RESOLUTION # JPA 06-02

A RESOLUTION OF THE MARCH JOINT POWERS AUTHORITY, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW REDUCED PARKING AT 14358 MERIDIN PARKWAY (CUP 05-01)

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, the March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, Construction Testing & Engineering, Inc., a California Corporation ("Applicant") has applied for a Conditional Use Permit ("CUP 05-01"), pursuant to Chapter 9.02.060 of the March JPA Development Code and Specific Plan SP-1 (March Business Center Specific Plan), to allow reduced parking for a Geotechnical Firm to be located in a free-standing building at 14538 Meridian Parkway;

WHEREAS, the Joint Powers Commission ("Commission") of the March JPA as the planning agency considered Conditional Use Permit 05-01 on the 18th day of January 2006, at which time the Commission, and after hearing testimony, approved and adopted this Resolution;

WHEREAS, Conditional Use Permit 05-01 has been presented to the Commission and each member having reviewed and considered the information contained therein, the Commission finds that Conditional Use Permit 05-01 is consistent with the General Plan as set forth more fully herein;

WHEREAS, March JPA has prepared a Notice of Exemption for Conditional Use Permit 05-01, which the Commission determined to comply with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA");

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. Conditional Use Permit 05-01 is hereby approved by the Joint Powers Commission of the March Joint Powers Authority, subject to the conditions of approval attached hereto as Exhibit "A" and incorporated by reference herein.

SECTION 2. Based on the entire record before the March JPA and all written and oral evidence presented to the March JPA, the March JPA finds this Resolution promotes the public health, safety and welfare of the community because it will facilitate the orderly and proper development of the subject property for research and development use, which is consistent with the existing and planned uses surrounding the subject property.

SECTION 3. Based on the entire record before the March JPA, including all written and oral evidence presented to the March JPA, the March JPA hereby makes and adopts the following findings:

A. Conditional Use Permit 05-01 is integrated with and in conformance with the following goals and policies of the March JPA General Plan based on the following reasons.

1. Land Use Element

General Plan, Land Use-- Goal #1: *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.*

Consistency: Conditional Use Permit 05-01 will assist in the development of the mixed use land use category as it will allow a geotechnical firm, which is categorized as a Research and Development use, within the Meridian project. This use is categorized as a use incorporating both technical and administrative jobs, which are highly desired within the Meridian development.

General Plan, Land Use-- Goal #5: *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

Consistency: The proposed application will facilitate development of a freestanding building as a research and development use, which is a significant benefit to the objective of higher end job creation and improved property tax base for the Meridian development.

General Plan, Transportation—Goal #5: *Plan and encourage land use patterns and designs, which enhance opportunities for non-vehicular circulation and improve trip reduction strategies.*

Consistency: The proposed request would affirm an office/technical employment use near the planned Metrolink passenger facility located less than ½ mile to the north. The location of this research and development facility will facilitate the use of Metrolink by employees of this research and development use.

General Plan, Transportation—Goal # 7: *Facilitate and develop transportation demand management and transportation systems management programs, and use of alternate transportation modes.*

Consistency: Transportation Demand Management (TDM) strategies will be implemented for the Meridian project in order 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.

General Plan, Air Quality—Goal #2: *Reduce emissions associated with vehicle miles traveled by enhancing the jobs/housing balance of the subregion of western Riverside County.*

Consistency: Conditional Use Permit 05-01 will improve the jobs and housing balance in western Riverside County by providing an employment center in a subregional area that is largely residential. This will provide an opportunity for residents to work locally, rather than commute to Los Angeles or Orange Counties. The job and housing balance will help reduce vehicle miles of travel, resulting in reduced emissions. The Master EIR identifies that the net traffic impact of redevelopment of March JPA as a business park and civilian airport reduces total trips going outside the county by 32,000 per day, and reduces total miles traveled by 350,000 miles per day, versus the no build scenario (MEIR p.3-68). The net reduction in traffic is primarily due to the strong need for jobs within the housing rich, job deficient Riverside County area.

SECTION 4. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that Conditional Use Permit 05-01 complies with CEQA as set forth in the attached Notice of Exemption.

SECTION 5. This Resolution shall be effective immediately upon its adoption.

ADOPTED, by the members of the March Joint Powers Commission of the March Joint Powers Authority this 18th day of January, 2006.

Richard A. Stewart, Chairman
March Joint Powers Commission

I, Carey Allen, Clerk of the March Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 06-02 was duly and regularly introduced, passed, and adopted by the March Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 18th day of January 2006, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Busch, Loveridge, White, Yarbrough, Adkison, Ashley, Buster, Stewart
Noes:	None
Abstain:	None
Absent:	None

Date: January 18, 2006

Carey L. Allen, Clerk
March Joint Powers Commission

EXHIBIT "A"
CONDITIONAL USE PERMIT 05-01
CONDITIONS OF APPROVAL

1. 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 proposed business.

2. All Conditions of approval for Plot Plan 04-06 (Falcon Business Center) and 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.

3. This approval is limited to a geotechnical firm located within the structure located at 14538 Meridian Parkway. Future building expansions or conversion of the building to another use shall require a separate analysis of the parking proposal by the March Joint Powers Commission.

EXHIBIT "B"
CONDITIONAL USE PERMIT 05-01
SITE PLAN, ELEVATIONS AND FLOOR PLANS

(ATTACHED)

RESOLUTION # JPA 07-04

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING THE PROJECT GARDEN PLOT PLAN PP 06-05 SUBJECT TO CONDITIONS OF APPROVAL (SCH No. 2006111093)

WHEREAS, the Joint Powers Commission ("Commission") of the March Joint Powers Authority ("JPA") has responsibility for planning the use, reuse, and joint use of portions of the March Air Force Base;

WHEREAS, on September 15, 1999, the Commission certified a final Master Environmental Impact Report ("MEIR") for the JPA General Plan (SCH No. 1997071095) ("General Plan") pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.), the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the JPA's Local CEQA Guidelines; and

WHEREAS, on September 15, 1999, the Commission approved the General Plan for approximately 4,400 acres of land at the former March Air Force Base in the northwest portion of Riverside County, California; and

WHEREAS, on February 19, 2003, the Commission certified a Focused Environmental Impact Report for the March Business Center Specific Plan (SCH No. 2002071089) ("March Business Center EIR"), and subsequently adopted on February 26, 2003 the March Business Center Specific Plan ("Specific Plan"), encompassing approximately 1,290 acres of land located within the General Plan area; and

WHEREAS, an application was made to the JPA for an approximately 208,000 square foot concrete building for food processing uses, ancillary office areas, and a refrigerated warehouse on 13.5 acres within the boundaries of the Specific Plan ("Project Garden" or the "Project"); and

WHEREAS, the Project will assist the JPA in fulfilling various goals set forth in the General Plan, the Specific Plan, and their respective EIRs; and

WHEREAS, pursuant to CEQA, the State CEQA Guidelines, and the JPA's Local CEQA Guidelines, the JPA is the lead agency for the proposed Project; and

WHEREAS, Project Garden's land use plan was considered and analyzed in the MEIR and the March Business Center EIR and is consistent with both the General Plan and the Specific Plan; and

WHEREAS, pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, an initial study was prepared for the Project which analyzed whether Project Garden may cause a significant effect on the environment that was not previously

examined in the MEIR or Focused EIR; and

WHEREAS, the JPA, as lead agency, has determined that a Mitigated Negative Declaration ("MND") should be prepared in order to analyze the potential adverse environmental impacts of Project Garden's implementation; and

WHEREAS, on September 21, 2006, a Notice of Intent to adopt the MND was published in The Press Enterprise, a local newspaper of general circulation; was filed and posted with the Riverside County Clerk's office; and was publicly circulated to invite comments from responsible and trustee agencies, other regulatory agencies, and organizations and individuals pursuant to State CEQA Guidelines section 15072; and

WHEREAS, in response to comments received, the MND was subsequently revised, such that the JPA determined that the MND should be recirculated as provided by State CEQA Guidelines section 15073.5; and

WHEREAS, on November 16, 2006, a Notice of Intent to adopt the MND, as revised, was published in The Press Enterprise, a local newspaper of general circulation; was filed and posted with the Riverside County Clerk's office; and was publicly circulated to invite comments from the State Clearing House, responsible and trustee agencies, other regulatory agencies, and organizations and individuals pursuant to State CEQA Guidelines section 15072; and

WHEREAS, pursuant to Public Resources Code section 21151.4, the JPA consulted with the nearby Arnold Heights Elementary School regarding the proposed Project and provided written notice of the proposed Project and its potential environmental effects;

WHEREAS, pursuant to State CEQA Guidelines section 15073, the 30-day comment period on the Notice of Intent to adopt the MND expired on December 18, 2006 and written comment letters were received by the JPA; and

WHEREAS, on December 19, 2006, the applicant requested a continuance of this project to January 17, 2007; and

WHEREAS, as contained herein, the Commission has endeavored in good faith to set forth the basis for its decision on the proposed Project; and

WHEREAS, all of the findings and conclusions made by the Commission pursuant to this Resolution are based upon the oral and written evidence before it as a whole; and

WHEREAS, the Commission has reviewed the Initial Study, the MND, and all other relevant information contained in the record regarding Project Garden; 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 hereby resolve as follows:

SECTION 1. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission has reviewed and considered the information contained in the MND, Initial Study, and comments received, and other documents contained in the administrative record for the Project. The Commission finds that the MND, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the MND and Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines.

SECTION 2. Findings on Environmental Impacts. Based on the whole record before it, including the MND, the Initial Study, the administrative record and all other written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND and Initial Study and the Mitigation Monitoring and Reporting Program. 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. The Commission finds that the MND 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 3. Adoption of Mitigated Negative Declaration. The Commission hereby approves and adopts the MND prepared for Project Garden.

SECTION 4. Adoption of Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code section 21081.6, the Commission hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project and attached to this Resolution as Exhibit "A".

