 CANYON CREST DRIVE T 1438
Riverside, California 92507
TEL: (951) 683-3681 FAX (951) 780-8314

SCALE: AS SHOWN

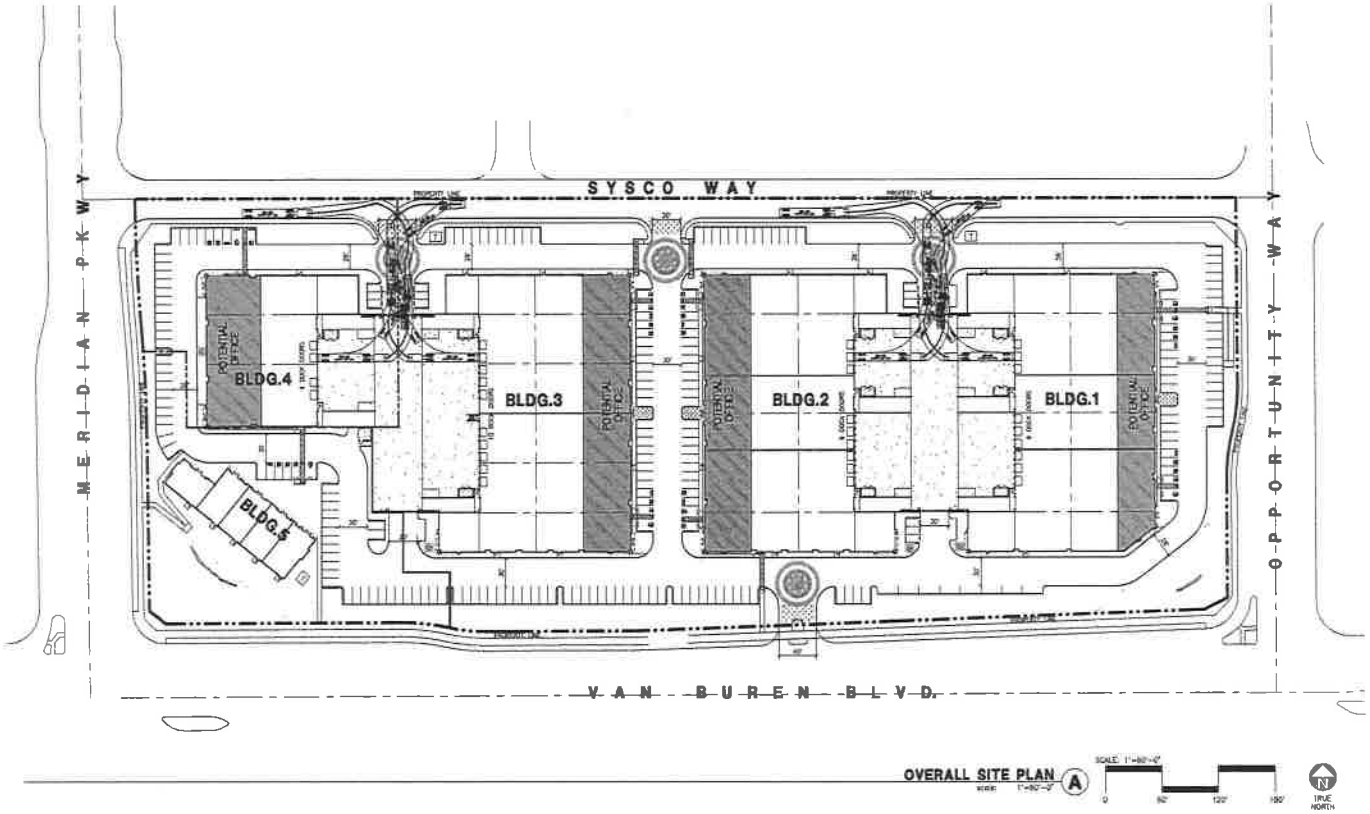
DATE: MAY 2017

BENCHMARK: WE ADJ // 4-11, BEING @ 37'41'11" W, BEING AN ARROW 3" BRASS DISK STAMPED "SP 10N 14W", FLUSH ON TOP OF THE ABUTMENT WALL, 2.5 EAST OF THE WEST END AND 3' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE. NAVD 1988 ELEV.=1374.17

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
SECTIONS
PLANNING AREA "D"
LOT 1 TRACT 30857-2

4 OF 4 SHEETS



OVERALL SITE PLAN (A) SCALE: 1"=60'-0"

TABULATION

	BLDG.1						TOTAL
# of Z							
Stories							
BUILDING AREA							
Office							
Warehouse							
Retail							
Restaurant							
TOTAL							
COVERAGE							
FLOOR AREA							
BUILDING HEIGHT							
AUTO PARKING REQUIRED							
Office:							
Office:							
Retail:							
Restaurant:							
TOTAL							
AUTO PARKING PROVIDED							
Standard (9' x 19')							
Handicap (9' x 19')							
Handicap (12' x 19')							
Compact (8' x 16')							
Parallel (8' x 22')							
Carshare/Vanpool/EV (Shared)							
TOTAL							
Parking ratio per 1,000 s.f.							
ZONING ORDINANCE CRITERIA							
Zoning Designation - Sheet View Only							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - Ref. 19 requires additional set-back to Section 19.34							
SETBACK							
Front - 25' Interior Side Yard - 0'							
Street Side Yard - 10' Rear Yard - 10'							
MAXIMUM FLOOR AREA RATIO							
FAR - 2.0							
LANDSCAPE REQUIREMENT							
Percentage - 15%							
LANDSCAPE PROVIDED							
Percentage							
s.f.							

VICINITY MAP



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

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

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

Project:
MS VAN BUREN
Riverside, CA

Consultants:
CIVIL: SDH INC.
LANDSCAPE: HUNTER LANDSCAPE

Title: Overall site plan
Project Number: 16467
Drawn by: ML
Date: 04/05/17
Revisions:
Sheet: A1.1

EXHIBIT A 9

Traffic Consistency Memo dated August 28, 2017

Kimley»Horn

MEMORANDUM

To: Lauren Sotelo, Associate Planner, March Joint Powers Authority

From: Mychal Loomis, P.E.

Kimley-Horn and Associates, Inc.

Date: August 28, 2017

Subject: Meridian Unit 4, Lot 5, 6, 7 Traffic Consistency

Kimley-Horn has prepared this letter to provide an assessment of the proposed Unit 4, Lots 5, 6, and 7 development's consistency with applicable traffic planning documents. In accordance with Meridian Specific Plan Amendment (SPA) Mitigation Monitoring and Reporting Program[1] Measure B-3, traffic volumes should be monitored periodically to assure that the transportation infrastructure provides sufficient capacity.

The proposed project would develop Unit 4, Lot 5, 6, and 7 (U4-5,6,7) as a mix of business enterprise and retail. A site plan is provided as an attachment. U4-5,6,7 falls within Planning Region C, Planning Area 7 of the Meridian SPA, and is zoned as Mixed-Use. The proposed development would be consistent with allowed uses in its zoning.

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

As another method of monitoring traffic volumes, a log is kept with each new development to ensure trip estimates stay within the allocated trip thresholds for each Planning Region and Planning Area within the Meridian SPA. The current status of the traffic monitoring spreadsheet is provided as an attachment. As shown in the traffic monitoring spreadsheet, Planning Region C, Area 7 was allocated 16,164 external average daily trips (ADT). Within this planning area, Unit 4, Lot 3 and Unit 4, Lot 4 have been approved for development. With the Lot 3 and Lot 4 trip generation already approved, there are 5,111 external ADT remaining

---

[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

for the planning area. The proposed project would develop all remaining parcels and, therefore, has 5,111 external ADT available.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003).

There has been a more recent version of the ITE Trip Generation Manual released since preparation of the Meridian SPA. A comparison of trip generation rates for the uses associated with the proposed project is shown below. The rates stayed the same with the updated trip generation manual projections. As such, use of the Meridian SPA rates continue to be represent current information.

Land Use Category	Meridian SPA Trip Rate (ITE 8th Edition)	Current Trip Rate (ITE 9th Edition)
General Light Industrial	6.97 per ksf	6.97 per ksf
Specialty Retail Center	44.32 per ksf	44.32 per ksf
Fast-Food Restaurant without Drive-Through Window	716 per ksf	716 per ksf

As discussed on page IV-57 of the Meridian SPA SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of daily passenger car trips. As a result, the total external ADT recorded in the traffic monitoring log would be less than the overall trip generation.

Planning Region C, Area 7 was not originally allocated any truck trips. The business enterprise use includes the ability to include certain warehouse-like operations that may generate heavy truck trips. To account for this discrepancy between having no truck trips allocated and a proposed use that is anticipated to generate some trucks, truck trip estimates generated by the business enterprise use would be converted to a passenger car equivalent (PCE) factor to capture an equivalent amount of allocated passenger cars. The number of trucks by use and the associated PCE were obtained from the Fontana Truck Trip Generation Study. The most applicable land use under that study that reflects a business enterprise land use is "General Light Industrial". Applicable information from that document is summarized below:

Land Use per Fontana Truck Trip Generation Study		Passenger Cars	2-axle trucks	3-axle trucks	4 or more-axle trucks
General Light Industrial	% of total trips	78.6%	8.0%	3.9%	9.5%
	% of truck trips		32.7%	17.9%	49.4%

Number of Axles	Passenger Car Equivalent
2	2.0
3	2.0
4 or more	3.0

The number of trucks for the proposed business enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture.

Four different mix of users was analyzed to provide flexibility in the future building tenants. Based on the building layouts and specifications, it was determined that office was not a realistic use of this site. As such, four combinations of business enterprise and retail were evaluated and maximized based on parking supply. The resulting external ADT and truck trips for the four potential scenarios for U4-5,6,7 are as follows:

Scenario 1 - Proposed

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	5,111	0
168,323 sf Business Enterprise 4,746 sf Retail 3,327 sf Restaurant / Café	3,962 (2,909 external passenger cars + 1,052 truck PCEs)	*422* converted to 1,052 PCE (all external)
Remaining Planning Area Allowance After Project	1,149	0

Scenario 2 – No Restaurant

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	5,111	0
168,323 sf Business Enterprise 8,073 sf Retail	2,017 (965 external passenger cars + 1,052 truck PCEs)	*422* converted to 1,052 PCE (all external)
Remaining Planning Area Allowance After Project	3,094	0

Scenario 3 – Maximum Restaurant

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	5,111	0
168,323 sf Business Enterprise 3,073 sf Retail 5,000 sf Restaurant / Café	4,939 (3,886 external passenger cars + 1,052 truck PCEs)	*422* converted to 1,052 PCE (all external)
Remaining Planning Area Allowance After Project	172	0

Scenario 4 – Maximum Retail

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	5,111	0
168,323 sf Business Enterprise 13,322 sf Retail 2,000 sf Restaurant / Café	3,392 (2,741 external passenger cars + 1,008 truck PCEs)	*404* converted to 1,008 PCE (all external)
Remaining Planning Area Allowance After Project	1,719	0

Each of the supporting trip generation calculations are provided as an attachment for reference. Based on this trip generation evaluation, the most conservative mix of uses was selected to move forward with the permitting process. "Conservative" in this case means the combination of uses that generates the highest net trips on the network after accounting for PCE factors. This would be ***Scenario 3*** above.

It should be noted that truck distribution patterns are slightly different than passenger vehicle distribution patterns. However, the Meridian SPA analyzed the total passenger car and truck trips associated with the overall campus development and since the overall external ADT number is not being modified as part of this process, there would be no change to the Meridian SPA traffic study results.

In conclusion, the proposed development would be consistent with traffic planning documents and mitigation measures identified in the Meridian SPA SEIR with the proposed development. The proposed development would complete development of all parcels included in Planning Area 7 of the Meridian SPA.

Please feel free to contact me at 619-744-0161 if you have any questions.

Sincerely,



Mychal Loomis, P.E.

CA PE 76101

Attachments:

Meridian SPA Land Use Plan

Proposed Site Plan

Trip Generation Calculations

Meridian SPA Traffic Monitoring Spreadsheet (Existing)

Meridian SPA Traffic Monitoring Spreadsheet (With Project)

Excerpt from Appendix G of the Traffic Impact Study for the Meridian SPA

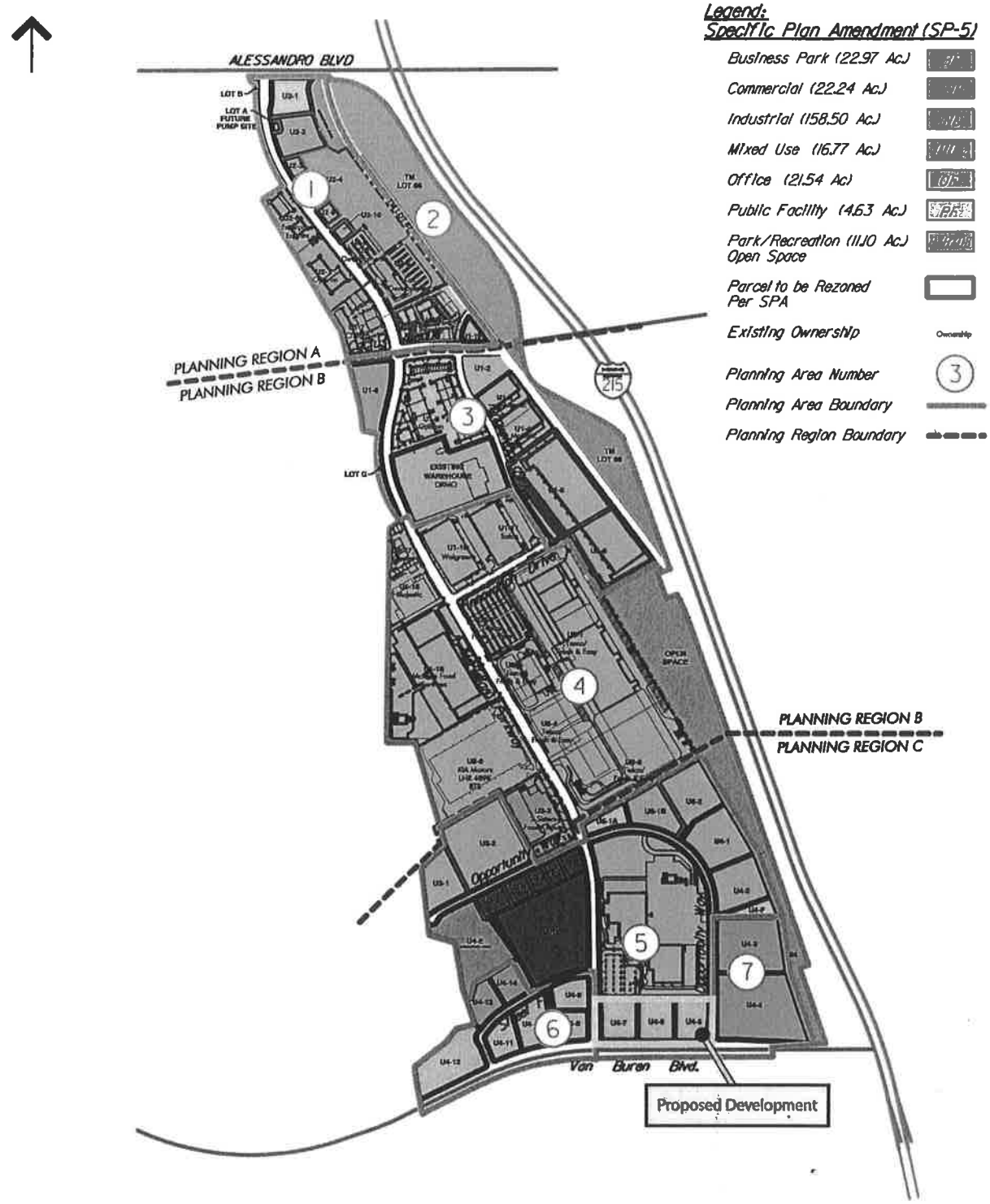
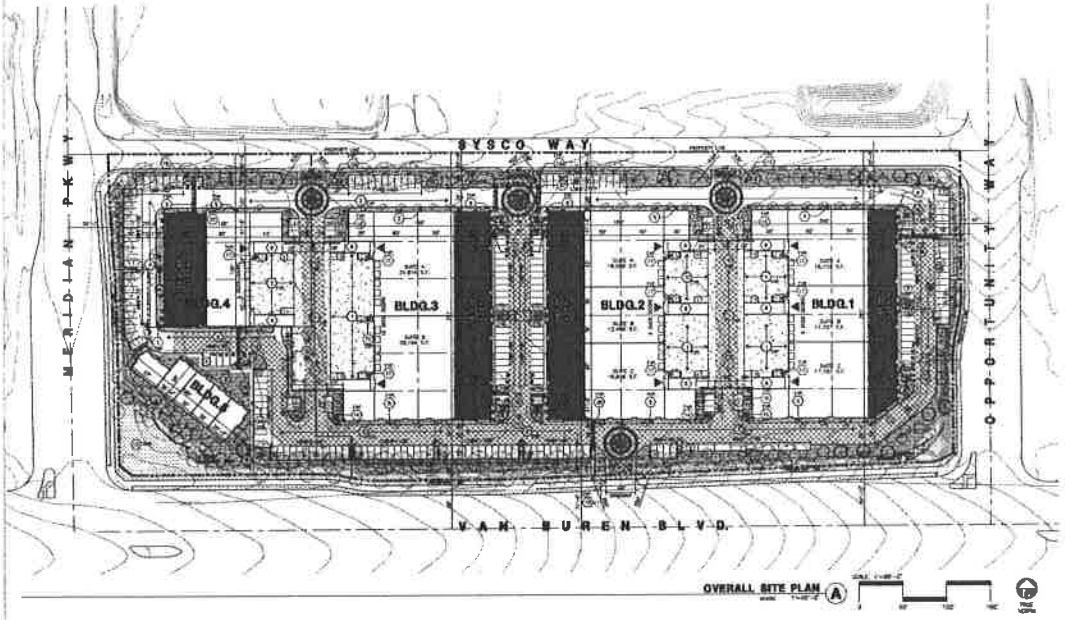