SECTION 5. Adoption of Plot Plan Conditions of Approval. The Commission hereby approves and adopts the Project conditions of approval attached to this Resolution as Exhibit "B".

SECTION 6. Approval of Project. The Commission hereby approves Project Garden in accordance with the submitted Plot Plan prepared for the Project and attached to this Resolution as Exhibit "C".

SECTION 7. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk within five (5) working days.

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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

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

PASSED, APPROVED, and ADOPTED this 17th day of January, 2007.

Richard Stewart
Chairman, March Joint Powers Commission

ATTEST:

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the March Joint Powers Authority held on the 17th day of January, 2007, by the following vote of the Joint Powers Commission.

AYES: Busch, White, Schiavone, Ashley, Loveridge, Yarbrough, Buster, Stewart
NOES: None
ABSENT: None

Carey Allen, Clerk
March Joint Powers Commission

EXHIBIT "A"

Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Plan is available at the Office of the March Joint Powers Authority

EXHIBIT "B"

Conditions of Approval for Project Garden PP 06-05

Project Conditions of Approval
Project Garden
Plot Plan PP 06-05

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 06-05 on file in the Planning Division, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the plot plan. (MJPA 9.14.020)

2. 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)

3. This project is located within Specific Plan SP 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

4. The project and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. Additional ALUC review is required for objects taller than 50 feet in the Height Caution Zone. (MMRP)

5. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

6. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects emitting stationary source air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

7. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

8. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

9. Prior to issuance of building permits, the developer shall provide to the Planning Manager written certification by the affected school district that either: (1) the project has complied with the fee levied on the project 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 project.

10. The project applicant shall, at its own expense, fully defend, indemnify, protect and hold harmless March JPA and its constituent public agency members, officers, officials, employees, contractors, subcontractors, attorneys, successors, and assigns (collectively, "Indemnified Parties") from and against all actual and alleged claims, damages (including, without limitation, special and consequential damages), punitive damages, injuries, charges, costs, losses, demands, causes of action, suits, legal or administrative proceedings, interest, fines, and penalties, including, without implied limitation, attorneys fees, expert witness fees, and litigation expenses, of any kind whatsoever paid, incurred or suffered by the Indemnified Parties arising out of or related to the Proposed Project or the requested approvals (all of the foregoing, collectively, "Losses"). Applicant's indemnification obligation shall include, but not be limited to, any and all future actions to attack, set aside, void, or annul the Potential Project or Approvals, and related environmental documents, resolutions or findings and liabilities premised, related to or including CEQA. March JPA shall promptly notify Applicant of any claims, actions or proceedings covered by this Agreement. Applicant shall indemnify March JPA for all legal fees incurred by counsel of March JPA's choosing associated with any claims, actions or proceedings, including attorneys' fees and costs. Applicant's obligations under this Agreement shall not be limited to the amount of insurance coverage that may be available to Applicant and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by the Indemnified Parties or Applicant. Applicant's obligations hereunder are absolute and without regard to the fault or lack thereof of any of the Indemnified Parties in relation to procedural or substantive defects in the Potential Project, or in any granting of the Approvals, nor are Applicant's obligations contingent upon the outcome of any action or proceeding concerning the Approvals.

11. All utilities shall be under grounded. (MJPA 9.13.130)

12. 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)

13. All head in parking adjacent to sidewalks shall not conflict with the clear requirements of ADA accessible sidewalks. (MJPA 9.11.040)

14. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. (MJPA 9.12.020)

15. 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)

16. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity. (MJPA Design Guidelines)

17. 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)

18. 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 plot 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 (low or high pressure sodium), location, and height. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

19. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

20. Prior to issuance of the project C of O, each project shall provide a 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

21. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

22. 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, implementing compressed work week schedules. (SCAQMD)

23. 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; and 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

24. Stationary source emissions from commercial and industrial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR)

LANDSCAPE PROVISIONS

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

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the project landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07).

3. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD.#05-07).

4. Construct non-potable landscape irrigation system to meet "Purple" pipe standards for reclaimed water systems. (MMRP)

5. All parking shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

1. At all times during project construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of Project compliance.

2. During Project construction, the applicant 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.

3. Prior to the issuance of the project Certificate of Occupancy, the developer shall submit and receive approval of a Storm Water Management Plan addressing long term project storm water mitigation measures.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

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

BUILDING SAFETY DIVISION

1. The site shall be developed in compliance with all current model codes to include: Uniform Building Code (UBC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electrical Code (NEC), as well as Title 24 and ADA and all other applicable State and Federal codes. (State and Federal Codes)

PUBLIC WORKS ENGINEER

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 Tr. 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 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 District standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

    a. New onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

    d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

f. The "first flush" basin (if required) shall be located onsite and properly landscaped and screened as determined by Planning Department and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to 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. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology report shall be submitted to MJPA Public Works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County Standards for commercial driveways in compliance with the ADA requirements and standards.

7. Access shall be restricted along Meridian Parkway and Street "C" except as shown on site plan.

8. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

9. Reciprocal access and utility easements shall be considered during development of individual buildings.

10. Onsite striping, lighting, and landscaping shall be reviewed and approved by Planning Department.

RIVERSIDE COUNTY FIRE MARSHALL

1. Case-City Case Statement: With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

2. Use #4- High Pile/Rack Storage: A separate permit may be required for the high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 CFC Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system of racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (Current plan check deposit base fee is $348.00.)

3. Use-#50-Blue Dot Reflector: Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

4. Use-#23- Min REQ Fire Flow: Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on the type IIN construction per the 2001 CBC and Building (s) having a fire sprinkler system.

5. Use-#19-On/Off Looped HYD: A combination of on-site and off-site super fire hydrants, on a looped system (6"X 4"X 2 ½ "X 2 ½ "), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system

6. Use-#84-Tank Permits: Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current plan check deposit base fee is $217.00 for the first tank for first tank, each additional tank $32.00)

7. Use-#89-Rapid Hazmat Box: Rapid entry Hazardous Materials data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current plan check deposit base fee is $126.00.)

8. Use-#25-Gate Entrances: Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used

9. Use*-#88A-Auto/Man Gates: Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to

116 181

installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (Current plan check deposit base fee is $126.00)

10. Use-#17A-Bldg Plan Check $: Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office

11. Use-#4-Water Plans: The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved be a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

12. Use-#45-Fire Lanes: The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

13. Use-#12A-Sprinkler System: Install a complete fire sprinkler system NFPA 13 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is $614.00 per riser.)

    Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is $192.00)

14. Use-#27-Extinguishers: Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

15. Use-#36-Hood Ducts: A.U.L 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: a dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*separate fire alarm plans

must be submitted for connection) (Current plan check deposit base fee is $215.00)

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an Avigation Easement MARB/MIP Airport.

2. Incorporate noise attenuation measures into the building construction to ensure interior office noise levels are at or below 45-decibel levels. Hearing protection for warehouse employees may be required as determined by OSHA or other agencies.

3. All outdoor lighting shall be full cut-off lighting to ensure that all light is below the horizontal plane.

4. 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.
    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

5. A PART 77 FAA 7460-1 review shall be accomplished prior to construction plan approval by the JPA and any condition required by the FAA shall be adhered to during and after completion of construction.

UNITED STATES POSTAL SERVICE

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

Exhibit A

Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the project construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

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

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The project shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

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

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Project shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

EXHIBIT "C"

Plot Plan for Project Garden PP 06-05

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THE FACILITY GROUP

FACILITY DESIGN GROUP INC.(SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GEORGIA 30080

FOOD PROCESSING
FACILITY FOR
PROJECT GARDEN
LOT 2&3, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET START

MARK	DATE	BY	CHK	DESCRIPTION
1	2/11/05	AJ	DC	PER PLAN CHECK
2	4/11/05	AJ	DC	PER PLAN CHECK
3	12/16/05	AJ	DC	PER PLAN CHECK
4				
5				