Figure I

LOT AND PROPERTY OWNER



OVERALL SITE PLAN (A)

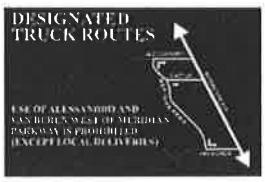
SITE PLAN KEYNOTES

SITE LEGEND

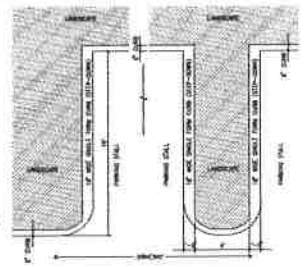
VICINITY MAP



TABULATION



TRUCK ROUTE SIGN (C)



STEP-DOWN AT END PARKING STALL (B)

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

HPA architecture

Owner:
SDM

Project:
MS VAN BUREN

Consultants:

Sheet
A1.1

SCENARIO 1

Unit & Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	AM Peak Hour					PM Peak Hour					Truck Trip Rate	Truck ADT	2 ax	3 ax	4+ ax
									% of ADT*	In:Out Ratio*	In	Out	Total	% of ADT*	In:Out Ratio*	In	Out	Total					
4,5,6,7	11.82	Mixed Use	Specialty Retail	826	0.92%	4,746	44.32	210	0%	0%	0%	-	-	0	6%	44%	56%	6	7	13	-	-	-	-	-
			Restaurant / Cafe	826	0.66%	3,327	716	2,382	6%	60%	40%	88	58	146	4%	51%	49%	44	43	87	-	-	-	-	-
						170,399		3,796				166	79	245				76	129	205		422	138	76	209
																					converted truck	1,052		resulting PCE =	2,494

Total passenger cars =	3788 - 422 =	3,344
External passenger cars after 13% internal capture =	3344 * 87% =	2,909
Total external passenger cars =		2,809
Total external PCEs from truck conversion =		1,052
Total external trips =		**3,982**

SCENARIO 2

Unit & Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	AM Peak Hour					PM Peak Hour					Truck Trip Rate	Truck ADT	2 ax	3 ax	4+ ax
									% of ADT[2]	In:Out Ratio[3]	In	Out	Total	% of ADT[2]	In:Out Ratio[3]	In	Out	Total					
4-6,8,7	11.62	Mixed-Use	Business Enterprise	110	37.69%	168,333	6.97	1,173	8%	79%	21%	78	21	99	9%	35%	75%	26	79	105	2.51	422	138	76	209
			Specialty Retail	826	1.57%	8,073	44.32	358	0%	0%	0%	-	-	0	0%	44%	56%	10	12	22	-	-	-	-	-
						176,399		1,531				78	21	99				36	91	127		422	138	76	209
																					converted truck	1,052		* multiplier PCE =	2.494

Total passenger cars =	1531 - 422 =	1,109
External passenger cars after 13% internal capture =	1109 * 87% =	965
Total external passenger cars =		965
Total external PCEs from truck conversion =		1,052
Total external trips =		2,017

SCENARIO 3

Unit & Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	AM Peak Hour					PM Peak Hour					Truck Trip Rate	Truck ADT	2 ax	3 ax	4+ ax
									% of ADT	In:Out Ratio	In	Out	Total	% of ADT	In:Out Ratio	In	Out	Total					
4-5,6,7	11.82	Mixed-Use	Business Enterprise	110	32.69%	168,323	6.97	1,173	8%	79%	21%	78	21	99	9%	25%	75%	26	79	105	2.51	422	138	76	209
			Specialty Retail	826	0.60%	3,073	44.32	136	0%	0%	0%	-	-	0	6%	44%	56%	4	5	9	-	-	-	-	-
			Restaurant / Cafe	933	0.97%	5,000	710	3,580	6%	60%	40%	132	88	219	4%	51%	49%	67	64	131	-	-	-	-	-
						176,396		4,889				210	109	318				97	148	244		422	138	76	209
																					converted truck	1,052		resulting PCE =	2.494

Total passenger cars =	4889 - 422 =	4,467
External passenger cars after 13% internal capture =	4467 * 87% =	3,886
Total external passenger cars =		3,886
Total external PCEs from truck conversion =		1,052
Total external trips =		4,938

SCENARIO 4

Unit & Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	AM Peak Hour % of ADT[2]	AM Peak Hour In:Out Ratio[3]	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour % of ADT[2]	PM Peak Hour In:Out Ratio[3]	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Truck Trip Rate	Truck ADT	2 axl	3 axl	4+ axl
4-5,6,7	11.82	Mixed-Use	Business Enterprise	110	31.28%	161,074	6.97	1,123	8%	75%	21%	75	20	95	9%	25%	75%	25	76	101	2.51	404	132	72	200
			Specialty Retail	826	2.50%	13,322	44.32	590	0%	0%	0%	-	-	0	6%	44%	56%	16	20	36	-	-	-	-	-
			Restaurant / Cafe	933	0.36%	2,000	716	1,432	6%	60%	40%	53	35	88	4%	51%	49%	27	26	52	-	-	-	-	-
						176,396		3,145				128	55	183				68	122	189		404	132	72	200
																					converted truck	1,008		resulting PCE =	2,484

Total passenger cars =	3145 - 404 =	2,741
External passenger cars after 13% internal capture =	2741 * 87% =	2,385
Total external passenger cars =		2,385
Total external PCEs from truck conversion =		1,008
Total external trips =		**3,392**

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				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**4,822**	**1,088**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**1,258**	**672**	
6	U4-8	OF				
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF				
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	-	-	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**7,539**	**294**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU				
	U4-6	MU				
	U4-7	MU				
			Calculated Trip Generation:	**11,053**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**5,111**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**18,979**	**2,452**	*Truck trips from U2-1 and U4-3 are included in Grand Total for Truck Trips, not as PCEs
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**26,440**	**1,438**	

Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 4 Lots 5, 6, and 7

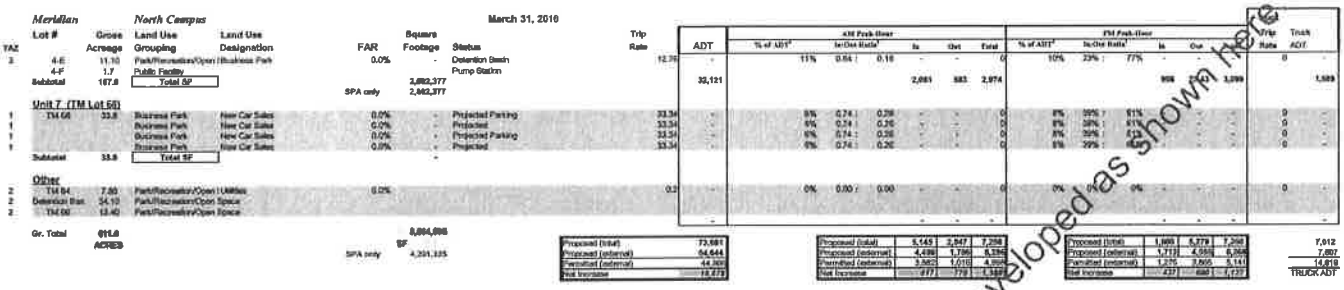
Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCEs
	U2-2	BP				
	U2-3	BP		1529	0	50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building
	U2-9	COM				
	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				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**4,822**	**1,088**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**1,258**	**672**	
6	U4-8	OF				
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF				
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	-	-	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**7,539**	**294**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	**MU**		**3,886**		**167,960 sf warehouse & 8,000 sf retail**
	U4-6					
	U4-7			**1,053**	**422***	***converted truck trips to PCEs**
			Calculated Trip Generation:	**15,992**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**172**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**22,865**	**2,874**	*Truck trips from U2-1, U4-3 and U4-5/6/7 are included in Grand Total for Truck Trips, not as PCEs*
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**22,554**	**1,016**	

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
	Unit 1																				
1	1-1	8.00	Mixed Use	General Office Building	8.5%	78,900	Spec Office Dev VDA	11.01	849	14%	0.88 : 0.12	80	11	91	14%	14% : 86%	15	99	114	0	10
1			Mixed Use	General Light Industrial	19.1%	27,130	Spec Showroom/VDA	1.6	-	13%	0.88 : 0.12	-	-	-	14%	12% : 88%	-	-	-	2.51	-
1	1-3	3.23	Industrial	Warehousing	31.7%	44,800	Spec Dev VDA	3	223	11%	0.79 : 0.21	21	6	25	10%	25% : 75%	5	17	22	0.72	17
1	1-3	6.24	Industrial	High-Cube Warehouse	37.2%	85,000	Spec Dev Majestic (UIC)	1.16	99	6%	0.65 : 0.35	4	2	6	7%	33% : 67%	2	5	7	0.53	28
1	1-4	4.33	Industrial	High-Cube Warehouse	66.0%	125,000	Spec Dev Majestic (UIC)	1.8	200	6%	0.65 : 0.35	8	4	13	7%	33% : 67%	3	11	14	0.53	46
1	1-5	18.35	Industrial	Manufacturing	42.0%	299,127	LNR Planned	3.82	1,143	19%	0.78 : 0.22	170	48	218	19%	36% : 64%	64	118	218	2.93	879
1	1-6	10.55	Industrial	Warehousing	45.0%	206,801	LNR Planned	1.56	736	9%	0.79 : 0.21	49	13	62	9%	25% : 75%	17	50	68	0.72	149
1	1-7	6.61	Business Park	General Light Industrial	37.0%	106,535	Spec Dev Clifford (Suit)	6.97	749	13%	0.88 : 0.12	87	12	99	14%	12% : 88%	12	91	104	2.51	60
1	1-8	5.86	Commercial	Business Hotel	35.0%	89,199	Planned retail (127 room hotel)	7.27	923	6%	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		490.12	1,488	10%	0.51 : 0.49	78	73	149	7%	52% : 48%	53	49	102	0	-
1	1-8b		Commercial	Fast-Food Restaurant w/ D.T.	1.2%	3,000		490.12	1,488	10%	0.51 : 0.49	78	73	149	7%	52% : 48%	53	49	102	0	-
1	1-8c		Commercial	High Turn over (sit down) Restaurant	3.1%	8,000	BK restaurant	127.15	1,017	9%	0.52 : 0.48	48	44	92	5%	59% : 41%	53	37	90	0	-
1	1-8d		Commercial	Specialty Retail Center	3.9%	5,000	Retail	44.32	223	0%	0.00 : 0.00	-	-	-	6%	44% : 56%	6	8	14	0	-
1	1-9	17.14	Mixed Use	General Light Industrial	26.9%	200,482	Spec Dev Operon (Suit)	6.46	1,295	13%	0.88 : 0.12	150	21	171	14%	12% : 88%	22	150	180	2.51	146
1	1-9a		Mixed Use	General Office Building	3.4%	25,298	Spec Dev Operon (Suit)	11.01	279	14%	0.88 : 0.12	35	5	39	17%	17% : 83%	6	31	38	0	-
1	1-9b		Mixed Use	General Office Building	2.0%	15,275	Spec Dev Operon (Suit)	11.01	168	14%	0.88 : 0.12	21	3	24	17%	17% : 83%	4	19	23	0	-
1	1-10	1.05	Industrial	General Light Industrial	45.0%	20,582	Combined with DRMO	6.97	143	13%	0.88 : 0.12	17	2	19	12%	12% : 88%	2	18	20	2.51	52
1	1-DRMO	16.53	Industrial	General Light Industrial	42.0%	302,420	Redevelopt DRMO	6.97	2,108	13%	0.88 : 0.12	245	33	278	12%	12% : 88%	35	258	293	2.51	759
1	1-11	8.80	Industrial	General Light Industrial	45.0%	160,000		4.96	943	13%	0.88 : 0.12	109	15	124	14%	12% : 88%	18	115	133	2.51	170
1	1-15	29.41	Industrial	Warehousing	21.9%	280,038	McLane Footservices (Suit)	2.4	672	4%	0.79 : 0.21	45	17	62	9%	25% : 75%	15	45	60	0.72	139
1	1-15 R		Industrial	Warehousing	0.9%	11,500	Truck Mart, McLane	4.96	58	8%	0.79 : 0.21	4	1	5	9%	25% : 75%	1	4	5	0.72	-
1	1-16	5.83	Industrial	Warehousing	42.8%	105,000	Spec Dev Majestic (Suit)	5	525	8%	0.79 : 0.21	35	9	44	9%	26% : 74%	12	35	47	0.72	35
1	1-17	3.03	Industrial	General Light Industrial	35.4%	46,784	Spec Dev Yocum	6.97	315	13%	0.88 : 0.12	37	5	42	14%	12% : 88%	5	39	44	2.51	35
1	1-18	10.84	Industrial	High-Cube Warehouse	46.2%	215,000	Walgreens (Suit)	1.81	217	8%	0.63 : 0.35	8	4	14	7%	33% : 67%	5	10	15	0.53	39
1	1-19	1.0	Mixed Use	Specialty Retail Center	30.0%	13,068		44.32	579	0%	0.00 : 0.00	-	-	-	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	-	-	-	14%	12% : 88%	-	-	-	2.51	-
	Subtotal	154.86	Total SF			2,508,816															
		51.33			SPA only	942,188			10,335					428	1,791			485	1,312	1,796		2,537
	Unit 2																				
1	2-1	3.77	Mixed Use	Specialty Retail Center	8.3%	7,500	Projected	44.32	332	0%	0.00 : 0.00	0	0	0	6%	44% : 56%	9	11	20	0	-
	2-1		Mixed Use	Coffee/Donut Shop w/ D.T.	1.2%	2,000	Projected	818.98	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	22.5%	36,129	Projected		509	11%	0.88 : 0.12	73	10	83	t=1.12x+78.81	17% : 83%	30	99	119		
1	2-2	4.45	Business Park	General Office Building	35.0%	67,845	Retail & Office	ln(T)=0.77ln(x)+3.65	990	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	121	17	138	t=1.12x+78.81	17% : 83%	28	128	156	0	-
1	2-3	0.92	Business Park	General Office Building	35.0%	14,026	Office	ln(T)=0.77ln(x)+3.65	254	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	34	5	39	t=1.12x+78.81	11% : 83%	16	78	94	0	-
1	2-4	14.47	Business Park	Light Rail Transit Station w/ Parkin	0.0%	-	Medicine Building (200 spots)		290			84	17	101			36	103	139	0	-
1	2-5	2.62	Business Park	General Office Building	0.0%	-	Spec Dev Kel (parking only)	11.01	-		0.88 : 0.12	-	-	-	14%	17% : 83%	-	-	-	0	-
1	2-6	8.54	Business Park	General Office Building	42.7%	158,000	Spec Dev Kel	11.01	1,748	14%	0.88 : 0.12	217	30	247	14%	17% : 83%	40	199	237	0	3
1	2-7	6.57	Business Park	General Office Building	26.4%	110,000	Spec Dev Operon	11.01	1,210	14%	0.88 : 0.12	150	20	171	14%	17% : 83%	28	136	164	0	2
1	2-8	4.85	Business Park	General Office Building	19.8%	40,000	BTS Dev Enterprise	9	360		0.88 : 0.12	45	6	51	14%	17% : 83%	6	40	46	0	11
1	2-9	0.85	Commercial	Specialty Retail Center	24.5%	9,108	Office	44.32	404	0%	0.00 : 0.00	-	-	-	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	-	-	-	6%	44% : 56%	9	11	19	0	-
			Commercial	Bread/Donut/Bagel Shop w/o D.T.	6.8%	2,500	Projected Retail	523.17	1,046	13%	0.47 : 0.53	66	74	140	5%	50% : 50%	28	28	56		
3	2-11	2.87	Public Facility	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84 : 0.16	-	-	0	10%	23% : 77%	-	-	-	0	-
3	Lot A	0.23	Public Facility	Business Park	0.0%	-	Pump Site	12.76	-	11%	0.84 : 0.16	-	-	0	10%	23% : 77%	-	-	-	0	-
3	Lot B	0.58	Public Facility	Business Park	0.0%	-	Projected	12.76	-	11%	0.84 : 0.16	-	-	0	10%	23% : 77%	-	-	-	0	-
	Subtotal	51.82	Total SF			458,688															
		11.50			SPA only	149,988			9,599					986	435	1,420			323	947	1,270		18
	Unit 5																				
2	5-1 to 5-8	86.30	Industrial	Warehousing	30.0%	1,511,428	Teach Fresh & Easy (Suit)		10,457	8%	0.79 : 0.21	415	217	632	9%	25% : 75%	97	812	709	0.72	2,196
2			Industrial	Warehousing	0.0%	-	Teach Expansion		-	8%	0.79 : 0.21	-	-	0	9%	24% : 76%	-	-	-	0.72	-
2	5-8	23.81	Industrial	High-Cube Warehouse	47.1%	488,000	LNR BTS (Glo) (Suit)		709	8%	0.85 : 0.35	32	17	50	7%	33% : 67%	10	37	55	0.53	186
	Subtotal	112.1	Total SF			2,419,428															
					SPA only	0			11,259					447	234	682			115	648	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%	6	24	31	0.72	71
2	3-2	13.53	Industrial	Warehousing	45.0%	265,215	Ridge Spec	3.56	944	8%	0.79 : 0.21	63	17	80	9%	26% : 75%	21	64	85	0.72	191
2	3-3	10.27	Business Park	Manufacturing	21.3%	95,319	2 Sisters Food Group (UIC)		487	19%	0.78 : 0.22	73	21	93	19%	36% : 64%	34	60	93	2.93	12
2			Business Park	Manufacturing	14.8%	94,330	2 Sisters Food Group Expansion		482	19%	0.78 : 0.22	72	20	92	19%	36% : 64%	34	58	92	2.93	12
2	3-4	2.00	Industrial	Warehousing	45.0%	39,204	Projected	3.56	140	8%	0.79 : 0.21	9	2	12	9%	26% : 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%	22,954	Projected	3.56	82	8%	0.79 : 0.21	5	1	7	9%	25% : 75%	2	6	7	0.72	17
2	3-7	1.17	Industrial	Warehousing	45.0%	22,954	Projected	3.56	82	8%	0.79 : 0.21	5	1	7	9%	25% : 75%	2	6	7	0.72	17
2	3-8	1.35	Industrial	Warehousing	45.0%	26,463	Projected	3.56	94	8%	0.79 : 0.21	6	2	8	9%	25% : 75%	2	6	8	0.72	19
	Subtotal	36.1	Total SF			686,804															
					SPA only	537,164			2,879					259	69	319			101	229	329		389
	Unit 6																				
2	6-1a	2.12	Public Facility	Business Park	18.2%	15,000	Fire Station		50	8%	0.30 : 0.70	1	3	4	10%	70% : 30%	4	2	5	0	20
	6-1b	4.83	Industrial	Warehousing	32.0%	67,184	Projected	3.56	239	8%	0.79 : 0.21	15	4	20	9%	25% : 75%	6	18	21	0.72	48
2	6-2	8.90	Industrial	Manufacturing	42.0%	135,198	LNR Planned Industrial	3.82	482	19%	0.78 : 0.22	72	20	92	19%	36% : 64%	33	59	92	2.93	370
	Unit 4																				
3	4-1	7.23	Industrial	High-Cube Warehouse	45.0%	141,722	Projected	1.44	204	8%	0.65 : 0.35	8	4	13	7%	33% : 67%	5	9	14	0.53	75
3	4-2	9.30	Industrial	Warehousing	45.0%	182,493	Projected	3.56	443	8%	0.79 : 0.21	29	8	37	9%	25% : 75%	10	30	40	0.72	99
3	4-3	8.90	Business Park	General Office Building	35.0%	150,698	Projected	ln(T)=0.77ln(x)+3.65	1,832	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	229	31	261	t=1.12x+78.81	17% : 83%	42	206	248	0	-
3	4-4	14.84	Commercial	Business Hotel		46,000	80 Room hotel	7.27	436	8%	0.59 : 0.41	21	14	35	9%	60% : 40%	22	15	37	0	-
3			Commercial	Business Hotel		106,000	90 room hotel	7.27	654	8%	0.59 : 0.41	31	21	52	9%	60% : 40%	33	22	56	0	-
3			Commercial	Quality Restaurant	0.2%	8,000	8K restaurant	89.95	720	0%	0.00 : 0.00	-	-	0	6%	61% : 39%	40	26	66	0	-
3			Commercial	Gasoline Station w/ Convenience Mar		-	12 fueling station	162.78	1,953	8%	0.50 : 0.50	61	61	122	8%	50% : 50%	80	80	161	0	-
3			Commercial	Fast-Food Restaurant w/ D.T.	0.3%	3,000	3.0 K fast food	490.12	1,488	10%	0.51 : 0.49	76	73	149	7%	52% : 48%	53	49	102	0	-
3			Commercial	Specialty Retail Center	8.5%	38,500	Retail	44.32	1,706	0%	0.00 : 0.00	-	-	-	6%	44% : 56%	48	58	104	0	-
3	4-5	3.80	Mixed Use	Specialty Retail Center	6.0%	14,000	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	818.98	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%	32,000	Projected	ln(T)=0.77ln(x)+3.65	620	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	75	10	85	t=1.12x+78.81	17% : 83%	20	100	120		
3	4-6	4.20	Mixed Use	Specialty Retail Center	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	818.98	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%	42,282	Projected	ln(T)=0.77ln(x)+3.65	687	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	83	11	94	t=1.12x+78.81	17% : 83%	23	105	128	0	-
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	818.98	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	656	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	79	11	90	t=1.12x+78.81	17% : 83%	21	103	124		
3	4-8	3.48	Office	General Office Building	32.5%	49,393	Projected	ln(T)=0.77ln(x)+3.65	770	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	93	13	106	t=1.12x+78.81	17% : 83%	23	111	134	0	-
3	4-9	2.97	Office	General Office Building	32.5%	42,045	Projected	ln(T)=0.77ln(x)+3.65	685	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	83	11	94	t=1.12x+78.81	17% : 83%	21	104	126	0	-
3	4-10	4.31	Office	General Office Building	32.5%	61,017	Projected	ln(T)=0.77ln(x)+3.65	912	ln(t)=0.80ln(x)+1.55	0.88 : 0.12	111	15	125	t=1.12x+78.81	17% : 83%	25	122	147	0	-
3	4-11	3.07	Office	Medical Office	32.0%	42,793	Projected	36.13	1,546	6%	0.79 : 0.21	78	21	99	10%	27% : 73%	40	108	148	0	-
3	4-12	7.73	Office	Medical Office	32.0%	107,750	Projected	36.13	3,893	6%	0.79 : 0.21	196	52	248	10%	27% : 73%	101	272	373	0	-
3	4-13	3.88	Business Park	General Light Industrial	42.0%	54,886	Projected	6.97	383	13%	0.88 : 0.12	44	6	50	14%	12% : 88%	6	47	53	2.51	138
3	4-14	3.46	Business Park	General Light Industrial	42.0%	62,204	Projected	6.97	434	13%	0.88 : 0.12	50	7	57	14%	12% : 88%	7	53	60	2.51	156
3	4-15	17.90	Industrial	High-Cube Warehouse	45.0%	350,876	Projected	1.44	505	8%	0.65 : 0.35	21	11	32	7%	33% : 67%	12	24	36	0.53	186
3	4-16	45.00	Industrial	Warehousing	43.0%	842,986	Projected	3.56	3,001	8%	0.79 : 0.21	200	53	253	9%	25% : 75%	67	202	270	0.72	607

and use may be 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[2]	AM Peak-Hour In:Out Ratio[1]	AM Peak-Hour In	AM Peak-Hour Out	AM Peak-Hour Total	PM Peak-Hour % of ADT[2]	PM Peak-Hour In:Out Ratio[1]	PM Peak-Hour In	PM Peak-Hour Out	PM Peak-Hour Total	Truck Trip Rate	Truck ADT
3	4-E	11.10	Park/Recreation/Open	Business Park	0.0%	-	Detention Basin	12.39	-	11%	0.64 : 0.36	-	-	0	10%	23% : 77%	-	-	0	0	-
	4-F	1.7	Public Facility				Pump Station														
	Subtotal	167.8	Total SF			2,882,377			33,121			2,091	883	2,974			956	2,743	3,699		1,589
					SPA only	2,882,377															
	Unit 7 (TM Lot 6B)																				
1	TM 6B	33.8	Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74 : 0.26	-	-	0	6%	39% : 61%	-	-	0	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74 : 0.26	-	-	0	6%	39% : 61%	-	-	0	0	-
1			Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74 : 0.26	-	-	0	6%	39% : 61%	-	-	0	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74 : 0.26	-	-	0	6%	39% : 61%	-	-	0	0	-
	Subtotal	33.8	Total SF			-															
	Other																				
2	TM 8A	7.80	Park/Recreation/Open	Utilities	0.0%			0.0	-	0%	0.00 : 0.00	-	-	0	0%	0% : 0%	-	-	0	0	-
2	Detention Bas	34.10	Park/Recreation/Open Space																		
2	TM 6B	13.40	Park/Recreation/Open Space																		
									-			-	-	-			-	-	-		-
	Gr. Total	611.0 ACRES				8,884,095 SF															7,012
					SPA only	4,201,335															7,607
																					14,619 TRUCK ADT

Proposed (total)	73,681
Proposed (external)	54,644
Permitted (external)	44,369
Net Increase	10,275

Proposed (total)	5,145	2,547	7,256
Proposed (external)	4,486	1,796	6,282
Permitted (external)	3,982	1,010	4,992
Net Increase	477	779	1,290

Proposed (total)	1,999	5,279	7,298
Proposed (external)	1,719	4,599	6,268
Permitted (external)	1,275	3,865	5,141
Net Increase	437	680	1,127

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

SCENARIO	PEAK PERIOD	PROJECT INBOUND TRIPS	PROJECT OUTBOUND TRIPS	PROJECT TRIPS AT INTERSECTION*	EXISTING TRAFFIC	FUTURE PLUS PROJECT TRAFFIC	FAIR SHARE PERCENTAGE	TOTAL COST OF SIGNAL	ESTIMATED FAIR SHARE FEE
Proposed	AM	166	79	24	533	2530	1.20%	$ 300,000	**$ 6,250**
	PM	76	129	39	660	2532	2.08%		
	HIGHER						**2.08%**		
Business Enterprise / 8.073 ksf retail	AM	78	21	6	533	2530	0.30%	$ 300,000	**$ 4,327**
	PM	36	91	27	660	2532	1.44%		
	HIGHER						**1.44%**		
Business Enterprise / 5 ksf restaurant / 3.073 ksf retail	AM	210	109	33	533	2530	1.65%	$ 300,000	**$ 7,051**
	PM	97	148	44	660	2532	2.35%		
	HIGHER						**2.35%**		
Business Enterprise / 2 ksf restaurant / 13.322 ksf retail	AM	128	55	17	533	2530	0.85%	$ 300,000	**$ 5,929**
	PM	68	122	37	660	2532	1.98%		
	HIGHER						**1.98%**		

*Assumes 0% of inbound traffic and 30% of outbound traffic would travel through the intersection of Meridian Parkway/ Economic Way (Street F) based on trip distribution patterns.

Fair Share Percentage = (Project Trips at Intersection) / (Future Plus Project Traffic - Existing Traffic)

EXHIBIT A 10

FAA- Determination of No Hazard to Air Navigation Letters dated September 5, 2017

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-8751-OE

Issued Date: 09/05/2017

Moshe Silagi
MS Van Buren I, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site A Bldg 1
Location:	Riverside, CA
Latitude:	33-53-17.86N NAD 83
Longitude:	117-16-34.65W
Heights:	1560 feet site elevation (SE)
	34 feet above ground level (AGL)
	1594 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/05/2019 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

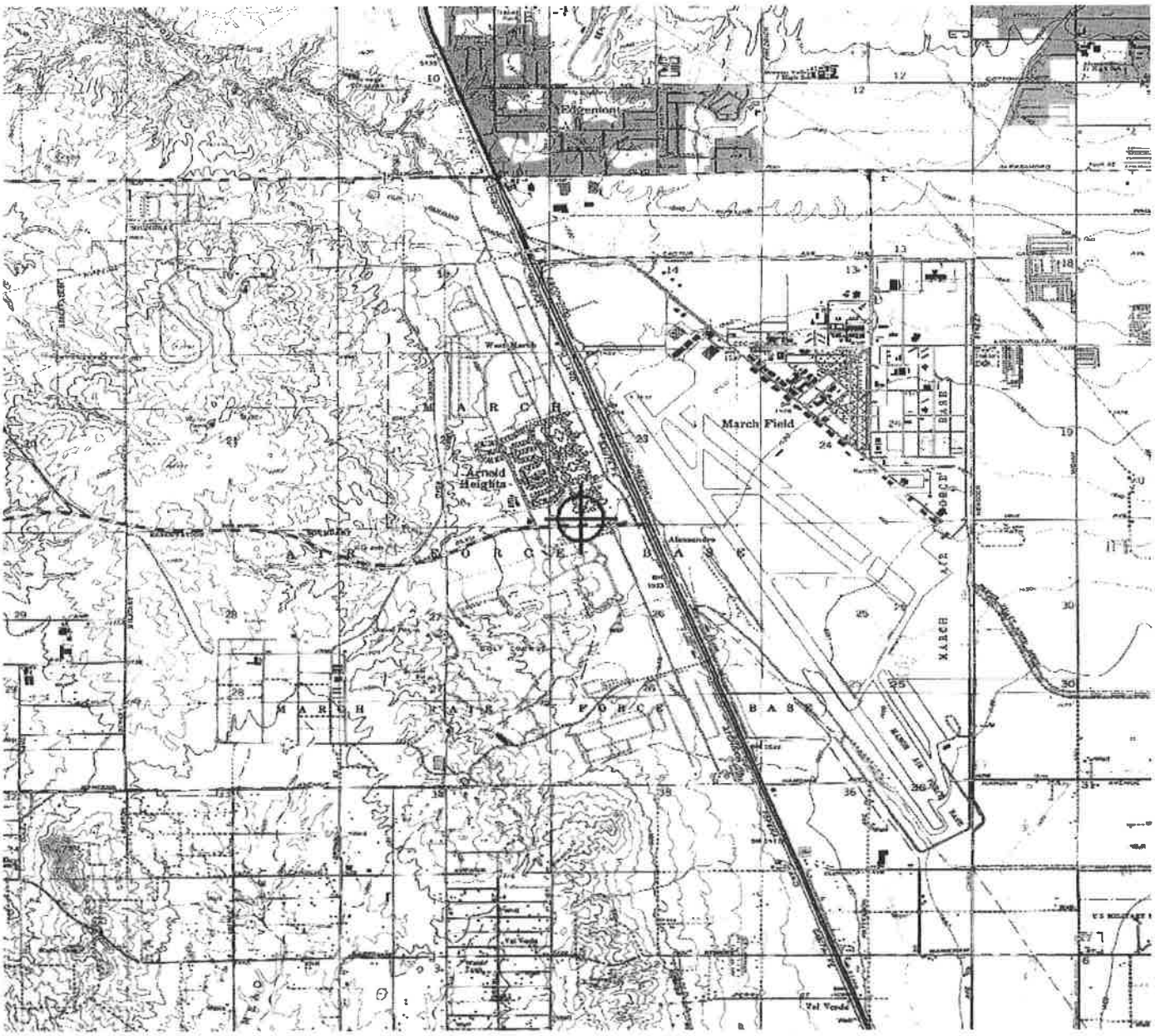
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8751-OE.