SEAL

SHEET TITLE

SITE PLAN

PROJECT NO. 06259

SHEET NO. C-100

MARCH JPA - CONCEPTUAL REVIEW - STAGE II SUBMITTAL

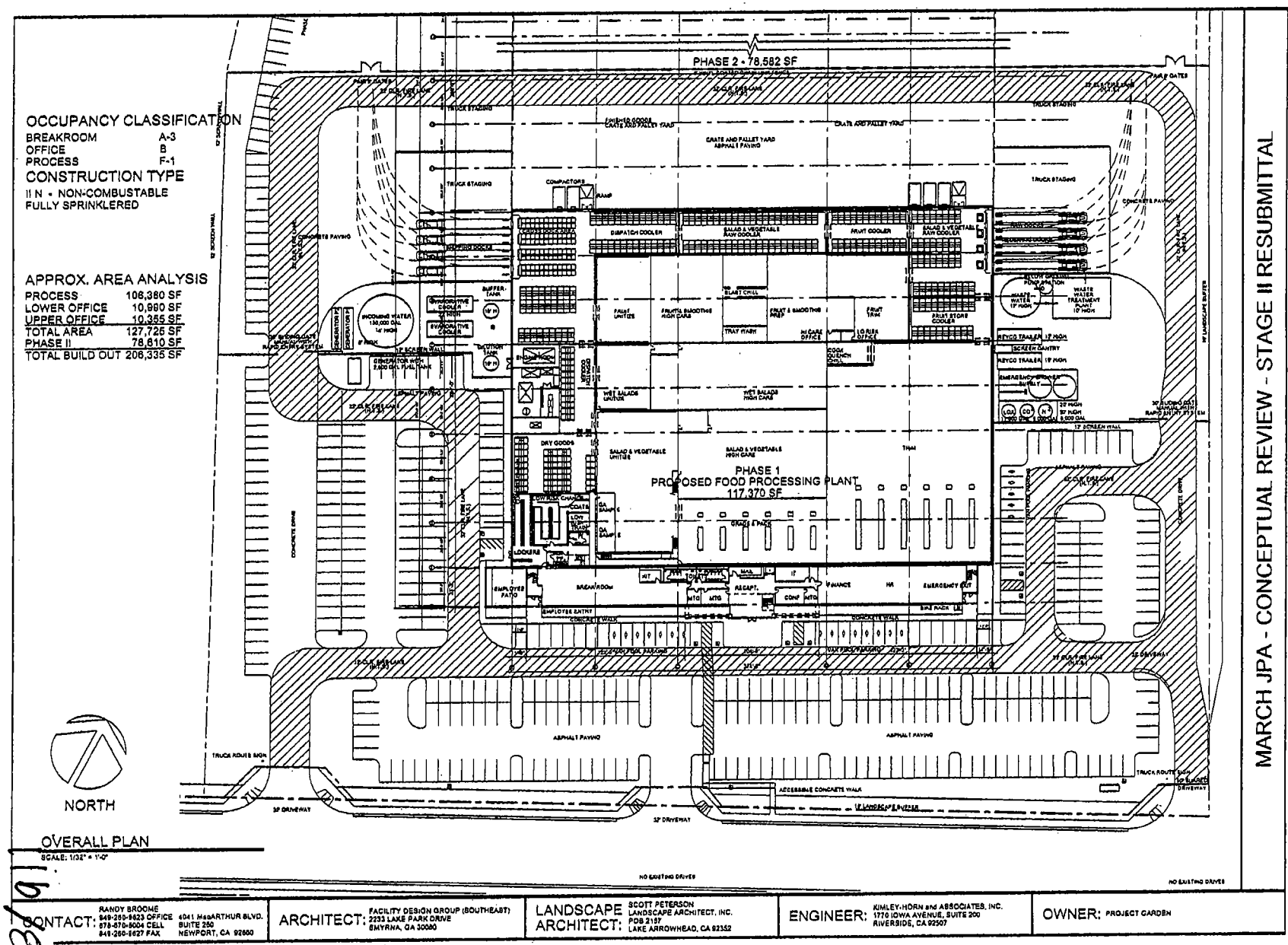
VICINITY MAP

VICINITY MAP

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 under ground.
2. All new outdoor storage areas for materials and equipment shall be fully screened from view.
3. S.C.E. access shall be left unfenced into the building elevation to read to entrance panel. Design Review 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 equipment. Ground-mounted mechanical equipment shall be screened with landscaping at least equaling 24" around all sides of the building. In the event permitted by law, satellite dishes shall be fully screened by a parapet wall, building element or landscaping. Wall mounted equipment screened by public view or a combination of acceptable walls and dense landscaping.
5. All exterior pipe 3" or larger shall be screened with landscape locate within 4' of tanks of its function prevents, as backflow preventers near than 2" shall be painted to a wall color similar and adjacent to match the primary building color.
6. All freestanding light poles shall be located within landscaped areas. Concrete light pole bases shall be painted to the primary building color and shall not project more than 6" above finished grade. Maximum height of light poles shall not exceed a height of 35' from adjacent grade.
7. Site lighting shall include a maximum 7 mount or 25' for freestanding building mounted light fixture.
8. Full screening of all parking is required by mounding and contouring of landscape areas, by a landscape block, or by combination of the two.
9. Building downspouts shall be internalized for exposure other than rear or right-of-way. Building elevations which are not viable from the public right-of-way may incorporate exposed downspouts.
10. All trash enclosures shall be screened within a roofed or masonry screening wall with ivy, trash enclosure doors shall be swing gates that do not open into vehicular aisle with visible downspout requirements.
11. Within retail, office and mixed-use developments, restaurant uses or integral eateries shall be permitted to have outdoor seating areas. Restaurant uses as

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THE FACILITY GROUP
FACILITY DESIGN GROUP INC. (SOUTHEAST)
2233 LAKE PARK DRIVE
SUWANEE, GEORGIA 30080
FOOD PROCESSING
FACILITY FOR
PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA
SHEET STAT
MARK DATE BY CK
1 2-27-08 RB JB
2 3-24-08 RB JB
SEAL
SHEET TITLE
ARCHITECTURAL
SITE PLAN
PROJECT NO. 05259
SHEET NO. AS-100
UTILITY COMPANIES
ELECTRIC
SO. CA. EDISON CO.
MIKE WHITE (909) 302-3384
DOUG LAWRENSON (760) 764-3963
TECH CONSULTANT
NATURAL GAS
SO. CA. GAS CO.
DONALD GUSTAFSON (909) 335-7512
LYNN GERLACH (909) 335-7555
TELEPHONE
GENERAL TELEPHONE USA
WATER
WESTERN MUNICIPAL WATER DIST.
ARTHUR ALVARADO (951) 928-4290
CABLE
RIVERSIDE CABLE VISION
SEWER
WESTERN MUNICIPAL WATER DIST.
KEITH OWENS (951) 780-5020
ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"
NORTH
PHASE 2 - 78,882 SF
PHASE 1
PROPOSED FOOD PROCESSING PLANT
117,370 SF
STREET 'C'
CONTACT: RANDY BROOKE
OWNER: PROJECT GARDEN
ENGINEER: KIMLEY-HORN and ASSOCIATES, INC.
1770 IOWA AVENUE, SUITE 200
RIVERSIDE, CA 92507
LANDSCAPE ARCHITECT: SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
P.O. BOX 475
LAKE ARROWHEAD, CA 92352
ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST)
2233 LAKE PARK DRIVE
SUWANEE, GA 30080
RANDY BROOKE
949-250-0607 OFFICE
949-470-5554 CELL
949-250-9627 FAX
4001 MACARTHUR BLVD.
SUITE 250
NEWPORT, CA 92660



OCCUPANCY CLASSIFICATION

BREAKROOM	A-3
OFFICE	B
PROCESS	F-1

CONSTRUCTION TYPE

II N - NON-COMBUSTABLE
FULLY SPRINKLERED

APPROX. AREA ANALYSIS

PROCESS	106,380 SF
LOWER OFFICE	10,990 SF
UPPER OFFICE	10,355 SF
TOTAL AREA	127,725 SF
PHASE II	78,610 SF
TOTAL BUILD OUT	206,335 SF

OVERALL PLAN
SCALE: 1/32" = 1'-0"

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

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CONTACT: RANDY BROOME 949-250-9623 OFFICE 678-570-9004 CELL 949-250-1627 FAX	4041 MacARTHUR BLVD. SUITE 250 NEWPORT, CA 92660	ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080	LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. POB 2157 LAKE ARROWHEAD, CA 92352	ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507	OWNER: PROJECT GARDEN

THE FACILITY GROUP
FACILITY DESIGN GROUP INC. (SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GEORGIA 30080

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FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

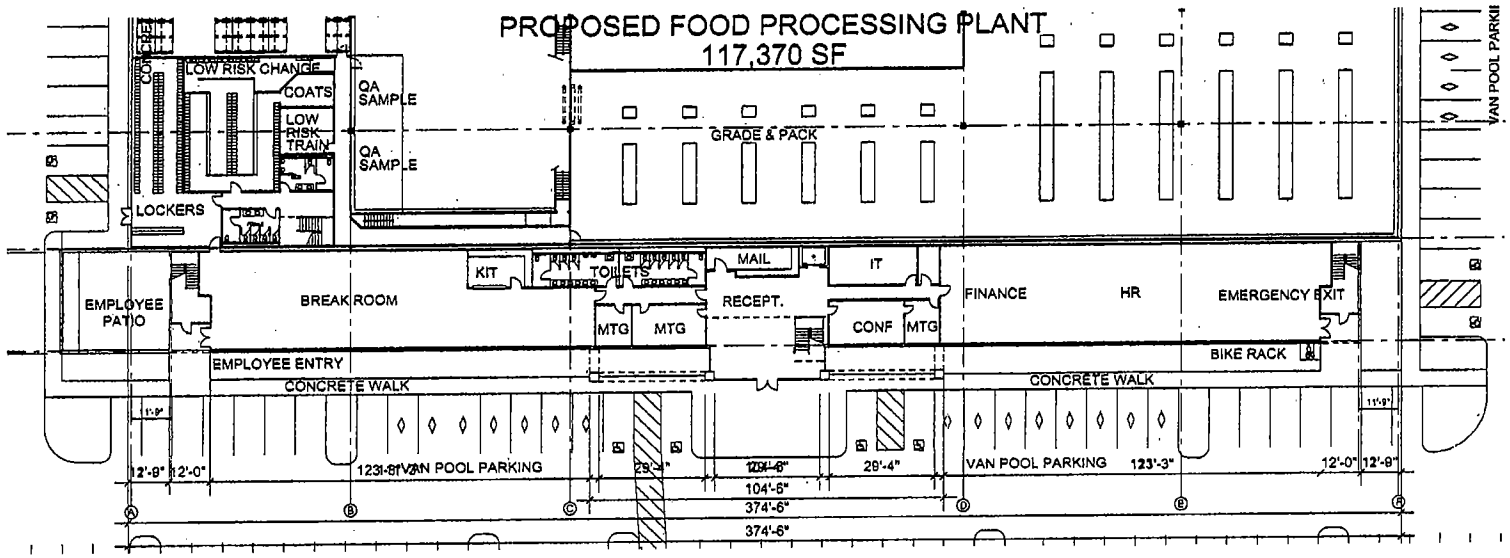
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2	8-15-08	JS	DESIGN REVIEW
3	10-30-08	JS	DESIGN REVIEW