Signature Control No: 340890047-342975215 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8751-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-8754-OE

Issued Date: 09/05/2017

Moshe Silagi
MS Van Buren I, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site A Bldg 2
Location:	Riverside, CA
Latitude:	33-53-17.90N NAD 83
Longitude:	117-16-37.28W
Heights:	1561 feet site elevation (SE)
	34 feet above ground level (AGL)
	1595 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/05/2019 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

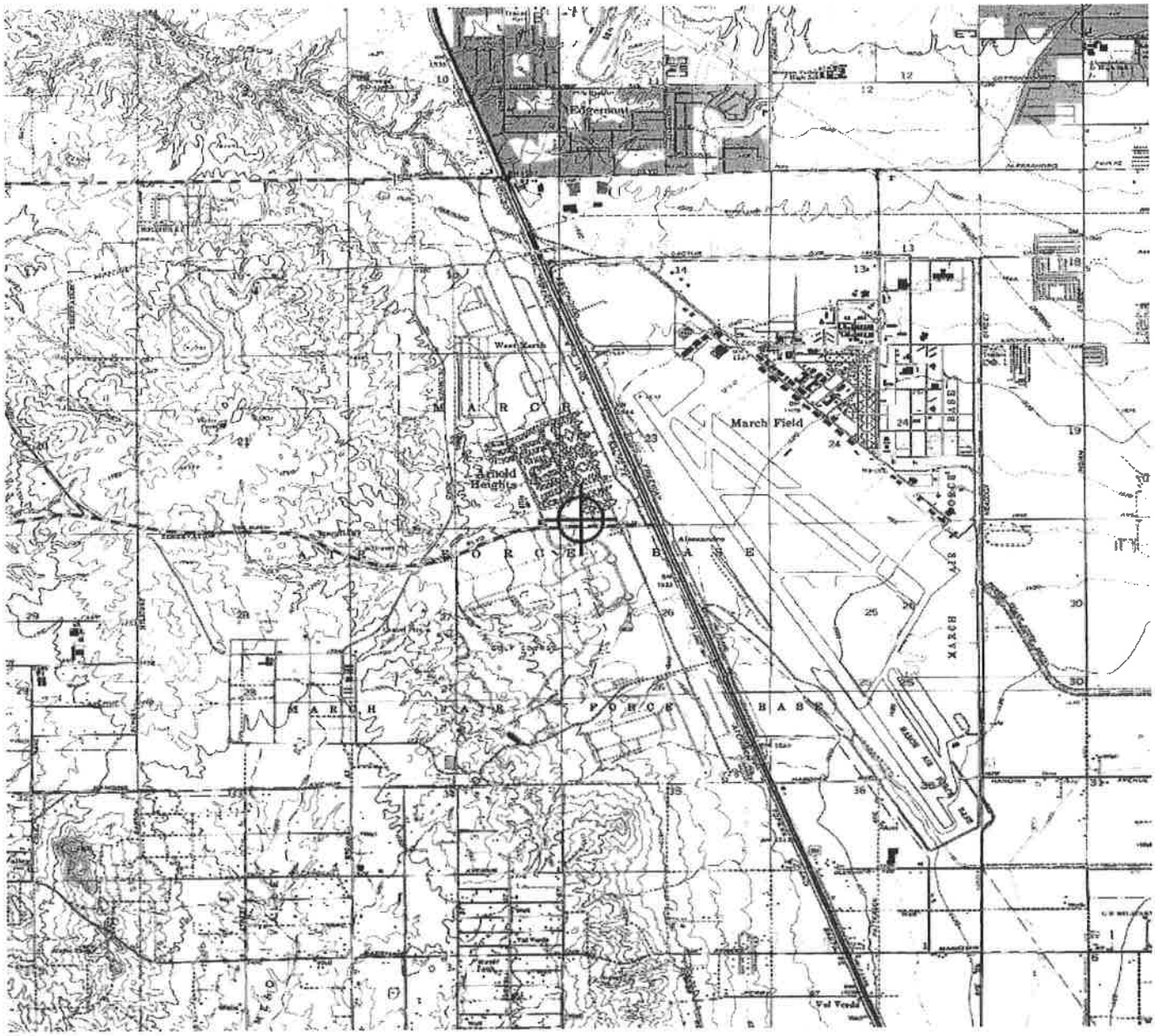
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8754-OE.

Signature Control No: 340890667-342975216 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8754-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-8756-OE

Issued Date: 09/05/2017

Moshe Silagi
MS Van Buren I, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site A Bldg 3
Location:	Riverside, CA
Latitude:	33-53-17.81N NAD 83
Longitude:	117-16-41.12W
Heights:	1562 feet site elevation (SE)
	34 feet above ground level (AGL)
	1596 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 03/05/2019 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-8756-OE.

Signature Control No: 340891936-342975217 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-8756-OE

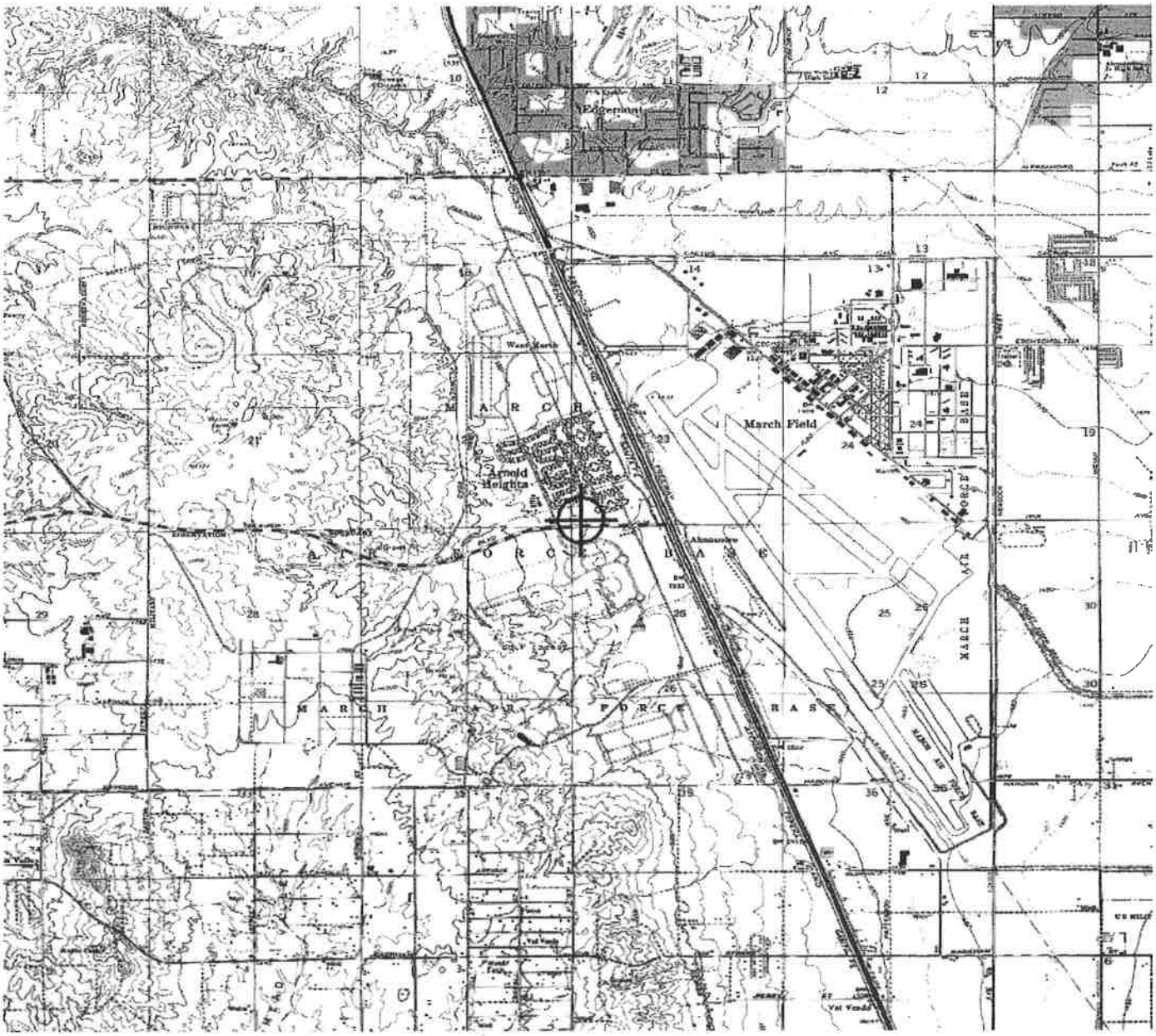


EXHIBIT A 11

March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Calculations

Project: MS Van Buren I- Development A

Location

North of Van Buren Boulevard, west of Opportunity Way and east of Meridian Parkway; located on Unit 4-Lot 5, 6 & 7 of the Meridian North Campus Business Park.

Description of Project

The proposed project comprises of 5 concrete tilt-up buildings ranging from 8,073 square feet to 50,000 square feet with no second floor or mezzanine proposed. Building's 1-5 will have a clear height of 16-26 feet with a top of parapet height ranging from 32-34 feet. The following applications have been submitted for consideration:

1) Plot Plan (Plot Plan 17-03);
2) Four conditional use permit applications (CUP 17-04, CUP 17-05, CUP 17-06, CUP 17-07 and CUP 17-08) to allow Building's 1, 2, 3 and 4 to operate as a Business Enterprise use among other permitted uses.

Guiding Document

March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan adopted November 13, 2014.

Airport Compatibility Zone Location

The proposed development is located in Airport Compatibility Zone C1. This zone is considered the Primary Approach/Departure Zone.

Airport Compatibility Zone Factors

1) **Noise and Overflight**:
    a. Noise impact is Moderate to High
    b. Within or near 60-CNEL contour
    c. Single-event noise may be disruptive to noise sensitive uses land use activities; aircraft <2,000 feet above runway elevation on arrival and generally <3,000 feet above runway elevation departure.

2) **Safety and Airspace Protection Factors:**
    a. Risk level is moderate beneath or adjacent to low altitude overflight corridors.

3) **Density/Intensity Standards**:
    a. ≤ 3.0 permitted in this zone
    b. The average persons per acre is limited to 100.
    c. The Single-Acre Land use intensity is limited to 250 persons per acre. A maximum of 50% lot coverage within APZ's

4) **Prohibited Uses**:
    a. Children Schools
    b. Daycare Centers
    c. Libraries
    d. Hospitals
    e. Congregate Care Facilities
    f. Places of Assembly
    g. Noise sensitive outdoor non-residential uses

h. Hazards to Flight

5) **Other Development Conditions**:
   a. Critical community infrastructure facilities discouraged
   b. Aboveground bulk storage of hazardous materials discouraged
   c. Sound Attenuation as necessary to meet interior noise level criteria
   d. Airspace review required for objects >70 ft. tall
   e. Electromagnetic Radiation Notification
   f. Deed notice and disclosure.

Please find color-coded Single-Acre Intensity Calculations on the next page:

Single-Acre Land Use Intensity

(All office in Building 1)

CBC Method Factor (Office) : 1 person/200 square feet	
Building 1 – Suite A - C	8,349 SF + 25056 SF = 33,405 SF
Total	**33,405 SF**
Calculation	(33,405 SF/200 SF)= **167.0 or 167 Persons**

CBC Method Total: Persons = 167 persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Office/Retail in Building 1)

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 1 – Suite A	3,750 SF
Building 1 – Suite B	3,750 SF
Building 1 – Suite C	0 SF
Total	**15,477 SF**
Calculation	(15,477 SF/115 SF)= **134.5 or 135 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 1 – Suite A	0 SF
Building 1 – Suite B	0 SF
Building 1 – Suite C	17,761 SF
Total	**17,761 SF**
Calculation	(17,761 SF/200 SF)= **88.8 or 89 Persons**

CBC Method Total : Persons/Single-Acre = 134.5 + 88.8 = 223.3 or 223 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Office/Warehouse Building 1 – NO Retail Sales)

CBC Method Factor (Office) : 1 person/200 square feet	
Building 1- Suite A-C	8,349 SF
Total	**8,349 SF**
Calculation	(8,349 SF/200 SF)= **41.7 or 42 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 1 – Suite A-C	25,056 SF
Total	**25,056 SF**
Calculation	(25,056 SF/500 SF)= **50.1 or 50 Persons**

CBC Method Total : (Persons + Persons) = 92 Persons/Single-Acre

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Suite A: (25 x 40) = 1,000 office (25 x 110) = 2,750 warehouse

Suite B: (40 x 78) = 3,120 office (110 x 78) = 8,580 warehouse

Suite C: (40 x 106.6 -35) = 4,229 office (110 x 105) + (50 x 40) = 13,726 warehouse

Single-Acre Land Use Intensity

(Highest Concentration of Retail/Office/Warehouse in Building 1)

i.e. Warehouse Showroom

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 1 – Suite A	354 SF
Building 1 – Suite B	259 SF
Building 1 – Suite C	354 SF
Total	**967 SF**
Calculation	(967 SF/115 SF)= **8.40 or 8 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 1 – Suite A	646 SF
Building 1 – Suite B	2,861 SF
Building 1 – Suite C	3,910 SF
Total	**7,417 SF**
Calculation	(7,417 SF/200 SF)= **37.0 or 37 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 1 – Suite A	2,700 SF
Building 1 – Suite B	8,580 SF
Building 1 – Suite C	13,770 SF
Total	**25,050 SF**
Calculation	(25,050 SF/500 SF)= **50.1 or 50 Persons**

CBC Method Total : (Persons + Persons + Persons) = 95.1 or 95 Persons/Single-Acre

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Retail:

Suite A: (25 x 40) = 1000 SF x 8.3% (25% retail/3 tenant spaces = 8.3 % retail allowed in each tenant space) = **354 SF**

Suite B: (78 x 40) = 3,120 SF x 8.3% (25% retail/3 tenant spaces = 8.3% retail allowed in each tenant space) = **259 SF**

Suite C: (106.6 x 40) = 4,264 SF x 8.3% (25% retail/3tenant spaces= 8.3% retail allowed in each tenant space) = **354 SF**

Office:

Suite A: (1000 SF – 354 SF) =**646 SF**

Suite B: (3,120 SF – 259 SF) = **2,861 SF**

Suite C: (4,264 SF – 354 SF) = **3,910 SF**

Warehouse:

Suite A: (108 x 25) = **2,700 SF**

Suite B: (78 x 110) = **8,580 SF**

Suite C: (107 x 110) + (50 x 40) = 11,770 + 2,000 = **13,770 SF**

Single-Acre Land Use Intensity

(Highest Concentration of Office between Building 2 and Building 3)

CBC Method Factor (Office) : 1 person/200 square feet	
Building 2 (Suite A – C)	(210 x 70) =14,700 SF
Building 3 (Suite A – B)	(210 x 63) =13,230 SF
Total	**27,930 SF**
Calculation	(27,930 SF/200 SF)= **139.6 or 140 Persons**

CBC Method Total: (Persons +Persons)= 139.6 or 140 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Office/Retail between Building 2 and Building 3)