SEAL

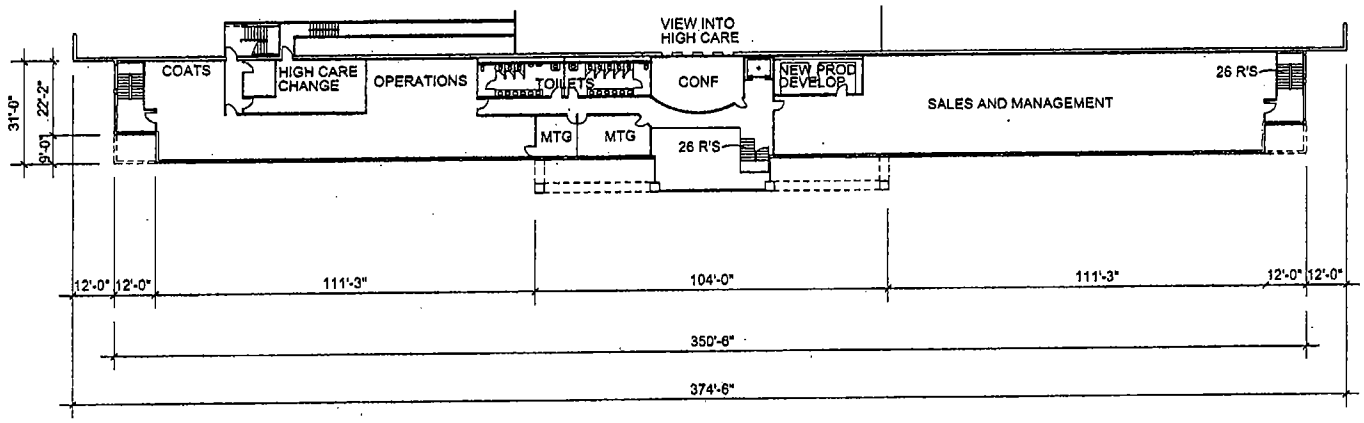
SHEET TITLE
OVERALL PLAN

PROJECT NO. 06259
SHEET NO. A-100

10/8/08



FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



MEZZANINE OFFICE PLAN
SCALE: 1/16" = 1'-0"

NORTH

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LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

MARK	DATE	BY	MOD	
A	3-17-06	RB		DESIGN REVIEW
B	9-14-06	RB		DESIGN REVIEW

SEAL

SHEET TITLE
OFFICE AND MEZZANINE PLAN

PROJECT NO. 06259
SHEET NO. A-100.B

CONTACT: RANDY BROOME 949-260-9823 OFFICE 949-870-6004 CELL 949-260-9827 FAX 4041 MacARTHUR BLVD. SUITE 250 NEWPORT, CA 92660

ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080

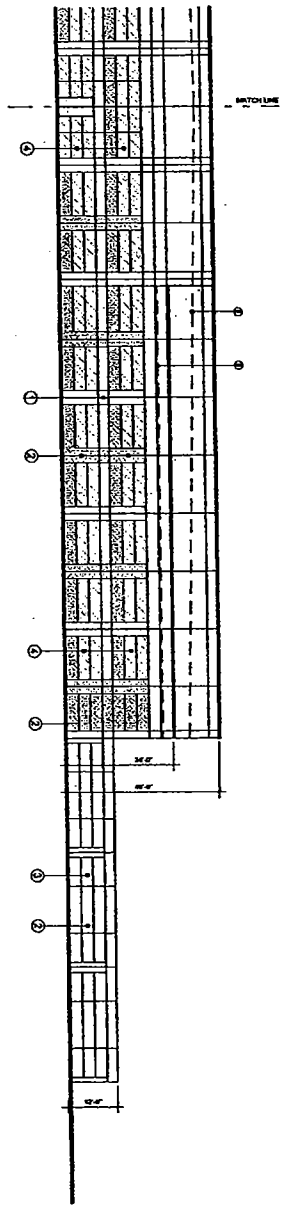
LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. P.O.B. 2157 LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

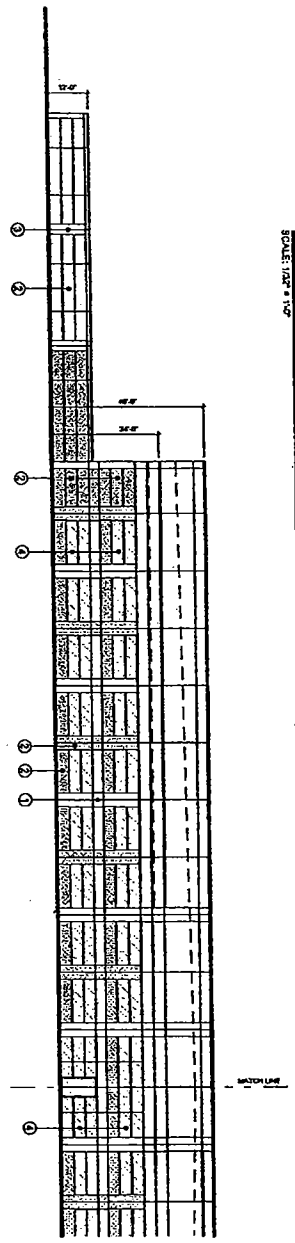
OWNER: PROJECT GARDEN

04/11

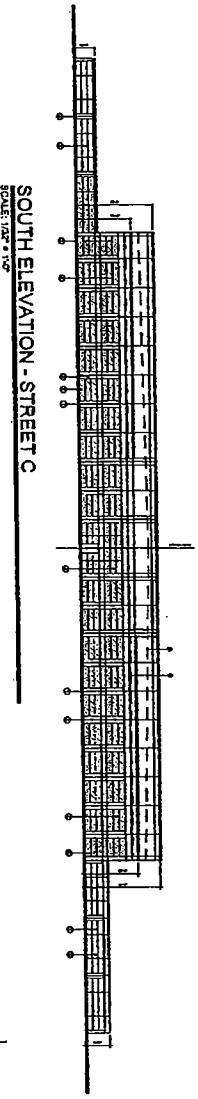
16 911



PARTIAL SOUTH ELEVATION - STREET C
SCALE: 1/16" = 1'-0"



PARTIAL SOUTH ELEVATION - STREET C
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION - STREET C
SCALE: 1/32" = 1'-0"

KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. HORIZONTAL GLAZING FRAMING - SEE COLOR BOARD
5. DOCK DOOR
6. ROOF LINE ALL EQUIPMENT BELOW PARAPET
7. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

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ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080

LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. PO BOX 2187 LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

OWNER: PROJECT GARDEN

FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

NO.	DATE	BY	DESCRIPTION
1	9-11-06	MG	PLANNING SUBMITTAL
2	10-13-06	MG	PLANNING SUBMITTAL

SEAL

SHEET TITLE: SOUTH ELEVATION STREET C

PROJECT NO. 06259

SHEET NO. A-101

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SMYRNA, GEORGIA 30080

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FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

SHEET	INIT.	DATE
1		
2		
3		
4		

SEAL

SHEET TITLE: **WEST ELEVATION**

PROJECT NO: 06259
SHEET NO: A-102

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KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. INSULATED GLAZING IN ALUMINUM FRAME - SEE COLOR BOARD
5. DOCK DOOR
6. ROOF LINE ALL EQUIPMENT BELOW PARAPET
7. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

OWNER: PROJECT GARDEN

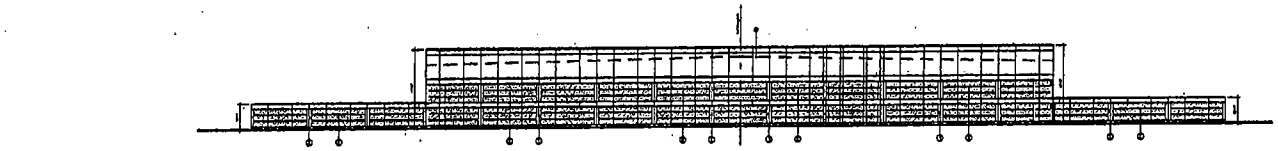
ENGINEER: KIMLEY-HORN and ASSOCIATES, INC.
1770 IOWA AVENUE, SUITE 200
RIVERSIDE, CA 92507

LANDSCAPE ARCHITECT: SCOTT PET. DIXON
LANDSCAPE ARCHITECT, INC.
PROJECT NO.
LAKE ARROWHEAD, CA 92352

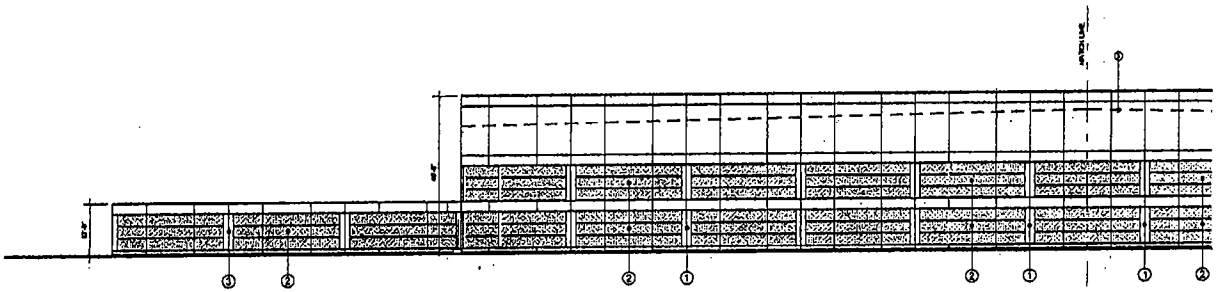
ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GA 30080

CONTACT: RANDY BROOME
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OFFICE 678-870-5004 CELL
770-280-8427 FAX
4041 MacARTHUR BLVD.
SUITE 250
NEWPORT, CA 92660