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 2 (Suite A – C)	(210 x 65)= 13,650 SF
Building 3 (Suite A – B)	0 SF
Total	**13,650 SF**
Calculation	(13,650 SF/115 SF)= **118.6 or 119 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 2 (Suite A – C)	0 SF
Building 3 (Suite A – B)	(210 x 70) = 14,700 SF
Total	**14,700 SF**
Calculation	(14,700 SF/200 SF)= **73.5 or 74 Persons**

CBC Method Total: (Persons +Persons)= 192.1 or 192 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Office/Warehouse between Building 2 and Building 3– NO Retail Sales)

CBC Method Factor (Office) : 1 person/200 square feet	
Building 2 (Suite A – C)	10,400 SF
Building 3 (Suite A – B)	10,500 SF
Total	**20,900 SF**
Calculation	(20,900 SF/200 SF)= 104.5 or 105 **Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 2 (Suite A – C)	3,178 SF
Building 3 (Suite A – B)	4,200 SF
Total	**7,378 SF**
Calculation	(7,378 SF/500 SF)= **14.7 or 15 Persons**

CBC Method Total: (Persons +Persons)= 104.5 + 14.7= 119.2 or 119 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Building 1

Suite A: (50 x 25) = 1,250 sf Office (14 x 25) = 350 sf warehouse

Suite B: (50 x 78) = 3,900 sf Office (14 x 97) = 1,358 sf warehouse

Suite C: (50 x 105) = 5,250 sf Office (14 x 105) = 1,470 sf warehouse

Building 2

Suite A: (50 x 65) = 3,250 sf Office (65 x 20) = 1,300 sf warehouse

Suite B: (145 x 50) = 7,250 sf Office (145 x 20) = 2,900 sf warehouse

Single-Acre Land Use Intensity

(Highest Concentration of Retail/Office/Warehouse between Building 2 and Building 3)

i.e. Warehouse Showroom

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 2 (Suite A – C)	1,575 SF
Building 3 (Suite A – B)	1,575 SF
Total	**3,150 SF**
Calculation	(3,150 SF/115 SF)= **27.3 or 27 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 2 (Suite A – C)	(210 x 50) =10,500 – 1,575 (retail) = 8,925 SF
Building 3 (Suite A – B)	(210 x 50) =10,500 – 1,575 (retail) = 8,925 SF
Total	**17,850 SF**
Calculation	(17,850 SF/200 SF)= **89.2 or 89 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 2 (Suite A – C)	(15 x 210) = 3,150 SF
Building 3 (Suite A – B)	(20 x 210) = 4,200 SF
Total	**7,350 SF**
Calculation	(7,350 SF/500 SF)= **14.7 or 15 Persons**

CBC Method Total: (Persons +Persons)= 131.2 or 131 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(All Office in Building 4 and All Restaurant in Building 5)

*** Building 5= 4,822 SF**

CBC Method Factor (Restaurant) : 1 person/15 square feet of dining area	
Building 4	0 SF
Building 5	2,800 SF
Total	**2,800 SF**
Calculation	**(2,800 SF /15 SF) = 186.6 or 187 Persons**

CBC Method Factor (Restaurant) : 1 person/200 square feet of kitchen area	
Building 4	0 SF
Building 5	2,022 SF
Total	**2,022 SF**
Calculation	**(2,022 SF/200 SF) = 10.11 or 10 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(115x90) = 10,350 SF
Building 5	0 SF
Total	**10,350 SF**
Calculation	**(10,350 SF/200 SF) = 51.75 or 52 Persons**

CBC Method Total : 248.4 or 248 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(All Office in Building 4 and All Retail in Building 5)

*** Building 5= 4,822 SF**

CBC Method Factor (Retail) : 1 person/115 square feet of dining area	
Building 4	0 SF
Building 5	4,822 SF
Total	**4,822 SF**
Calculation	**(4,822 SF /115 SF) = 41.9 or 42 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(115x90) = 10,350 SF
Building 5	0 SF
Total	**10,350 SF**
Calculation	**(10,350 SF/200 SF) = 51.75 or 52 Persons**

CBC Method Total : 93.6 or 94 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Office in Building 4 and Retail/Restaurant in Building 5)

***Building 5 sq. footage = 4,822 SF**

CBC Method Factor (Restaurant) : 1 person/15 square feet of dining area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	1,929 SF
Total	**1,929 SF**
Calculation	**(1,929 SF/15 SF) = 128.6 or 129 Persons**

CBC Method Factor (Restaurant) : 1 person/200 square feet of kitchen area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	482 SF
Total	**482 SF**
Calculation	**(482 SF/200 SF) = 2.41 or 2 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(120 x 85) = 10,200 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**10,200 SF**
Calculation	**(10,200 SF/200 SF) = 51 Persons**

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 4	0 SF
Building 5 - Retail	2,411 SF
Building 5- Restaurant	1,929 SF
Total	**4,340 SF**
Calculation	**(4,340 SF/115 SF) = 37.7 or 38 Persons**

CBC Method Total : 219.7 or 220 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Retail/Office Warehouse Building 4 and Retail/Restaurant in Building 5)

i.e. Warehouse Showroom

CBC Method Factor (Restaurant) : 1 person/15 square feet of dining area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	2,329 SF
Total	**2,329 SF**
Calculation	**(2,329 SF/15 SF) = 155.2 or 155 Persons**

CBC Method Factor (Restaurant) : 1 person/200 square feet of kitchen area (30% of 3,327 sf = 998 SF)	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	998 SF
Total	**998 SF**
Calculation	**(998 SF/200 SF) = 4.99 or 5 Persons**

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 4	1,160 SF (2320/2 = 1,160 SF)
Building 5 - Retail	4,746 SF
Building 5- Restaurant	0 SF
Total	**5,906 SF**
Calculation	**(5,906 SF/115 SF) = 51.3 or 51 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	3,944 SF ((88x58) = 5,104 SF – 1,160 SF)= 3,944 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**3,944 SF**
Calculation	**(3,944 SF/200 SF) = 19.7 or 20 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 4	5,280 SF (88 sf x 60 sf)
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**5,280 SF**
Calculation	**(5,280 SF/500 SF) = 10.56 or 11 Persons**

CBC Method Total : 241.75 or 242 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(All Office in Building 4 and Restaurant in Building 5)

CBC Method Factor (Restaurant) : 1 person/15 square feet of dining area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	3,000 SF
Total	**3,000 SF**
Calculation	**(3,000 SF/15 SF) = 200 Persons**

CBC Method Factor (Restaurant) : 1 person/200 square feet of kitchen area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	5,073 SF
Total	**5,073 SF**
Calculation	**(5,073 SF/200 SF) = 25.3 or 25 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(115 x 43)= 4,945 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**4,945 SF**
Calculation	(4,945 SF/200 SF)= **24.7 or 25 Persons**

CBC Method Total : Persons/Single-Acre = 250 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(All Office in Building 4 and All Retail in Building 5)

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 4	0 SF
Building 5 - Retail	8,073 SF
Building 5- Restaurant	0 SF
Total	**8,073 SF**
Calculation	(8,073 SF/115 SF)= **70.2 or 70 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(115 x 43)= 4,945 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**4,945 SF**
Calculation	(4,945 SF/200 SF)= **24.7 or 25 Persons**

CBC Method Total : Persons/Single-Acre = 94.9 or 95 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Office in Building 4 and Retail/Restaurant in Building 5)

CBC Method Factor (Restaurant) : 1 person/15 square feet of dining area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	2,662 SF
Total	**2,662 SF**
Calculation	**(2,662 SF/15 SF) = 177.4 or 177 Persons**

CBC Method Factor (Restaurant) : 1 person/200 square feet of kitchen area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	665 SF
Total	**665 SF**
Calculation	**(665 SF/200 SF) = 3.3 or 3 Persons**

CBC Method Factor (Retail): 1 person/115 square feet	
Building 4	0 SF
Building 5 - Retail	4,746 SF
Building 5- Restaurant	0 SF
Total	**4,746 SF**
Calculation	(4,746 SF/115 SF)= **41.2 or 41 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(115 x 40)= 4,600 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**4,600 SF**
Calculation	(4,600 SF/200 SF)= **23 Persons**

CBC Method Total : Persons/Single-Acre = 244.9 or 245 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Retail/Office/Warehouse in Building 4 and Retail/Restaurant in Building 5)

CBC Method Factor (Restaurant) : 1 person/15 square feet of dining area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	2,662 SF
Total	**2,662 SF**
Calculation	**(2,662 SF/15 SF) = 177.4 or 177 Persons**

CBC Method Factor (Restaurant) : 1 person/200 square feet of kitchen area	
Building 4	0 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	665 SF
Total	**665 SF**
Calculation	**(665 SF/200 SF) = 3.3 or 3 Persons**

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 4	8,690 SF x 25%= 2,172 SF x 25% = 543.1 SF
Building 5 - Retail	4,746 SF
Building 5- Restaurant	0 SF
Total	**5,289.1 SF**
Calculation	(5,289.1 SF/115 SF)= **45.9 or 46 Persons**

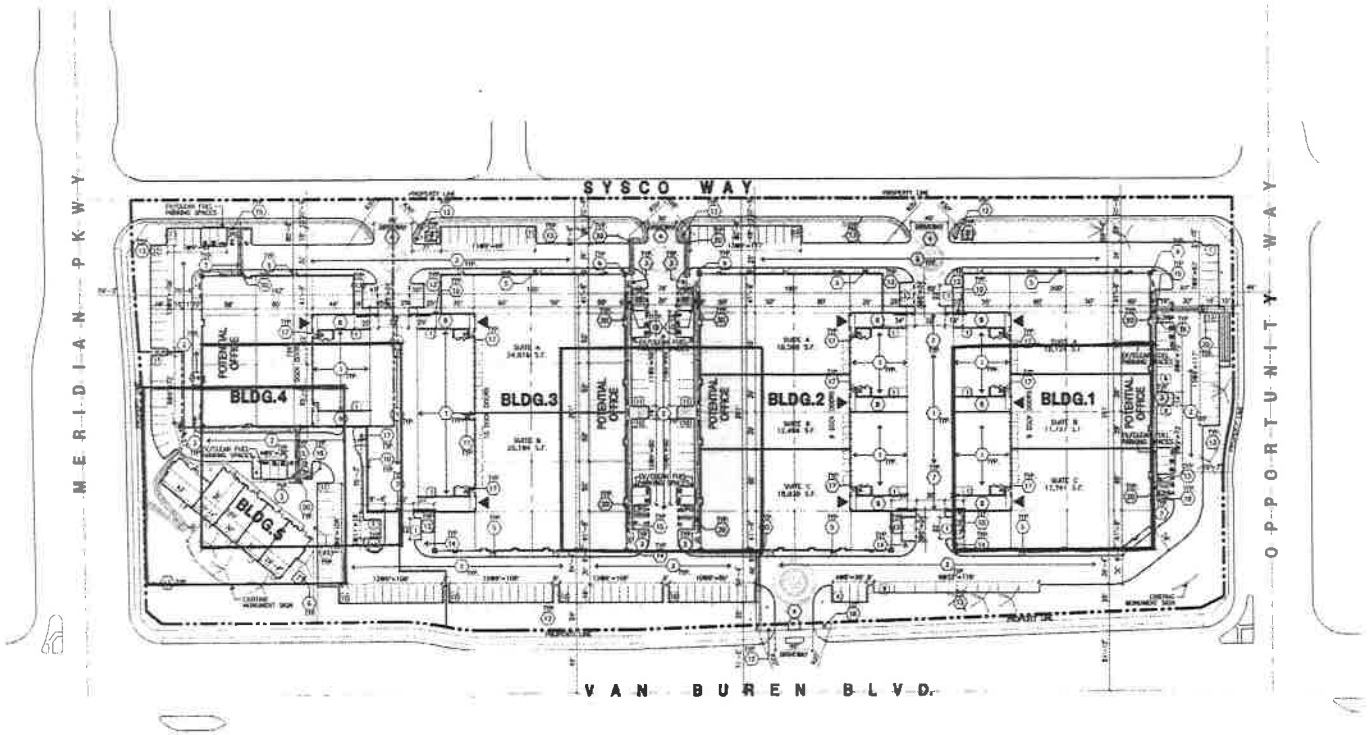
CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	(40 x 58) = (2,320 – 543) = 1,777 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**1,777 SF**
Calculation	(1,777 SF/200 SF)= **8.8 or 9 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 4	(60 x 40)= 2,400 SF
Building 5 - Retail	0 SF
Building 5- Restaurant	0 SF
Total	**2,400 SF**
Calculation	(2,400 SF/500 SF)= **4.8 or 5 Persons**

CBC Method Total : Persons/Single-Acre = 240.2 or 240 Persons

Vehicle Occupancy Method	
Calculation	(250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons
Total	**37 Persons**

CBC Method (Average)	
Calculation	Office: (13,500 SF/200 Factor) = 67.50 Warehouse: (154,823 SF/500 Factor)= 309.6 Retail: (4,746 SF/115 Factor) = 41.2 Restaurant Kitchen area: (665.4 SF/200 Factor) = 3.327 Restaurant Dining area: (2661.6/15 Factor)= 177.4 Total: (599/11.82 acres) = 50.6 or 51 Persons
Total	**51 Persons**



OVERALL SITE PLAN (A) scale: 1"=60'-0"

SCALE 1"=60'-0"
0 60' 120' 180'
TRUE NORTH

SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH
4. DRIVEWAY APRONS TO BE CONSTRUCTED
5. 5'-6"X5'-6"X4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AC PER BY CITY INSPECTOR
6. APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
7. PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
8. CONCRETE RAMP W/ 42" HIGH CONCRETE WALL
9. EXTERIOR BIKE RACK TYPICAL.
10. 12' HIGH TILT-UP SCREEN WALL TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE. SEE A/A2.2 FOR TYPICAL
11. EXTERIOR CONCRETE STAIR
12. TRUCK ROUTE SIGN, SEE DETAIL "C"
13. LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
14. EMPLOYEE BREAK AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. CONCRETE FILLED GUARD POST "6 DIA. O.N.O. 42" HI.
17. TRASH ENCLOSURE W/ 8' HIGH WALLS PER CITY STANDARD.
18. ACCESSIBLE ENTRY SIGN.
19. ACCESSIBLE PARKING STALL SIGN.
20. TRUNCATED DOME
21. APPROXIMATE LOCATION OF FIRE HYDRANT
22. WALL MOUNTED LIGHTING FIXTURE TO COMPLY WITH MARCH BUSINESS CENTER DESIGN GUIDELINE
23. PEDESTRIAN-SCALE LIGHTING WILL BE PROVIDED WITHIN THE PUBLIC R/W SIDEWALK FRONTING VAN BUREN.

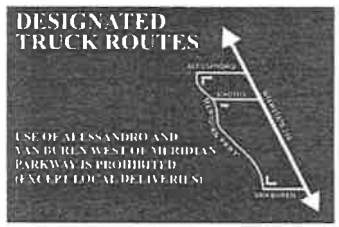
SITE LEGEND

- CONCRETE PAVING SEE "C" DRWGS FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- PARALLEL PARKING STALL 8' X 22'
- COMPACT PARKING STALL 8' X 16'
- LANDSCAPED AREA
- 30' WIDE FIRELANE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL
- GRADE LEVEL DOOR

VICINITY MAP

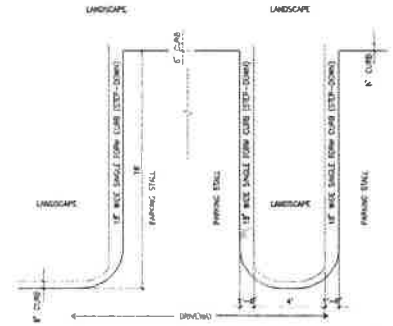


- NOTE:
- ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED FROM ON AND OFF SITE VIEW
- FIRE HYDRANT LOCATIONS WILL BE PROVIDED AT LATER STAGE PER PROVISION FIRE DEPARTMENT REQUIREMENTS
- THE MAX LIGHTING LEVEL AT THE PROPERTY LINE OF THE SITE CANNOT EXCEED 0.5 CANDLE/FT
- ALL GATES LEADING TO THE TRUCK YARD TO BE A MINIMUM OF 8'-0" HIGH WITH A METAL SCREEN MESH PROVIDING AT A MINIMUM 75% OPACITY.
- OUTDOOR GHTS TO BE PROVIDED PER MERIDIAN EIR AND INCORPORATED ON CONSTRUCTION DOCUMENT STAGE



2'-0" X 3'-0" X .080" ALUM PANELS LAMINATED W/ GREEN HP VINYL W/ WHITE HP VINYL COPY & GRAPHIC PANELS TO BE COATED W/ ANTI-GRAFFITI SHEETING PANELS TO BE MTD TO 2-3/8" GALVANIZED POST & MOUNTING HARDWARE

TRUCK ROUTE SIGN (C) scale: NOT TO SCALE



STEP-DOWN AT END PARKING STALL (B) scale: 1/4"=1'-0"

TABULATION

	BLDG 1	BLDG 2	BLDG 3	SUB TOTAL	BLDG 4	MISC.	TOTAL
SITE AREA							
In s.f.	195,849	121,240	128,000	365,815	61,248	66,885	494,748 s.f.
In acres	3.98	3.00	3.34	9.04	1.42	1.30	11.83 ac
BUILDING AREA							
Office	4,000	4,000	5,000	13,000	1,000		14,000 s.f.
Warehouse	43,112	45,000	47,000	134,812	19,271		154,083 s.f.
Retail						4,746	4,746 s.f.
Mezzanine						3,327	3,327 s.f.
TOTAL	47,112	49,000	52,000	147,812	20,271	8,073	176,156 s.f.
COVERAGE	24.0%	39.3%	38.1%	37.2%	33.4%	13.7%	34.2%
CLEAR HEIGHT	28'	28'	28'		24'	16'	
MIN. CLEAR HEIGHT	24'	24'	24'		22'	24'	
AUTO PARKING REQUIRED							
Office 1/300 s.f.	14	14	16	44	6		49 stalls
Whse 1/1,000 s.f.	44	49	47	137	20		157 stalls
Retail 1/250 s.f.						14	14 stalls
Mezzanine 1/125 s.f.						27	27 stalls
TOTAL	58	63	63	179	26	41	247 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	26	43	50	119	19	28	166 stalls
Handicap (9' x 18')	2	3	3	8	1	1	10 stalls
Handicap (12' x 18')	2	1	1	4	1	1	6 stalls
Compact (8' x 16')	0	0	0	0	0	0	0 stalls
Parallel (9' x 22')	10	8	9	27	5	5	37 stalls
Carport/Canopy/PV (EXIST)	0	0	0	0	0	0	0 stalls
TOTAL	58	63	63	187	26	35	259 stalls
Parking ratio per 1,000 s.f.	1.2	1.2	1.2	1.2	1.3	5.3	1.4
ZONING ORDINANCE FOR CITY							
Zoning Designation - Mixed Use (MU)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - 50', TE required approval pursuant to Section 19.34							
SETBACK							
Front - 25' Interior Side Yard - 0'							
Street Side Yard - 15' Rear Yard - 15'							
MINIMUM PLOT AREA WIDTH							
Width - 25'							
LANDSCAPE REQUIREMENT							
Percentage - 20%							
LANDSCAPE PROVIDED							
Percentage -				17.2%	17.2%	49.2%	20.4%
In s.f.				67,622	10,515	35,437	100,754 s.f.

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

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

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

Project:
MS VAN BUREN
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall site plan
Project Number: 16467
Drawn by: NL
Date: 04/05/17
Revision:
Sheet: A1.1

EXHIBIT A 12

WMWD Will Serve Letter dated January 30, 2017

John V. Rossi

Robert Stockton Division 1 | Thomas P. Evans Division 2 | Brenda Dennstedt Division 3 | Donald D. Galleano Division 4 | S.R. "Al" Lopez

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply

January 30, 2017

Silagi Development & Management, Inc.
101 Hodencamp Rd., Suite 200
Thousand Oaks, CA 91360

WATER AND SEWER AVAILABILITY REQUEST
APN: 294-070-033, -034, -035
WESTERN'S GRID # 39043, 39044
ID-MW , T3 S, R4W, SEC. 22

A potential customer at the above location, has inquired with the Western Municipal Water District ("Western") about obtaining water and sewer service to construct a commercial/mixed use center - M S Development A ("Proposed Project") and has requested that Western provide a letter setting forth the terms and conditions of water and sewer service.

The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water and sewer service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

(a) the applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;

(b) the applicant must agree to comply with the requirements of Western's Rules And Regulations Governing Water Service And Water Users and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

(i) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

(ii) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;

(iii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by applicant); and

(iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

Depending on the size, occupancy, or water/recycled water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 et. seq., and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Upon receipt of a request by the lead planning agency to prepare a WSA based on the developed project demands, Western will initiate the process. A deposit from the project proponent will be required to cover expenses therewith.

Prior to Western issuing a Conditions of Approval to governing planning agency, developer shall pay a planning deposit for cost incurred by Western's staff in benefiting proposed development. The planning deposit is currently $5,000.00. Depending on the complexity of the proposed development, surplus in account will be returned to the developer or rolled over to the next phase, such as plan check deposit upon developer's approval, while account exhausted prior to the next phase will be supplemented by the developer. Developer shall prepare preliminary layout of proposed potable water, sewer, and/or recycled water facilities and proposed points of connection.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All discharge shall comply with Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use.

All requirements referred to in this letter are subject to change without notice and in no case shall the terms of this water and sewer availability letter remain in effect greater than a year from the issuance date.

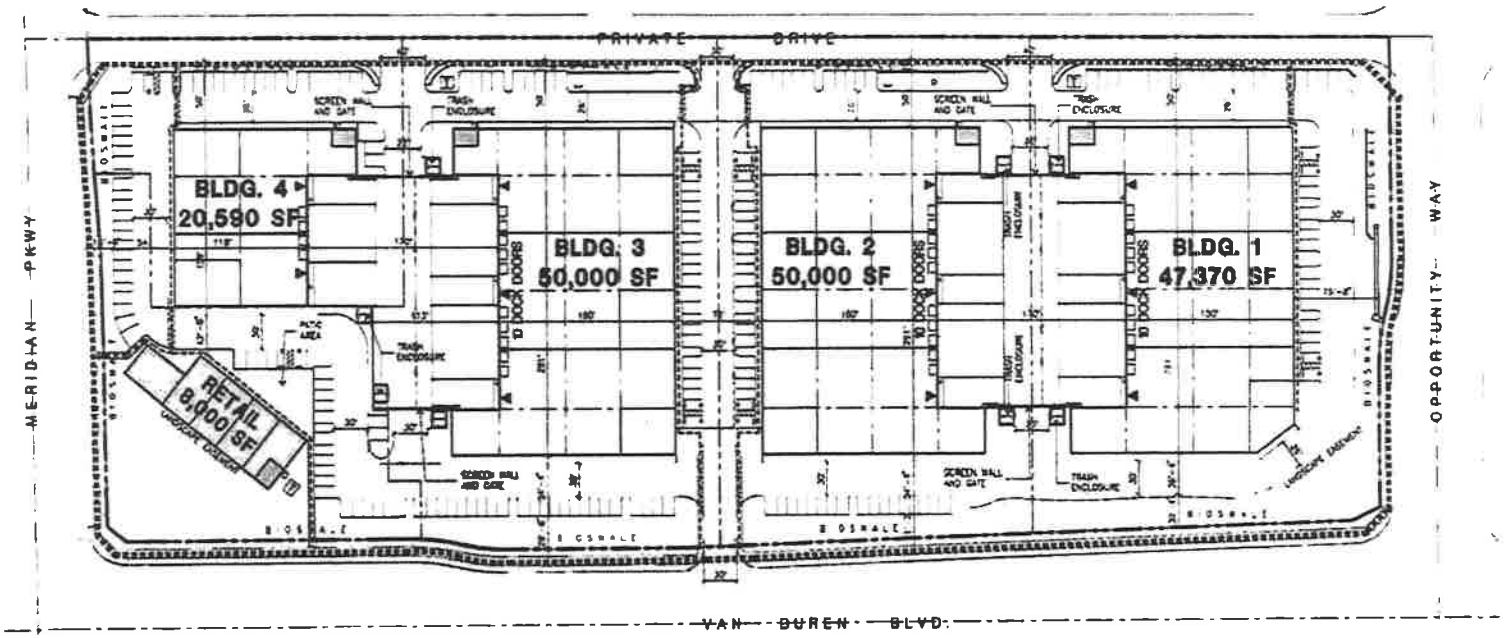
Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

Thomas W. Thornton

TOM THORNTON
Principal Engineer

TT:tp

Enclosure(s): Map



Tabulation

	TOTAL	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	TOTAL
SITE AREA						
BUILDING AREA						
Office						
Warehouse						
Retail						
TOTAL						
COVERAGE						
AUTO PARKING REQUIRED						
Office						
Warehouse						
Retail						
TOTAL						
AUTO PARKING PROVIDED						
Standard						
ZONING ORDINANCE FOR CITY						
Zoning Designation - Mixed Use (MU)						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height						
MAXIMUM FLOOR AREA RATIO						
FAR						
LANDSCAPE REQUIRED						
Percentage						
LANDSCAPE PROVIDED						
Percentage						
Area						

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- RETAIL
- ELECTRICAL ROOM
- DRIVE THRU DOOR
- T TRANSFORMER
- MDA PATHWAY TRAVEL
- CITY WALKWAY

north

Conceptual Site Plan

M S Development A - 11.82 acres

County of Riverside, CA

HPA

18831 Bardeen Ave. - Ste. 9103
Irvine, CA 92612
(949) 863-1770
www.hparchs.com

Lee & Associates

January 16, 2017 / Job #16370

Scheme 6

EXHIBIT A 13

Willdan Building and Safety Conditions of Approval dated January 30, 2017

Building and Safety Conditions of Approval

Date:	**January 30, 2017**
Applicant:	**Silagi Development and Management, Inc.**
Address of Applicant:	**101 Hodencamp Rd, Thousand Oaks Rd. CA 91360**
Site Location:	**Unit 4, lots 5,6 &7 Tract 30857-4, North Campus Meridian & Van Buren Boulevard.**
Project:	**Development "A"**

Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety. For the retail buildings that have food service, the applicant will need to submit the building plans to the County of Riverside Health Department for review and approval. Please submit approved health plans to building & safety with first review of project plans.

Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

Building and Safety submittal's required at first plan review.

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.

(1) Approved Health Department Plans, Food establishments only.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information

All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

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

Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

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

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

Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions

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

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

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

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

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

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

Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of his or her certifications and a copy of their driver's license before the start of work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

All unused construction materials shall be recycled using March JPA's Waste Franchise Hauler. Prior to the certificate of occupancy, the building inspector will request copies of all recycling receipts.

A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and site being 100 percent complete.

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

EXHIBIT A 14

Trilake Consultants Conditions of Approval dated August 18, 2017

CONDITIONS OF APPROVAL

MJ-090
August 18, 2017
MS Van Buren, Development A, Amendment #2, PP# 17-03

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

   a. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows.

   b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by Building Department.

c. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and RCFC (if needed) for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

d. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

e. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage facilities with permits from the appropriate agency.

f. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights may be required per Riverside County, Southern California Edison, and JPA 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 WMWD 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.

5. 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.

6. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with ADA requirements and standards.

7. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

8. The improvements on Opportunity Way, Meridian Parkway, and Sysco Drive are existing and if damaged during construction shall be removed and replaced to the satisfaction of MJPA. Utility trench shall be repaired to JPA standards.

9. Construction of proposed improvements over existing easements (if any) will require the appropriate agency approval.

10. Concrete intersections along Sysco Way with Meridian Parkway and Opportunity Way shall be installed as approved by JPA. The concrete intersections for Meridian Parkway shall be limited to east side and for Opportunity Way along both sides and limits shall be established during design review process.

11. Reference is made to Riverside County Transportation letter dated July 11, 2017. The applicant shall submit plans and other documents to County for work within their jurisdiction for their review and approval.

Habib Motlagh

Habib Motlagh
Public Works Engineer

EXHIBIT A 15

Riverside County Fire Department Planning Conditions of Approval dated April 26, 2017

Riverside County Fire Department

In Cooperation With

The California Department of Forestry and Fire Protection

2300 Market St., Ste. #150, Riverside, CA 92501 • Phone (951) 955-4777
• Fax (951) 955-4886

Proudly serving the unincorporated areas of riverside county and the cities of:

Banning

Beaumont

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Canyon Lake

Coachella

Desert Hot Springs

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Jurupa Valley

Lake Elsinore

La Quinta

Menifee

Moreno Valley

Norco

Palm Desert

Perris

Rancho Mirage

Rubidoux CSD

San Jacinto

Temecula

Wildomar

Planning Case Conditions

DATE: 4/26/2017

CASE: 17-MJPA-PP-03

PLANNER: Lauren Sotelo, Associate Planner

REVIEWED BY: Steve Payne, Assistant Fire Marshal

Office of the Fire Marshal Responsibility:

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**as it is noted above**) is required on all correspondence.

Additional information is available at our website: www.rvcfire.org

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

CITY CASE STATEMENT

The Fire Department requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Fire Flow: Prior to building permit issuance, provide or show there exists a water system capable of delivering the required fire flow per the California Fire Code and Riverside County Fire Department standards.

2. Fire Hydrants: Provide Super Fire Hydrants (6" x 4" x 2-2 1/2") spaced in accordance with the California Fire Code and Riverside County Fire Department standards.

3. These conditions are preliminary; further review will occur upon receipt of building plans. Additional conditions may be necessary at that time.

Please feel free to contact me with any questions.

Steve Payne

Assistant Fire Marshal

EXHIBIT A 16

Preliminary Water Quality Management Plan Approval letter dated August 26, 2017

March Joint Powers Authority

PLANNING
MEMORANDUM

TO: Lauren Sotelo, Associate Planner
FROM: Cynthia Gabaldon P.E., CPSWQ, CPESC, QSD/P
DATE: August 26, 2017

RE: Conditions of Approval for PP17-03 (Preliminary WQMP)
MS Development A
Riverside, California

As part of the current Riverside County Municipal Waste Discharge Permit, the March Joint Powers Authority is reviewing all submitted Water Quality Management Plans (WQMP).

Two preliminary WQMP submittals for the commercial project submitted as PP17-03, MS Development A, Riverside California. The project's preliminary WQMP submittal revision dated August 26, 2017 (Signed 8/2/17) **was determined to be in substantial compliance, for a preliminary WQMP, in concept, with the requirements of the 2012 Riverside County WQMP Manual.**

The following conditions apply:

The development shall be subject to all provisions of March Joint Powers Authority General Plan Section 1.8, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bioretention basins, self-retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

EXHIBIT A 17

Riverside County Transportation and Land Management Agency letter dated July 11, 2017

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez, P.E., T.E.
Transportation and Land Management Agency Director

Patricia Romo, P.E.
Director of Transportation

Transportation Department

July 11, 2017

Ms. Lauren Sotelo
Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

Subject: MS Van Buren – Development A, PP 17-03

The County of Riverside Transportation Department has reviewed the proposed Plot Plan 17-03 for MS Van Buren and the Traffic and Circulation Consistency Letter dated May 17, 2017. The applicant has included the right-in/right-out driveway on Van Buren at the agreed upon location on the site plan as requested. We have no further comments at this time.

The applicant should submit all plans for work within the road right-of-way on Van Buren Boulevard for review and approval by the Transportation Department. An encroachment permit for this work will be required.

Thank you

Susan Vombaur

Susan Vombaur, PE, TE
Senior Civil Engineer

Cc: Kevin Tsang

3525 14th Street, 2nd Floor, Riverside, CA 92501 (951) 955-6800
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3164

EXHIBIT A 18

VRPA Transportation Consultants letter dated June 28, 2017

June 28, 2017

Ms. Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

Re: Review of applications materials for MS Van Buren – Development A

Dear Ms. Sotelo,

VRPA Technologies, Inc. (VRPA) has reviewed revised applications materials for a Mixed-Use development located off Van Buren Boulevard on Unit 4- Lots 5, 6 and 7 (11.82 acres) within the Meridian Business Park Specific Plan. The proposed Project is located in the southeast portion of the Meridian North Campus and is bounded by Sysco Way to the north, Meridian Parkway to the west, Opportunity Way to the east and Van Buren Boulevard to the south. The project proposes five (5) speculative, standalone buildings ranging in square footage (8,000 SF to 50,000 SF) to be used as a mix of permitted uses including business enterprise and retail. Site access is proposed along Van Buren Boulevard with a right-in and right-out driveway and three driveways along Sysco Way. We have no additional comments.