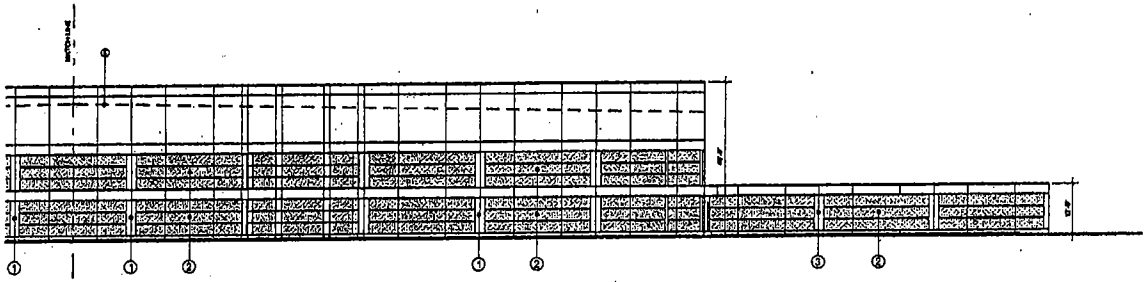
11b
4/92



NORTH ELEVATION
SCALE: 1/32" = 1'-0"



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



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

KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. INSULATED GLAZING IN ALUMINUM FRAME - SEE COLOR BOARD
5. DOCK DOOR
6. ROOF LINE ALL EQUIPMENT BELOW PARAPET
7. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

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FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

MARK	DATE	BY	MCA	
A	3-17-09	RB		DESIGN
B	9-14-09	RB		DESIGN

SEAL

SHEET TITLE
NORTH ELEVATION

PROJECT NO. 06259
SHEET NO. A-103

CONTACT: RANDY BROOME
949-260-9623 OFFICE
678-670-5004 CELL
949-260-9627 FAX
4041 MacARTHUR BLVD.
SUITE 230
NEWPORT, CA 92660

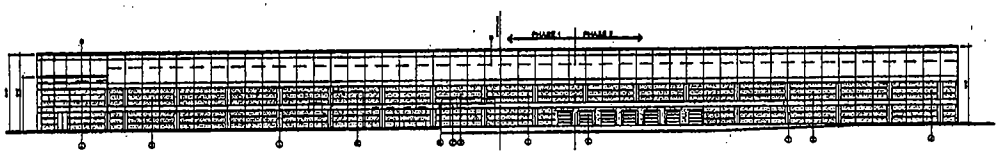
ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GA 30080

LANDSCAPE ARCHITECT: SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
POB 2157
LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC.
1770 IOWA AVENUE, SUITE 200
RIVERSIDE, CA 92507

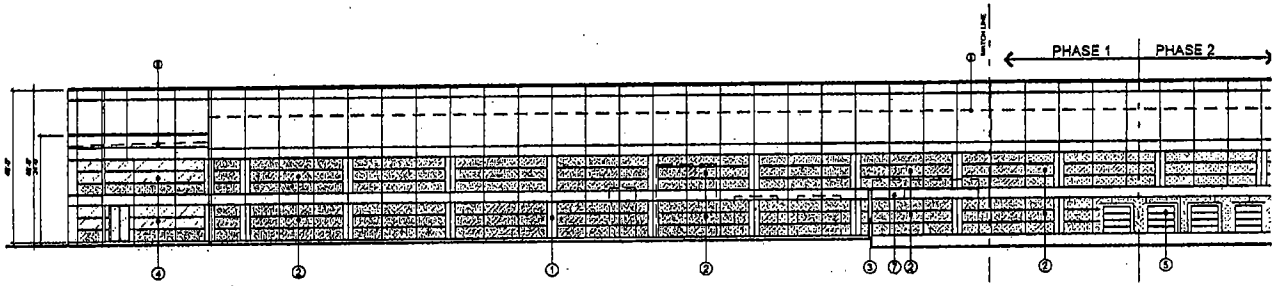
OWNER: PROJECT GARDEN

911



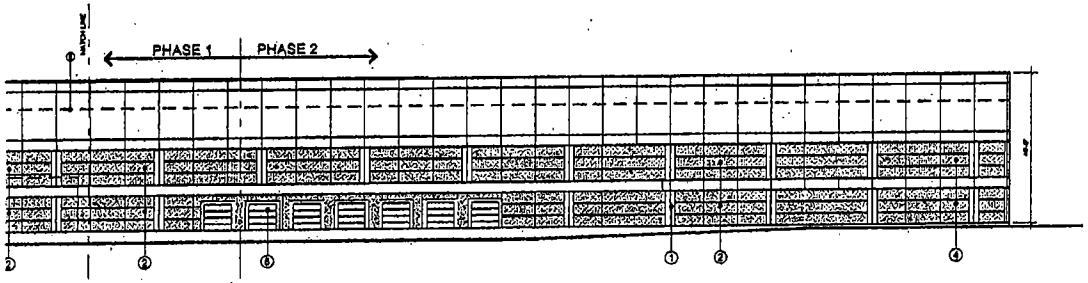
EAST ELEVATION

SCALE: 1/32" = 1'-0"



PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"



PARTIAL EAST ELEVATION

SCALE: 1/16" = 1'-0"

KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. INSULATED GLAZING IN ALUMINUM FRAME - SEE COLOR BOARD
5. DOCK DOOR
6. ROOF LINE ALL EQUIPMENT BELOW PARAPET
7. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

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FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

MARK	DATE	BY	MEA
A	7-17-08	JB	DESIGN REVIEW
B	9-11-08	JB	

SEAL

SHEET TITLE

EAST - RIGHT SIDE ELEVATION

PROJECT NO. 06259

SHEET NO. A-104

CONTACT: RANDY BROOME 949-260-9623 OFFICE 949-670-5004 CELL 949-260-9627 FAX 4041 MacARTHUR BLVD. SUITE 250 NEWPORT, CA 92660

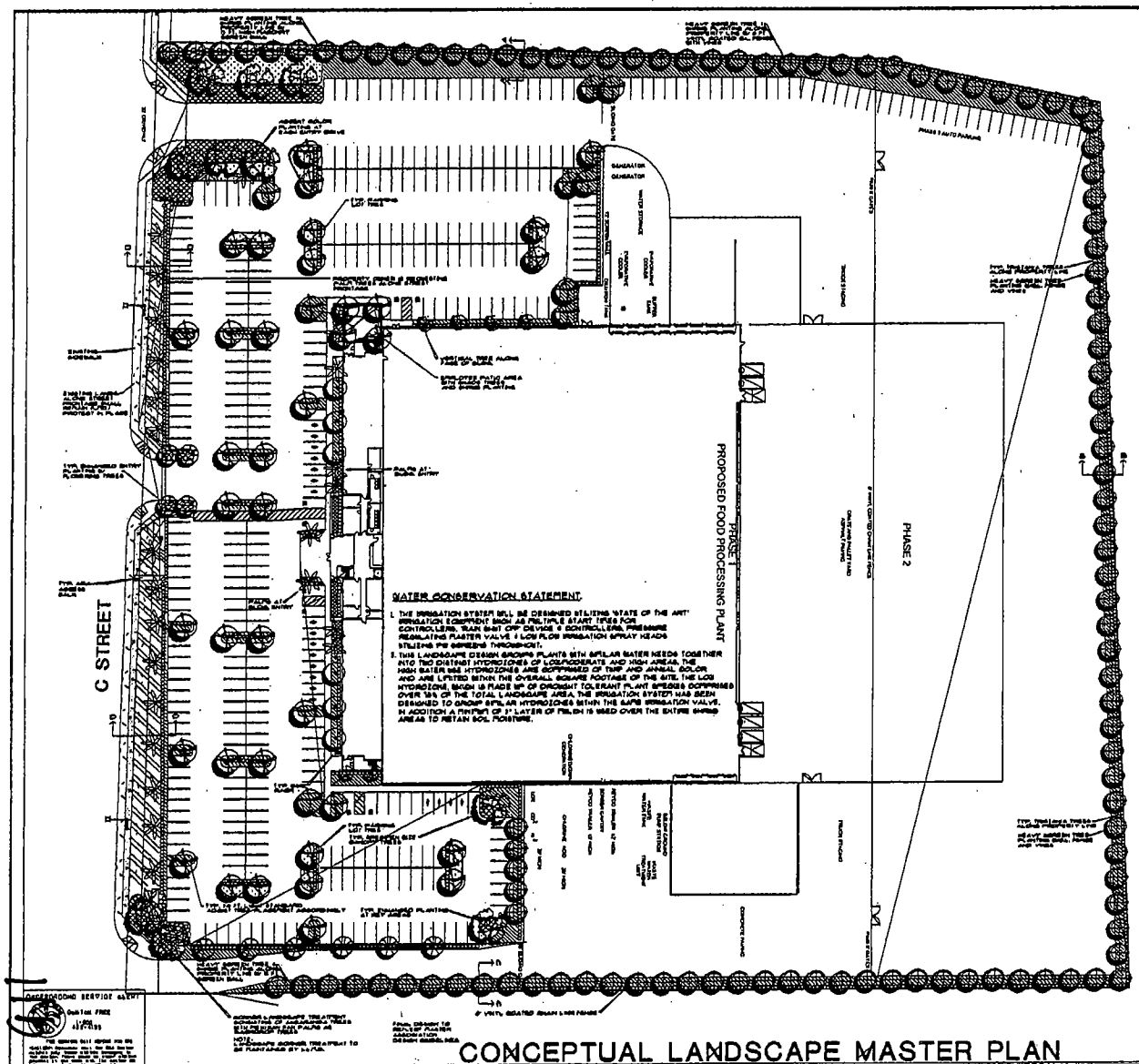
ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080

LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. POB 2187 LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