Should you have any questions, feel free to contact me via one of the following 4630 W. Jennifer, Suite 105, Fresno, CA 93722 | Phone: (559) 271-1200 | Fax: (559) 271-1269 | Cell phone: (559) 259-9257 | Email: gvivian@vrpatechnologies.com.

Sincerely,

Georgiena M. Vivian

Georgiena M. Vivian, President
VRPA Technologies, Inc.

EXHIBIT B

Conditions of Approval

EXHIBIT B

Conditions of Approval

MS Van Buren I Project

Plot Plan (PP 17-03);
Conditional Use Permit (CUP 17-04), (CUP 17-05), (CUP 17-06) and (CUP 17-07)

PLANNING DEPARTMENT General Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 17-03 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)

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

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

4. This development is located within Specific Plan SP-5. Requirements of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. ~~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).~~ Project site is not located in the Clear Zone or Accident Potential Zones I and II.

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan. (MMRP)

7. The Owner/Developer is subject to the terms of the Easement Agreement recorded on December 22, 2010 (Doc. # 2010-0508253) as it relates Maintenance of the Private Road/Sysco Way - "26-foot Private Road Easement Together with Easement for Public Utility and Emergency Vehicle Ingress/Egress Purposes in favor of March Joint Powers Authority Granted Hereon". Specifically section 2. Construction and Maintenance of Easement Area.

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. (MJPA 9.11.040)~~

9. Each accessible parking space shall be 14 feet wide, striped to provide a 9-foot wide parking area and a 5-foot wide loading area (access aisle) and shall be a minimum 18 feet in length. If 2 accessible spaces are located adjacent to each other, they may share the 5-foot wide loading area, resulting in a width of 23 feet for the 2 spaces. One in every 8 handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than 8 feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common 8-foot wide loading area. (MJPA 9.11.040)

10. When less than 5 parking spaces are provided, at least one shall be 14 feet wide, striped to provide a 9 foot parking area and a 5 foot loading area. Said space shall not be required to be reserved or identified exclusively for use by persons with disabilities. (MJPA 9.11.040)

11. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. (MJPA 9.11.040)

12. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed. Ramps shall not encroach

into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the Building Official determines that compliance with any regulation of this paragraph would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided. (MJPA 9.11.040)

13. The slope of an accessible parking stall shall be the minimum possible and shall not exceed 1/4 inch per foot (2.083% gradient) in any direction. (MJPA 9.11.040)

14. Notwithstanding the off-street parking requirements of Subsection 9.11.040-A, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this Subsection. (MJPA 9.11.040)

15. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 5 feet wide and 20 feet long adjacent and parallel to the vehicle pull up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal and shall be located on an accessible route of travel to the entrance of the facility. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. Valet parking facilities shall provide a passenger loading zone as described herein. (MJPA 9.11.040)

16. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)

17. 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)

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

19. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

20. ~~All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the Biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)~~ This condition is not applicable as the Project is not adjacent to the existing 175 acre Least Bell's Vireo conservation easement, but is located approximately 0.33 miles southeast of the conservation easement and east of Meridian Parkway on Unit 4-Lots 6, 7 and 8.

21. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)

22. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval. (MMRP)

23. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP) On January 30, 2017, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions in order for WMWD to provide public water and sewer service.

24. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP) On January 30, 2017, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions for WMWD to provide public water and sewer service.

25. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

26. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

27. Applicant shall include Mitigation Measures Compliance Checklist for the Project on Construction Plans for Planning Department Staff review and sign-off.

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

28. Prior to issuance of a grading permit, the owner/developer shall convey an additional 30-foot landscape easement on the corner of Meridian Parkway/Van Buren Boulevard to allow for the continued maintenance of the corner landscape theme area.

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

29. Prior to building permit issuance, the Project Applicant must submit all required documentation as per Section 9.14.150 of March JPA's Development Code to the March JPA Engineering department for review and approval. Upon the approval of the Lot Line Adjustment a "Notice of Lot Line Adjustment" must be recorded with the Riverside County Recorder's office and a copy of the recorded document is to be provided as proof to the March Joint Powers Authority.

30. Prior to building permit issuance, the project Applicant must contribute its fair-share towards the future traffic signal at Meridian Parkway and Economic Drive. A traffic signal warrant analysis was prepared and the estimated fair-share fee is $7,051, which will be deposited as an in-lieu fee until the time the traffic signal is warranted.

31. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV.H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

32. ~~Office areas and noise sensitive uses within the 65 dB CNEL noise contour or greater shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)~~ This condition is not applicable as the Project site is located between the 60-65 dB CNEL noise contour.

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

34. Prior to issuance of 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)

35. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

36. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Meridian Specific Plan Chapter IV. B-1-3. (MMRP)

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

38. 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)

39. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot2 illumination beyond the property line. (MJPA 9.08.100) The incorporation of LED lighting is permitted as long as the lighting does not exceed 2,700 Kelvin.

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

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

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

42. Prior to the issuance of a Certificate of Occupancy, the project Applicant shall prepare and submit a Sign Program to the MJPA Planning Department for review and approval.

43. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP) This measure is not warranted until a tenant is specified and tenant improvement plans have been submitted for review by March JPA.

44. 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.).

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

46. 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)

47. 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)

48. Prior to Certificate of Occupancy, each development incorporating truck dock doors shall install one 6-square foot sign for every two roll-up doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building level in a manner to clearly convey the maximum diesel idling time. (CARB)

Airport Compatibility Provisions (Timing Varies)

49. The project site is located in Airport Compatibility Zone C1 – the Primary Approach/Departure Zone. The Density/Intensity standards for this zone are:

    a. ≤3.0 stories permitted in this zone
    b. The site is limited to an average 100 people per acre
    c. The site is also limited to 250 people per acre in a single-acre,
    d. The site is limited to a maximum 50/5 lot coverage within APZ's (not applicable for this site).

As per the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, the following uses are prohibited:

    e. Children Schools,
    f. Daycare Centers,
    g. Libraries,

h. Hospitals,
i. Congregate Care Facilities,
j. Places of Assembly,
k. Noise Sensitive outdoor non-residential uses,
l. And other Hazards to Flight.

Other Development Conditions include:

m. Critical community infrastructure facilities discouraged,
n. Aboveground bulk storage of hazardous materials discouraged,
o. Sound attenuation as necessary to meet interior noise level criteria,
p. Airspace review required for objects > 70 ft. tall,
q. Electromagnetic Radiation Notification
r. Deed notice and Disclosure (See ALUC Standard Condition #114 (e).

50. Since the project site is located in Airport Compatibility Zone C1 (Primary Approach/Departure Zone) the following Permitted Uses for the Mixed Use zoning district are prohibited in order to conform to the requirements identified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan:

    a. Mixed Use:
        i. Instructional Studios
        ii. Museums

51. To ensure that the most concentrated persons per single acre is ≤ 250 persons per single-acre, The potential restaurant use in Building 5 cannot exceed 3,000 square feet of dining area only if Building 4 is planned to operate as a single story primary office use (uses that operate within 50 % or more of the building area are considered a primary use) as per the calculations identified in Exhibit A 11 of Resolution #JPA 17-24.

52. Building's 1, 2, 3 and 4 are proposed to potentially operate as a Business Enterprise use. Business Enterprise uses are also referred to as warehouse showroom uses. Warehouse showroom uses are defined as low-intensity facilities which include furniture sales, printing services, plumbing supplies, cabinets/carpet/tile/flooring sales, pool supplies, or other single-use warehouse showroom facilities. Typical retailers include clothing stores, food stores, pharmacies, health stores, electronic stores, sporting goods stores, auto parts stores, pet stores, general merchandising, etc… are not considered warehouse showroom uses.

53. To assure that the most concentrated persons per single-acre is ≤ 250 persons per single acre, density calculations were completed for compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The results are identified in Attachment 11 of Resolution #JPA 17-24. Any deviations from what was analyzed will trigger additional review to determine compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

54. Prior to recordation of the Lot Line Adjustment, the Applicant shall ensure compatibility with the land use restrictions determined in Conditions of Approval 49 through 54 by including them in the Project's Covenants, Conditions and Restrictions (CC&R's).

Landscape Provisions (Timing Varies)

55. Construction landscape plans shall correctly show the extent of the existing 1) 20-foot wide landscape and maintenance easement north of the southerly property line adjacent to Van Buren Boulevard, 2) the corner landscape easements near the intersection of Meridian Parkway/Van Buren Boulevard and Opportunity Way/Van Buren Boulevard, and 3) the future dedicated 30-foot landscape easement near the corner of Meridian Parkway/Van Buren Boulevard which is to be conveyed prior to the issuance of a grading permit.

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

57. The Project is to provide a 6" concrete mow curb on property line along LLMD border and remove the temporary plastic border as detailed on the preliminary landscape drawings prepared by Hunter Landscape.

58. LLMD maintenance manager shall review the proposed landscape and handicap accessible paths proposed from the public right-of-way through the LLMD area and onto the Project site as detailed on the landscape plans.

59. 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).

60. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD. #16-03).

61. All on-site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP)

62. 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).

63. The facility shall incorporate an on-site green/landscape waste recycling/mulching area, or as an option the facility operator may identify in writing how green/landscape waste is recycled off-site. (MMRP)

64. 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.

65. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 40 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

66. 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.

67. 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.

68. All LLMD plant material damaged shall be replaced with like sized material within three (3) business days unless an extension is approved, in writing, by the LLMD manager.

69. 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)

70. Prior to a certificate of occupancy, consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

71. 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.

72. 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.

73. 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.

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

75. 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).

76. 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)

77. 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)

78. 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. (MMRP)

79. All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug–in electrical outlets. Additionally, all cold storage facilities shall have a minimum of 20% of the loading dock doors activated for plug-in use prior to issuance of the certificate of occupancy. The trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy. (MMRP)

80. 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.

81. 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). (MMRP)

82. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

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

84. 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)

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

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

87. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)

88. 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)

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

MJPA BUILDING AND SAFETY DEPARTMENT

90. Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

91. Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

Building and Safety submittal's required at first plan review:

(4) Architectural Plans
(4) Structural Plans

(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information:

92. All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

93. The Developer/Owner is responsible for the coordination of the final occupancy. The Developer/Owner shall obtain clearances from each department, division, or agency prior to requesting a final building inspection from Building & Safety. Each agency shall sign the bottom of the Building & Safety job card.

94. 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.

95. 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.

96. 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.

97. 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.

98. Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

99. Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions:

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

101. 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.

102. 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.

103. 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.

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

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

106. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with Building & Safety. The special inspectors shall provide a copy of

his or her certifications and a copy of their driver's license before the start of work as an inspector on the project. Special inspectors are to provide daily reports to Building & Safety by e-mail to the City inspector and to the permit technician. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspector's use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

107. A Certificate of Occupancy will be granted to the Developer/Owner when the building is 100 percent complete and all agencies have signed for permanent occupancy. If the Developer/Owner has a tenant that will be performing a tenant improvement, Building & Safety will issue a permit for the tenant improvement if all other agencies agree to allow the permit to be issued and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and site being 100 percent complete.

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

109. All unused construction materials shall be recycled using March JPA's Franchise Hauler. Prior to the certificate of occupancy, the building inspector will request copies of all recycling receipts. .

110. Prior to certificate occupancy, the Developer/Owner shall obtain a meter release from Building & Safety for testing the fire sprinkler system as well as the electrical systems in the building. If the building has multiple electrical meters, only the house meter will be released until such time the entire project is complete and has approval for occupancy by all departments and divisions. Suite electrical meters will be released when the Developer/Owner applies for electrical meter release and a certificate of occupancy is issued for that suite. If the Developer/Owner applies for an electrical meter for an empty suite after the project is complete, a certificate of occupancy will be granted for the shell-only use with no tenant.

MJPA PUBLIC WORKS DEPARTMENT

In a letter dated August 18, 2017, MJPA Public Works Department provided the following conditions. With respect to the Conditions of Approval for the MS Van Buren Development A Project, PP #17-03, 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 Map No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be

resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

111. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

a. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows.

b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted. The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by Building Department.

c. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and RCFC (if needed) for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

d. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

e. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage facilities with permits and appropriate agency.

f. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

112. Additional streetlights or relocation of streetlights may be required per Riverside County, Southern California Edison, and JPA standards.

113. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to WMWD for review and approval.

114. This project 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.

115. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's for review and approval.

116. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with ADA requirements and standards.

117. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

118. The improvements on Opportunity Way, Meridian Parkway, and Sysco Way are existing and if damaged during construction shall be removed and replaced to the satisfaction of MJPA. Utility trench shall be repaired to JPA standards.

119. Construction of proposed improvements over existing easements (if any) will require the appropriate agency approval.

120. Concrete intersections along Sysco Way with Meridian Parkway and Opportunity Way shall be installed as approved by JPA. The concrete intersections for Meridian Parkway shall be limited to east side of Opportunity Way along both sides and limits shall be established during design review process.

121. Reference is made to Riverside County Transportation letter dated July 11, 2017. The applicant shall submit plans and other documents to County for work within their jurisdiction for their review and approval.

MARCH AIR RESERVE BASE

122. Prior to construction plan approval, design of all Project site detention basins and basin calculations shall be submitted to March Air Reserve Base Civil Engineer for review and approval.

123. Prior to building permit issuance, a glare/glint study must be submitted to the March Air Reserve Base to examine the potential impacts of flight operations if the Applicant wishes to pursue any roof or ground mounted solar photovoltaic system.

124. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

125. 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.

126. The following uses shall be prohibited:

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

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

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

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

e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-internet are encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:

NOTICE OF AIRPORT IN VICINITY

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

f) Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

On April 26, 2017, the Riverside County Fire Department, Office of the Fire Marshall provided a letter detailing that the department has conditionally approved this project and requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

127. Fire Flow: Prior to building permit issuance, provide or show there exists a water system capable of delivering the required fire flow per the California Fire Code and Riverside County Fire Department standards.

128. Fire Hydrants: Provide Super Fire Hydrants (6" x 4" x 2-2 1/2") spaced in accordance with the California Fire Code and Riverside County Fire Department standards.

WESTERN MUNICIPAL WATER DISTRICT

In a letter dated January 30, 2017 Western Municipal Water District provided the following conditions:

a) The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water and sewer service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

b) The applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;

c) The applicant must agree to comply with the requirement of Western's Rules and Regulations Governing Water Service and Water Users and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

   (i) Providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

   (ii) Providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;

   (iii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by the applicant); and

   (iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

d) Depending on the size, occupancy, or water/recycled water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code Section 10910 et. seq., and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Upon receipt of a request by the lead planning agency to prepare a WSA based on the developed project demands, Western will initiate the process. A deposit from the project proponent will be required to cover expenses therewith.

e) Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection.

f) Western's sanitary sewer use only and will be sufficient in capacity for this purpose. All discharge shall comply with Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use.

UNITED STATES POSTAL SERVICE

129. Prior to the issuance of certificate of occupancy, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

STANDARD MARCH JPA OPERATION MITIGATION MEASURES

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

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

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

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

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

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

6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

Attachment 2
Resolution #JPA 17-25

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10a

Meeting Date: October 11, 2017

Action: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS VAN BUREN – DEVELOPMENT A PROJECT, A PROPOSED DEVELOPMENT AT THE NORTHEAST CORNER OF MERIDIAN PARKWAY AND VAN BUREN BOULEVARD: 1) ADOPT RESOLUTION # JPA 17-24 APPROVING PLOT PLAN PP 17-03 FOR 5 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 176,396 SQUARE FEET ON 11.82-ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMIT CUP 17-04, CUP 17-05, CUP 17-06 AND CUP 17-07 TO ALLOW BUILDING 1 - 4 TO ACCOMMODATE BUSINESS ENTERPRISE USES WITHIN THE MIXED-USE ZONING DISTRICT; 2) ADOPT RESOLUTION #JPA 17-25, AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Proposed Motions:

1. Adopt Resolution #JPA 17-24, to approve Plot Plan (PP 17-03) for 5 speculative buildings with a combined total of 176,396 square feet on 11.82 acres, subject to Conditions of Approval; Approve Conditional Use Permit (CUP 17-04, CUP 17-05, CUP 17-06 and CUP 17-07) to allow for Building 1–4 to accommodate Business Enterprise uses within the Mixed-Use zoning district; and

2. Adopt Resolution #JPA 17-25 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069); and

3. Direct Staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Applicant: MS Van Buren LLC c/o Silagi Development

Background:
On April 5, 2017 the Applicant submitted the following applications:

Plot Plan (PP 17-03): The proposed project is five speculative buildings on 11.82-acres in the Meridian North Campus Specific Plan Amendment (SP-5). Specifically, the project is proposed on Unit 4- Lot 5, 6, and 7 within the Mixed-Use zoning designation.