OWNER: PROJECT GARDEN

11/6/08



CONCEPTUAL LANDSCAPE MASTER PLAN

PLANTING LEGEND

TREES

- EXISTING STREET TREES (FRONTAGE LANDSCAPE SHALL REPAIR CONSISTING OF MAGNOLIA TREES) BACKGROUND PINE TREES (MERIDIAN PARKWAY)
- LOW BRANCHING/MULTI TRUNK LARGE CANOPY TREE JACARANDA MIMOSAFOLIA JACARANDA TREE 24" BOX SIZE
- TYP. PROPERTY LINE TREE SYZIGIUM OCCIDENTA, BRISBANE BOX 15 GAL. / 24" BOX. SIZE
- FLOWERING ACCENT TREE LAGERSTROEMIA FAUREII 'SHEROWEE' 24" BOX SIZE.
- TYP. PARKING LOT CANOPY TREE KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 24" BOX SIZE.
- VERTICAL TREE AGAINST BLDG. BRACHYCHITON POPULNEUS BOTTLE TREE 24" BOX SIZE.
- PINUS ELDARICA MONDELL PINE 24" BOX SIZE.
- VERTICAL TREE AGAINST BLDG. PODOCARPUS GRACILIOR, PERN PINE 24" BOX SIZE.
- WASHINGTONIA ROBUSTA MEXICAN FAN PALM LOCATED AT BLDG. ENTRIES 16' BTH
- TYPICAL SHRUB PLANTING CONSISTING OF DROUGHT TOLERANT SHRUBS AND ACCENT PLANTING.
- PHORMIUM TENAX, NEW ZEALAND FLAX

SHRUBS

SHRUB PLANTING SHALL CONSIST OF DROUGHT TOLERANT SHRUB PLANTING WHENEVER POSSIBLE CONSISTING OF THE FOLLOWING:

- RAPHIOLEPIS INDICA, 'PINK LADY', INDIAN HAWTHORN 5 GAL. SIZE @ 3'-0" O.C.
- PHOTINIA FRASSERII 5 GAL. SIZE @ 3'-0" O.C.
- CARISSA GRANDIFLORA, NATAL PLUM 5 GAL. SIZE @ 3'-0" O.C.
- XYLOSMA CONGESTUM, SHINY XYLOSMA 5 GAL. SIZE @ 3'-0" O.C.
- PITTOSPORUM TOBIRA 'VARIEGATA' VARIGATED TOBIA ORANGE 5 GAL. SIZE.
- LIGUSTRUM TEXANUM, TEXAS PRIVET. 5 GAL. SIZE @ 30" O.C.
- PITTOSPORUM TOBIRA, 'WHEELER'S DWARF' 1 GAL. SIZE @ 24" O.C.
- NANDINA DOMESTICA, HEAVENLY BAMBOO 5 GAL. SIZE @ 3'-0" O.C.

ACCENT PLANTING

- EXISTING LANDSCAPE ALONG STREET FRONTAGE TO REMAIN, TYP. 'PROTECT IN PLACE'
- TYPICAL DROUGHT TOLERANT GROUND COVER BACK AS TRADITIONAL COMPANY (LANTANA, DWARF YAUPON, STAR JASMINE)
- ACCENT COLOR PLANTING WHICH AS LANTANA AND/OR TUFT GERANIUM, LOCATED AT KEY AREAS
- ROSEMARINUS OFFICINALIS ROSEMARY, OTHER ACCENT GROUND COVER ALONG STREET FRONTAGE
- DIETES BICOLOR FORTNITE LILY LOCATED AT KEY AREAS

SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
P.O. BOX 2157
LAKE ARROWHEAD, CA. 92352
PH: 909-337-9095
FX: 909-337-9114

0' 40' 80' 120' 160'
SCALE: 1"=40'-0"

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

CONTACT:	ARCHITECT:	LANDSCAPE ARCHITECT:	ENGINEER:	OWNER:
RANDY BROOME 949-250-9523 OFFICE 876-870-5004 CELL 949-250-9627 FAX 4041 MacARTHUR BLVD. SUITE 250 NEWPORT, CA 92660	FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080	SCOTT PETERSON LANDSCAPE ARCHITECT, INC. POB 2157 LAKE ARROWHEAD, CA 92352	KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507	PROJECT GARDEN

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FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

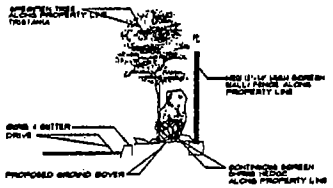
MARK	DATE	BY	WDS	FILE
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B	5-14-06			

SEAL

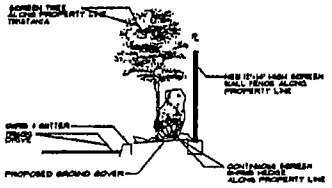
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

PROJECT NO. 06259

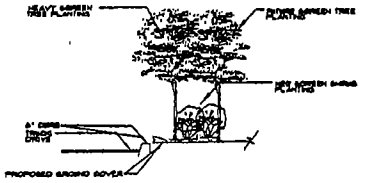
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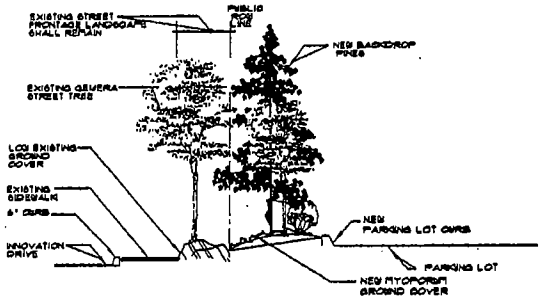
SECTION 'A-A'
N.T.S.



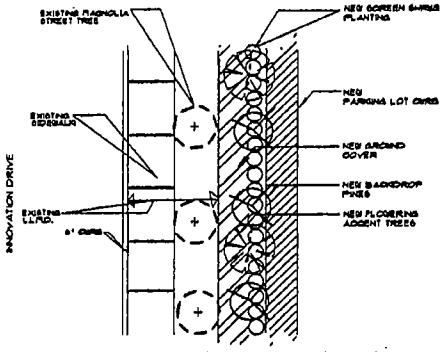
SECTION 'B-B'
PROPERTY LINE
N.T.S.



SECTION 'C-C'
PROPERTY LINE
N.T.S.



STREET FRONTAGE
SECTION 'D-D'
STREET C
N.T.S.



TYP. STREET FRONTAGE ENLARGEMENT
'D' STREET
N.T.S.

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

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P.O. BOX 2157
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PH: 909-337-9096
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CONTACT: RANDY BROOME 949-250-9023 OFFICE 676-670-5004 CELL 949-250-9027 FAX	4041 MacARTHUR BLVD. SUITE 250 NEWPORT, CA 92660	ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080	LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. POB 2157 LAKE ARROWHEAD, CA 92352	ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507	OWNER: PROJECT GARDEN

THE FACILITY GROUP
FACILITY DESIGN GROUP INC. (SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GEORGIA 30080

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FOOD PROCESSING FACILITY FOR PROJECT GARDEN
LOT 2, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

MARK	DATE	BY	MGR	SHEET STATUS
A	7-14-06			60% CDs
B	9-14-06			90% CDs

SEAL

SHEET TITLE
SITE SECTIONS & ENLARGEMENTS

PROJECT NO. 06259
SHEET NO. L-2

MARCH JOINT POWERS AUTHORITY

Findings for Plot Plan PP 06-05 (Project Garden)

Section 9.02.070 Plot Plan (C) Required Findings

A Plot Plan may be approved in whole or in part, if all of the following findings can be made:

1. The proposed project is consistent with the goals, objectives, policies and programs of the General Plan.

2. The proposed project complies with all applicable zoning and other regulations.

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.

4. The project conforms with any applicable provisions of any March JPA Redevelopment Plan.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

11b /97

MORENO VALLEY UNIFIED SCHOOL DISTRICT

25634 Alessandro Blvd., Moreno Valley, CA 92553 • Telephone: (951) 571-7500

Board of Education: Jacqueline L. Ashe • Richard Coz • Jesus M. Holguin • Rick Sayre • Tracey B. Vackar

Superintendent of Schools: Rowena T. Lagrosa

September 22, 2006

Mr. Dan Fairbanks
Planning Manager
March Joint Powers Authority
P. O. Box 7480
Moreno Valley, CA 92552

RE: Status of Arnold Heights School Sale

Dear Mr. Fairbanks:

As you know, for several months LNR and the Moreno Valley Unified School District (MVUSD) have been discussing and negotiating the possible terms of the sale of the Arnold Heights School to LNR and a lease back for a short period of time by the District.

An agreement has been reached between the two parties and the Moreno Valley Unified School District Board authorized the general concept of the transaction at a closed session on September 12, 2006. A Purchase and Sale Agreement and Lease document have been prepared and are being negotiated between MVUSD and an LNR affiliate. The basic terms are LNR will purchase the school property for a set price from MVUSD and after the sale is completed later this year, the MVUSD will lease back the property from LNR until no later than June 15, 2007, which coincides with our present school year. The Board of Education has this final agreement on its agenda for September 26, 2006.

I trust that this information satisfies your inquiry. Please call with any questions.

Sincerely,

Robert Crank

Robert Crank
Assistant Superintendent
Business Services

c: Rowena Lagrosa, Superintendent of Schools
Michael Morris, LNR Property Corporation

TO: FILE PP 06-05: PROJECT GARDEN

FROM DAN FAIRBANKS, PLANNING MANAGER DPF

SUBJECT: DETERMINATION OF CONSISTENCY FOR A FOOD PROCESSING USE IN THE BUSINESS PARK LAND USE DESIGNATION WITH SCHOOL DISTRICT OVERLAY IN THE MARCH BUSINESS CENTER SPECIFIC PLAN (PROJECT GARDEN)

DATE: NOVEMBER 9, 2006

Background:

March Joint Powers Authority has received a development proposal for a food processing use in the Business Park designation with School District Overlay. The facility is proposed within the March Business Center Specific Plan. Food processing uses are not identified within the March Business Center Specific Plan Land Use Table (MBC Specific Plan pg. III-11). Accordingly, there is a need to determine the appropriate location for food processing uses in the Specific Plan.

Overview of the Project Garden Use:

Project Garden: Project Garden is a proposed 208,000 square foot concrete building for food processing, office use, and refrigerated warehouse. The proposed Project involves the washing, cutting, mixing and blending of fresh vegetables and fruit, and ancillary preparation of carbohydrate products such a rice and pasta to be added to salad dishes.

The proposed food processing facility would employ a total of 350 individuals divided into two shifts. The facility would incorporate 15 dock doors for shipping and receiving produce. The maximum number of inbound and outbound trucks would be approximately 80 per day (40 trucks). The project incorporates two diesel emergency generators. To support the proposed food processing operations, the Project would include the construction of an ammonia refrigeration system for the refrigerated warehouse. The ammonia system is located north of the proposed building, outside the school buffer zone.

Objectives of the Business Park District:

Business Park: As identified by the March Business Center Specific Plan, Business Park uses include administrative, financial, governmental, and community support services; research and development centers; light manufacturing; vocational educational and training facilities; business trade schools; and emergency services. A 15-acre Transportation Center to accommodate commuter rail is a permitted use in this district. Business Park areas are generally served by arterial roadways, providing automobile and transit access. These areas are characterized as

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E-MAIL: invest@marchjpa.com * WEBSITE: www.marchjpa.com

major employment concentrations. Development in this category, except warehousing, is generally within a campus like setting or cluster development pattern. Outdoor storage is prohibited.

School Overlay Zone: The School Overlay Zone extends .25 miles outward from Arnold Heights Elementary School. In conformance with section III E (4) of the Meridian Specific Plan, there are specific uses that are prohibited within the School Overlay District, as listed below:

- Automotive Service Stations
- Hazardous Waste Treatment Facilities
- Manufacturing (Custom, Light, Medium, Heavy)
- Trucking/Transportation Terminals
- Automotive/Truck Repair (Major and Minor)
- Energy Distribution and Distribution Facilities

Analysis:

In general, it is not possible to list every potential type of land use within a Specific Plan or Development Code. For example, the Meridian Specific Plan contains a somewhat condensed list of land uses totaling approximately 84, whereas the March JPA Development Codes identifies approximately 260 individual land uses.

Although the March Business Center Specific Plan has an abridged list of permitted uses, supplemental information is available in the March JPA Development Code which identifies additional food processing uses that are not included in the Meridian Specific Plan. The following table identifies: 1) uses allowed in the School Overlay Zone; 2) Prohibited uses within the School Overlay Zone; and 3) additional allowed uses in the Business Park District as approved in the March JPA Development Code:

Land Use Table from the March Business Center Specific Plan and Development Code		
March Business Center Specific Plan	**March Business Center Specific Plan**	**March JPA Development Code**
Permitted Uses within the School Overlay Zone	**Prohibited Uses in the School Overlay Zone**	**Business Park Uses identified in the March JPA Development Code (Not Listed in Specific Plan)**
Newspaper Publishing Plants	Automotive Service Stations	Commercial Bakery
Research and Development	Hazardous Waste Treatment Facilities	Catering Service
Business Enterprise (Warehouse < 50,000 s/f)	Manufacturing (Custom, Light, Medium, Heavy)	Frozen Food Locker
Laundry Services (institutional or commercial dry cleaning, linen supply and diaper service)	Trucking/Transportation Facilities	
Building Materials and Equipment Sales	Energy Distribution Facilities	
Restaurants		
Food and Beverage Sales		

The proposed Project Garden food processing use is entirely operated within an enclosed building, with no significant emissions of noise, odor or vibration. The lack of an outdoor operational component and limited truck traffic are additional key factors in the determination that this use is consistent with the Business Park land use/zoning designation.

The proposed Project Garden food processing facility involves the processing of food, similar to other permitted uses in the Business Park Zoning District, including Catering Services, Frozen Food Lockers and Commercial Bakeries (as identified by the March JPA Development Code).

The proposed food processing use does not accommodate the level of truck trips generated by Trucking/Transportation facilities (prohibited in the School Overlay District). The proposed food processing use does not incorporate the inherent danger of a Hazardous Waste Treatment Facility, (also prohibited in the School Overlay District). Finally, the food processing use does not generate the magnitude of electromagnetic radiation associated with Energy Generation and Distribution Facilities.

It could be argued that the land use "Light Manufacturing", includes food processing uses. However the land use definition for Light Manufacturing uses in the Specific Plan identifies Light Manufacturing as manufacturing, assembly, fabrication or repair processes, and further cites specific examples such as: "electronic microchip assembly, printing, publishing, candy, confectionary products, canned/bottled soft drinks, bottled water, apparel, paper board containers, boxes, drugs, small fabricated metal products such as hand tools, general hardware, architectural and ornamental metal; and toys, amusement, sports and athletic goods." All of the aforementioned manufacturing clearly involves the creation of new chattel or goods; whereas the proposed food processing use involves a level of processing (washing, cutting, slicing, dicing) and food preparation that is low intensity and consistent with food handling in homes and restaurants.

The incorporation of refrigeration systems, including ammonia, within a food processing use is not a key criterion for the interpretation of the use, as other permitted uses, including Research and Development facilities, may include the use of an ammonia system as a component of the use.

Conclusion:

This determination identifies that the Project Garden food processing use is a permitted use within the Business Park Zoning District and School Overlay Zone in the March Business Center Specific Plan, as the use is: 1) equivalent to or less intense than other permitted uses within the School Overlay Zone, including Newspaper Publishing Plants, Research and Development, Business Enterprise, Laundry Services, Restaurants and Building Materials and Equipment Sales; 2) not consistent with other Light Manufacturing uses identified in the Specific Plan because it does not involve the creation of new chattel or goods, rather it processes food consistent with food processing in homes and restaurants; and 3) that Project Garden is similar to other food processing uses such as bakeries, catering services and frozen food lockers which were inadvertently left out of the Specific Plan and are appropriate uses within the Business Park and School Overlay Zone.

RESOLUTION # JPA 07-03

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING PROJECT SUNFIELD, PLOT PLAN APPLICATION 06-04 SUBJECT TO CONDITIONS OF APPROVAL (SCH No. 2006111094)

WHEREAS, the Joint Powers Commission ("Commission") of the March Joint Powers Authority ("JPA") has responsibility for planning the use, reuse, and joint use of portions of the former March Air Force Base;

WHEREAS, on September 15, 1999, the Commission certified a final Master Environmental Impact Report ("MEIR") for the JPA General Plan (SCH No. 1997071095) ("General Plan") pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.), the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the JPA's Local CEQA Guidelines; and

WHEREAS, on September 15, 1999, the Commission approved the General Plan for approximately 4,400 acres of land at the former March Air Force Base in the northwest portion of Riverside County, California; and

WHEREAS, on February 19, 2003, the Commission certified a Focused Environmental Impact Report for the March Business Center Specific Plan (SCH No. 2002071089) ("March Business Center EIR"), and subsequently on February 26, 2003 adopted the March Business Center Specific Plan ("Specific Plan"), encompassing approximately 1,290 acres of land located within the General Plan area; and

WHEREAS, an application was made to the JPA for one tilt-up concrete building and the associated development of approximately 123,282 square feet, with a planned expansion to 179,500 square feet for refrigerated food processing facilities and ancillary services located on approximately 10.3 acres within the boundaries of the Specific Plan ("Project Sunfield" or the "Project"); and

WHEREAS, the Project will assist the JPA in fulfilling various goals set forth in the General Plan, the Specific Plan, and their respective EIRs; and

WHEREAS, pursuant to CEQA, the State CEQA Guidelines, and the JPA's Local CEQA Guidelines, the JPA is the lead agency for the proposed Project; and

WHEREAS, Project Sunfield's land use plan was considered and analyzed in the MEIR and the March Business Center EIR and is consistent with both the General Plan and the Specific Plan; and

WHEREAS, pursuant to Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, an initial study was prepared for the Project which analyzed whether Project Sunfield may cause a significant effect on the environment that was not previously

examined in the MEIR or Focused EIR; and

WHEREAS, the JPA, as lead agency, has determined that a Mitigated Negative Declaration ("MND") should be prepared in order to analyze the potential adverse environmental impacts of Project Sunfield's implementation; and

WHEREAS, on October 5, 2006, a Notice of Intent to adopt the MND was published in The Press Enterprise, a local newspaper of general circulation; and was filed and posted with the Riverside County Clerk's office. On October 5, 2006, the Notice of Intent, MND and supporting documents were were publicly circulated to invite comments from responsible and trustee agencies, other regulatory agencies, and organizations and individuals pursuant to State CEQA Guidelines section 15072; and

WHEREAS, in response to comments received, the MND was subsequently revised, such that the JPA determined that the MND should be recirculated as provided by State CEQA Guidelines section 15073.5; and

WHEREAS, on November 16, 2006, a Notice of Intent to adopt the MND, as revised, was published in The Press Enterprise, a local newspaper of general circulation; was filed and posted with the Riverside County Clerk's office; and was publicly circulated to invite comments from the State Clearing House, responsible and trustee agencies, other regulatory agencies, and organizations and individuals pursuant to State CEQA Guidelines section 15072; and

WHEREAS, pursuant to Public Resources Code section 21151.4, the JPA consulted with the nearby Arnold Heights Elementary School regarding the proposed Project and provided written notice of the proposed Project and its potential environmental effects; and

WHEREAS, pursuant to State CEQA Guidelines section 15073, the 30-day comment period on the Notice of Intent to adopt the MND expired on December 18, 2006 and written comment letters were received by the JPA; and

WHEREAS, on December 19, 2006, the applicant requested a continuance of this project to January 17, 2007; and

WHEREAS, as contained herein, the Commission has endeavored in good faith to set forth the basis for its decision on the proposed Project; and

WHEREAS, all of the findings and conclusions made by the Commission pursuant to this Resolution are based upon the oral and written evidence before it as a whole; and

WHEREAS, the Commission has reviewed the Initial Study, the MND and all other relevant information contained in the record regarding Project Sunfield; 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 hereby resolve as follows:

SECTION 1. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission has reviewed and considered the information contained in the MND, Initial Study, comments received, and other documents contained in the administrative record for the Project. The Commission finds that the MND, Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the MND and Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines.