Conditional Use Permit (CUP 17-04), (CUP 17-05), (CUP 17-06) and (CUP 17-07): Separate conditional use permits are requested for the purposes of allowing Buildings 1 - 4 which are located in the Mixed Use zone to accommodate Business Enterprise uses (warehouse use under 50,000 sf). This action does not restrict the buildings to small warehouse uses, but rather allows this as one of the many allowed uses in the Mixed Use zoning district. Due to the lower employment nature of a Business Enterprise use, this tenant option complies with the employment density provisions of the C1 airport compatibility zone, as discussed elsewhere in the staff report.

Development Overview:

The Applicant is proposing the development of five (5) speculative buildings on 11.82 acres in the southerly portion of the Meridian Specific Plan (SP-5). Specifically, the project is proposed to be located on Unit 4- Lots 5, 6 & 7. Buildings 1 through 5 range from 8,073 square feet (sf) to 50,000 sf with no second story or mezzanine proposed. Buildings 1 through 4 provide a mix of dock high and at-grade doors to facilitate business enterprise, research and development, warehouse showroom, office and commercial uses. Building 5 is proposed as a commercial retail building and not designed to accommodate dock-high or at-grade doors. Building 5 is proposed to accommodate uses such as general retail establishments, sidewalk cafés or other permitted commercial uses. Due to the Mixed Use zoning designation, four conditional use permits are requested to allow Building 1 - 4 to allow Business Enterprise (small warehouse) use. Additionally, the project site will be constructed in a single phase with all ancillary landscape and parking to be constructed during the initial phase.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Meridian North Campus (SP-5)/ Industrial zoning	Existing Sysco Facility
West	Meridian North Campus (SP-5)/ Office zoning	Vacant, rough graded property
South	Not a Part	Van Buren Boulevard/ Riverside National Cemetery
East	Meridian North Campus (SP-5)/ Commercial zoning	Currently entitled commercial corner to be developed by Greens Group

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area	N/A	5 buildings with a combined total of 176,396 SF.
Gross Site Area	30,000 square feet (minimum)	5 buildings with a combined total gross site area of 514,758 SF.
Number of Buildings (range in size)	N/A	**5 buildings** Building 1: 47,612 SF Building 2: 50,000 SF Building 3: 50,000 SF Building 4: 20,711 SF Building 5: 8,073 SF
Floor Area Ratio (Maximum)	45%	34.3%
Setbacks	**Mixed Use**: Front Yard- 20 ft. Street Side Yard- 15 ft. Rear Yard-10 ft.	**Mixed Use - Buildings 6, 7 and 8:** Front Yard- 48 – 84 ft. Street Side Yard- 18- 90 ft. Rear Yard- 78-84 ft.
Landscape Required (Minimum)	20%	20.4%
Building Height (Maximum)	35'/ 2 stories	34 feet
Parking	220 stalls	250 stalls

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 Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the project property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02. The following policies are consistent with the objectives of developing Business Park Land Uses within the March Business Center (Meridian) Development:

General Plan Land Use Policy 1.2: Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, business park, manufacturing, aviation, public, open space uses, and which actuates compatible and synergistic land uses.

General Plan Land Use Policy 1.6: Locate and group commercial and industrial uses which are oriented toward regional service/market areas to promote utilization of regional transportation facilities and development-supporting infrastructure.

General Plan Land Use Policy 10.3: Locate commercial and industrial development in areas where street rights-of-way and capacity are available, as well as sufficient infrastructure and public services.

General Plan Transportation Policy 5.2: Encourage development which includes a mixture of uses which can help to eliminate off-site trips by employees during the day.

General Plan Resource Management Policy 1.6: Promote the use of drought tolerant landscaping in development and encourage the use of reclaimed water for irrigation in parks, golf courses, industrial uses, as well as for other urban uses, whenever feasible and where legally permitted.

The Meridian Specific Plan (SP-5) identifies these lots as a Mixed Use zoning district. Mixed Uses include a variety of complimentary land uses; including commercial retail, office, research and development, industrial and others. Lastly, Commercial uses include retail establishments (shopping centers), administrative, financial, service and government offices. These uses are generally served by arterial roadways and may also be served by public transit.

Conformance with the Meridian Specific Plan (SP-5):
The March Business Center Specific Plan was amended on July 21, 2010 ("Meridian Specific Plan Amendment") to revise the framework of development within a 257.7-acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development. Under the Meridian Specific Plan Amendment, the subject 11.82-acre site retained a portion of the Business Park zoning that existed in the prior March Business Center Specific Plan, however the Amendment expanded the uses of the 11.82-acre site to include the Mixed Use zoning district.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment, and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

The project proposes a Mixed Use development with opportunities for business enterprise (small warehouse), manufacturing, assembly, research and development, office and other commercial uses on 11.82 acres in the Meridian Specific Plan Amendment (SP-5). While the project is designed to accommodate these uses, the parcel itself was not previously analyzed to accommodate truck traffic that would be generated by such uses. As such, a traffic assessment was completed by Kimley-Horn and Associates dated August 28, 2017 to review the Project's consistency with what trips were analyzed for Unit 4, Lots 5, 6 & 7.

Traffic associated with the Specific Plan Amendment is managed by using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian

Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 7 and Planning Region C, and accounted for 18,579 total average daily trips (ADT) and 16,164 external ADT within the Specific Plan Amendment Area. Trip calculations within Planning Area 7 did not include truck trips; as such, truck trips were not previously anticipated for the Project site.

Due to the inherent use of trucks within the Mixed Use zoning district and based on the Project design, the traffic analysis for this project assumes a certain mix of truck and passenger vehicles for the Project site. The analysis used the following conversion rates that would replace what was anticipated as excess passenger vehicle traffic, with what would now likely be truck traffic to the project site:

1. Two and three axle trucks equate to 2.0 cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

The Traffic Consistency Memorandum analyzes multiple land use scenarios, which include retail, restaurant, office and business enterprise land uses. Using the highest Passenger Car Equivalent (PCE) scenario, the Project would generate 3,886 external passenger car ADT and 1,053 PCE in trucks trips, for a total daily trip generation of 4,939 PCE's. The calculated trip generation is then subtracted from the remaining trips for Planning Area 7 and will result in a surplus of 172 trips. As a result, the project would not result in an increase of off-site impacts and is therefore consistent with the previously certified SEIR for Planning Region C. Based on the aforementioned assessment of consistency, and the attached Initial Study, the proposed Project complies with the requirement of the Specific Plan Amendment, as listed below:

The number of trucks for the proposed Unit 4-Lot 5, 6 &7 Business Enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture. The resulting trip generation is summarized below:

As previously mentioned, the Project site is designed to accommodate Business Enterprise uses, however the parcel itself was not previously analyzed to accommodate truck trips that would be generated by such uses. As such, a Health Risk Assessment (HRA) and dispersion modeling was prepared analyzing diesel particulate emissions from truck trips generated by the operations within the proposed Project area. The proposed addition of 422 truck trips to the Project site would not go beyond what was previously analyzed in the Meridian SEIR, but would only redistribute excess truck trips within the Specific Plan area. Truck access would still be available off Van Buren Boulevard and Meridian Parkway.

Also, the addition of truck trips to the Project site would essentially position idling trucks closer to worker receptors to the south. The primary area where worker receptors would be located would be approximately 850 feet away at the Riverside National Cemetery.

The Project site's HRA determined that the cancer risk levels for worker exposure would be 0.07 in one million, which is far below the 10 in one million threshhold. This cancer risk level is less than one percent (0.78 percent) of the cancer risk levels analyzed in the SEIR HRA (9.02 in one million). Furthermore, when combined with the cancer risk levels analyzed in the SEIR HRA, cancer risk levels from the entire SP-5 area at the Cemetery offices would be 9.09

in one million. It should be noted that this is an extremely conservative estimate, because these cancer risk levels are not additive. The proposed truck trips associated with the Project would not create any new impacts and would not create a project-level or cumulative health risk impact.

The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

Additionally, the project is conditioned to pay its fair-share fee of $7,051 towards the future traffic signal to be located at Meridian Parkway and Economic Way. Condition of Approval #23 of the attached Exhibit B will require that the fair-share fee be paid prior to building permit issuance.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into a Mixed Use development with Business Enterprise and Commercial uses is consistent with the permitted uses allowed for these zoning districts.

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute a criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Site Planning: The proposed project meets all minimum development standards. Specifically, the proposed building height, floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of Wholesale, Storage and Distribution and Commercial uses. FAA Part 77 calculations were submitted to the Federal Aviation Administration (FAA) pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on September 5, 2017 the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structures "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
The proposed five (5) speculative buildings will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a

reflectance rate of 25%. Additional architectural details include a tinted metal canopy suspended over each building entrance. The Project architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Landscaping:
All landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping. All proposed on-site landscaping is drought tolerant to promote water conservation.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage.

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), high pressure, low pressure sodium or LED lighting, maximum 750 watts, maximum fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot^2 at the property line. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Conformance with the MARB/Inland Port Airport Land Use Compatibility Plan/ Joint Land Use Study:
The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using criteria found in the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary of the analysis completed by March JPA Planning staff:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian North Campus Specific Plan Amendment (SP-5). The proposed development is located in compatibility zone C1. Compatibility zone C1 is considered the Primary Approach/Departure Zone with an average 100 people/acre and 250 people/in the most concentrated single-acre.

1) Average Land Use Intensity: The allowed average land use intensity is 100 persons/acre in Compatibility zone C1. In order to conservatively calculate the average intensity based on the occupancy limitations associated with use two methods were used, the Vehicle Occupancy Method and the Average CBC Method. The Vehicle Occupancy Method is used to determine the total average occupancy level in a multiple tenant development. Using the Vehicle Occupancy Method, the total number of parking spaces is multiplied by 1.5 passengers per vehicle and then divided by the total acreage

to yield the total average building occupancy (250 parking stalls + 41 dock doors x 1.5 factor/ 11.82 acres) = 36.9 or 37 Persons Therefore, the average site occupancy based on use of every available parking space and truck dock is 37 persons/acre, which is in compliance with the maximum intensity of 100 persons/acre. Using the Average CBC Method, the total square footage identified for each use – Office, Warehouse, Retail and Restaurant, is divided by its corresponding CBC factor and then summed. The sum is then divided by the acreage giving an average of 51 Persons using the CBC Method, which is in compliance with the maximum intensity of 100 persons/acre.

2) Single-Acre Land Use Intensity: Airport Compatibility Zone C1 limits maximum single-acre occupancy to 250 persons an acre. Based on the submitted site plan, intensity calculations were completed examining the occupancy levels based on the number of persons/square foot as per the California Building Code. Single-Acre Land Use Intensity: Airport Compatibility Zone C1 limits maximum single acre occupancy to 250 people/in the most concentrated single acre. Based on the submitted site plan, 16 scenarios were considered to run the intensity calculations. The following is a summary of the results:

California Building Code Method	
Scenario*	Total (Threshold = ≤250 Person/Acre)
All Office in Building 1	167 Persons/Acre
Highest concentration of Office/Retail in Building 1	223 Persons/Acre
Highest concentration of Office/Warehouse with NO retail sales in Building 1	92 Persons/Acre
Highest concentration of Warehouse Showroom in Building 1	95 Persons/Acre
All Office in Building 2 and Building 3	140 Persons/Acre
Highest concentration of Office/Retail between Building 2 and Building 3	192 Persons/Acre
Highest concentration of Office/Warehouse with NO retail sales in Building 2 and Building 3	119 Persons/Acre
Highest concentration Warehouse Showroom in Building 2 and Building 3	131 Persons/Acre
All Office in Building 4 and All Restaurant in Building 5	248 Persons/Acre
All Office in Building 4 and All Retail in Building 5	94 Persons/Acre
Highest concentration of Office in Building 4 and Retail/Restaurant in Building 5	220 Persons/Acre
Highest Concentration of Warehouse Showroom in Building 4 and Retail/Restaurant in Building 5	242 Persons/Acre

All Office in Building 4 and All Restaurant in Building 5	250 Persons/ Acre
All Office in Building 4 and All Retail in Building 5	95 Persons/ Acre
Highest concentration of Office in Building 4 and Retail/Restaurant in Building 5	245 Persons/ Acre
Highest Concentration of Warehouse Showroom in Building 4 and Retail/Restaurant in Building 5	240 Persons/ Acre

*** Any deviations from what was identified in the site plan will require additional review to determine compliance with the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. This requirement has been made a Condition of Approval for the Project.**

Through use of either the average-acre intensity calculation or the single-acre intensity calculation (vehicle occupancy method), the intensity of persons per acre is in full compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

CEQA Analysis:

Master EIR

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

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan North Campus, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a temporary sewer lift facility near Unit 4, lot 3; incorporate Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigure lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporate the former Arnold Heights School site into the March Business Center Specific Plan North Campus; create Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removal of the eastern portion of Street F; develop a new east/west private street along the south side of new lot 16; modify Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; remove cul-de-

sacs serving office lots located along the north side of Van Buren Boulevard and relocate access via Street F; construct three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modify the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

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

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Conclusion:

1) Staff concludes that the proposed project consisting of Plot Plan 17-03, Conditional Use Permit 17-04, Conditional Use Permit 17-05, Conditional Use Permit 17-06 and Conditional Use Permit 17-07 meet all the requirements of the Meridian North Campus Specific Plan Amendment (SP-5) and the March Business Center Design Guidelines. At this time, staff recommends the adoption of Resolution #17-24 approving the proposed project;
2) Staff concludes that the Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) provides a detailed analysis under CEQA, and appropriately identifies that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant and unavoidable impacts evaluated in the Meridian SP-5 SEIR and recommends the adoption of Resolution #17-25; and
3) Staff recommends that a Notice of Determination be filed with the Riverside County Clerk's Office in accordance with the March Joint Powers Authority Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 17-24 approving Plot Plan (PP 17-03), subject to Conditions of Approval; approving Conditional Use Permit (CUP 17-04, CUP 17-05, CUP 17-06 and CUP 17-07);

Exhibit A: Project Entitlements

1) General Plan Land Use map
2) Meridian (SP-5) zoning map
3) Applicant's narrative
4) Reduced Colored Site Plan
5) Reduced Architectural Drawings
6) Reduced Colored Building Elevations
7) Reduced Landscape Plans
8) Reduced Preliminary Grading and Drainage Plans
9) Traffic Consistency Memo dated August 28, 2017
10) FAA – Determination of No Hazard to Air Navigation letters dated September 5, 2017
11) March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Compatibility Calculations
12) WMWD Will Serve Letter dated January 30, 2017
13) Willdan Building and Safety Conditions of Approval dated January 30, 2017
14) Trilake Consultants Conditions of Approval dated August 18, 2017
15) Riverside County Fire Department Planning Conditions dated April 26, 2017
16) Preliminary Water Quality Management Plan approval letter dated August 26, 2017
17) Riverside County Transportation and Land Management Agency letter dated July 11, 2017
18) VRPA Transportation Consultants letter dated June 28, 2017

Exhibit B: Conditions of Approval

2) Resolution #JPA 17-25 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069);

   Exhibit A: Initial Study
   Exhibit B: Addendum
   Exhibit C: Initial Study Technical Studies available at the office of March JPA (available in separate electronic copy)

3) Notice of Determination.
4) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (also available as an electronic copy)