SECTION 2. Findings on Environmental Impacts. Based on the whole record before it, including the MND, the Initial Study, the administrative record and all other written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND and Initial Study and the Mitigation Monitoring and Reporting Program. 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. The Commission finds that the MND 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 3. Adoption of Mitigated Negative Declaration. The Commission hereby approves and adopts the MND prepared for Project Sunfield.

SECTION 4. Adoption of Mitigation Monitoring and Reporting Program. Pursuant to Public Resources Code section 21081.6, the Commission hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project and attached to this Resolution as Exhibit "A".

SECTION 5. Adoption of Plot Plan Conditions of Approval. The Commission hereby approves and adopts the Project Conditions of Approval attached to this Resolution as Exhibit "B".

SECTION 6. Approval of Project. The Commission hereby approves the plot plan application for Project Sunfield, attached as exhibit "C".

SECTION 7. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk within five (5) working days.

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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

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

PASSED, APPROVED, and ADOPTED this 17th day of January, 2007.

Richard Stewart
Chairman, March Joint Powers Commission

ATTEST: _____

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the March Joint Powers Authority held on the 17th day of January, 2007, by the following vote of the Joint Powers Commission.

AYES: Busch, White, Schiavone, Ashley, Loveridge, Yarbrough, Buster, Stewart
NOES: None
ABSENT: None

_____
Carey Allen, Clerk
March Joint Powers Commission

EXHIBIT "A"

Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Plan is available at the Office of the March Joint Powers Authority

EXHIBIT "B"

Conditions of Approval for Project Sunfield PP 06-04

Project Conditions of Approval
Project Sunfield
Plot Plan PP 06-04

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 06-04 on file in the Planning Division, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the plot plan. (MJPA 9.14.020)

2. 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)

3. This project is located within Specific Plan SP 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

4. The project and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. Additional ALUC review is required for objects taller than 50 feet in the Height Caution Zone. (MMRP)

5. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

6. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects emitting stationary source air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

7. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

8. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

9. Prior to issuance of building permits, the developer shall provide to the Planning Manager written certification by the affected school district that either: (1) the project has complied with the fee levied on the project 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 project.

10. The project applicant shall, at its own expense, fully defend, indemnify, protect and hold harmless March JPA and its constituent public agency members, officers, officials, employees, contractors, subcontractors, attorneys, successors, and assigns (collectively, "Indemnified Parties") from and against all actual and alleged claims, damages (including, without limitation, special and consequential damages), punitive damages, injuries, charges, costs, losses, demands, causes of action, suits, legal or administrative proceedings, interest, fines, and penalties, including, without implied limitation, attorneys fees, expert witness fees, and litigation expenses, of any kind whatsoever paid, incurred or suffered by the Indemnified Parties arising out of or related to the Proposed Project or the requested approvals (all of the foregoing, collectively, "Losses"). Applicant's indemnification obligation shall include, but not be limited to, any and all future actions to attack, set aside, void, or annul the Potential Project or Approvals, and related environmental documents, resolutions or findings and liabilities premised, related to or including CEQA. March JPA shall promptly notify Applicant of any claims, actions or proceedings covered by this Agreement. Applicant shall indemnify March JPA for all legal fees incurred by counsel of March JPA's choosing associated with any claims, actions or proceedings, including attorneys' fees and costs. Applicant's obligations under this Agreement shall not be limited to the amount of insurance coverage that may be available to Applicant and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by the Indemnified Parties or Applicant. Applicant's obligations hereunder are absolute and without regard to the fault or lack thereof of any of the Indemnified Parties in relation to procedural or substantive defects in the Potential Project, or in any granting of the Approvals, nor are Applicant's obligations contingent upon the outcome of any action or proceeding concerning the Approvals.

11. All utilities shall be under grounded. (MJPA 9.13.130)

12. 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)

13. All head in parking adjacent to sidewalks shall not conflict with the clear requirements of ADA accessible sidewalks. (MJPA 9.11.040)

14. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. (MJPA 9.12.020)

15. 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)

16. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity. (MJPA Design Guidelines)

17. 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)

18. 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 plot 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 pressure sodium), location, and height. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

19. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

20. Prior to issuance of the project C of O, each project shall provide a 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

21. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

22. 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, implementing compressed work week schedules. (SCAQMD)

23. 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; and 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

24. Stationary source emissions from commercial and industrial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR)

LANDSCAPE PROVISIONS

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

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the project landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07).

3. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD.#05-07).

4. Construct non-potable landscape irrigation system to meet "Purple" pipe standards for reclaimed water systems. (MMRP)

5. All parking shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

1. At all times during project construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of Project compliance.

2. Prior to the issuance of the project Certificate of Occupancy, the developer shall submit and receive approval of a Storm Water Management Plan addressing long term project storm water mitigation measures.

3. The Construction Manager 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.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

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

BUILDING SAFETY DIVISION

1. The site shall be developed in compliance with all current model codes to include: Uniform Building Code (UBC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), National Electrical Code (NEC), as well as Title 24 and ADA and all other applicable State and Federal codes. (State and Federal Codes)

PUBLIC WORKS ENGINEER

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 Tr. 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 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 District standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

    a. New onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

    d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

f. The "first flush" basin (if required) shall be located onsite and properly landscaped and screened as determined by Planning Department and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to 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. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology report shall be submitted to MJPA Public Works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County Standards for commercial driveways in compliance with the ADA requirements and standards.

7. Access shall be restricted along Meridian Parkway and Street "C" except as shown on site plan.

8. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

9. Reciprocal access and utility easements shall be considered during development of individual buildings.

10. Onsite striping, lighting, and landscaping shall be reviewed and approved by Planning Department.

RIVERSIDE COUNTY FIRE MARSHALL

1. Case-City Case Statement: With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

2. Use #4- High Pile/Rack Storage: A separate permit may be required for the high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 CFC Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system of racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (Current plan check deposit base fee is $348.00.)

3. Use-#50-Blue Dot Reflector: Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

4. Use-#23- Min REQ Fire Flow: Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on the type IIN construction per the 2001 CBC and Building (s) having a fire sprinkler system.

5. Use-#19-On/Off Looped HYD: A combination of on-site and off-site super fire hydrants, on a looped system (6"X 4"X 2 ½ "X 2 ½ "), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant (s) in the system

6. Use-#84-Tank Permits: Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current plan check deposit base fee is $217.00 for the first tank for first tank, each additional tank $32.00)

7. Use-#89-Rapid Hazmat Box: Rapid entry Hazardous Materials data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current plan check deposit base fee is $126.00.)

8. Use-#25-Gate Entrances: Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used

9. Use*-#88A-Auto/Man Gates: Gate(s) shall be automatic or manual operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to

installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (Current plan check deposit base fee is $126.00)

10. Use-#17A-Bldg Plan Check $: Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office

11. Use-#4-Water Plans: The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved be a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

12. Use-#45-Fire Lanes: The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

13. Use-#12A-Sprinkler System: Install a complete fire sprinkler system NFPA 13 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is $614.00 per riser.)

    Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is $192.00)

14. Use-#27-Extinguishers: Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

15. Use-#36-Hood Ducts: A.U.L 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: a dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*separate fire alarm plans

must be submitted for connection) (Current plan check deposit base fee is $215.00)

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an Avigation Easement MARB/MIP Airport.

2. Incorporate noise attenuation measures into the building construction to ensure interior office noise levels are at or below 45-decibel levels. Hearing protection for warehouse employees may be required as determined by OSHA or other agencies.

3. All outdoor lighting shall be full cut-off lighting to ensure that all light is below the horizontal plane.

4. 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.
    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

5. A PART 77 FAA 7460-1 review shall be accomplished prior to construction plan approval by the JPA and any condition required by the FAA shall be adhered to during and after completion of construction.

UNITED STATES POSTAL SERVICE

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

Exhibit A

Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the project construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

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

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The project shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

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

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Project shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

EXHIBIT "C"

Plot Plan for Project Sunfield PP 06-04

"CONFIDENTIAL AND PRIVILEGED: INCLUDES CORPORATE PROPRIETARY INFORMATION AND TRADE SECRETS. EXEMPT FROM DISCLOSURE TO THE PUBLIC"

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

FOOD PROCESSING FACILITY FOR PROJECT SUNFIELD
LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

THE FACILITY GROUP

FACILITY DESIGN GROUP INC. (SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GEORGIA 30080

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SHEET STATUS

MARK	DATE	BY	MOD	DESCRIPTION
A	1-11-06	GS	CPC	DESIGN REVIEW
B	1-11-06	GS	CPC	DESIGN REVIEW
C	3-20-06	GS	CPC	DESIGN REVIEW

SEAL

REGISTERED PROFESSIONAL ENGINEER — SCOTT PETERSON — No. 61591 — Exp. 11-30-07 — STATE OF CALIFORNIA — CIVIL

SHEET TITLE

SITE PLAN

PROJECT NO. 06258

SHEET NO. C-100

VICINITY MAP

LAND USE DESIGNATION: LIGHT INDUSTRIAL
NET SITE AREA: 440,281 SF
LOT COVERAGE: 30,833 / 133,282 SF
BUILDING HEIGHT: 1 STORY / 40'-0"
PERCENT OF SITE LANDSCAPE REQUIRED:10% PROVIDED:13%
VEHICLE SPACES REQUIRED:184 PROVIDED:231
BIKE SPACES REQUIRED:10 PROVIDED:10
BUILDING SETBACKS: FRONT: REQUIRED:20' PROVIDED:71'
SIDE: REQUIRED:0' PROVIDED:30'
STREET SIDE: REQUIRED:20' PROVIDED:344'
INTERIOR SIDE: REQUIRED:0' PROVIDED:82'

PROPOSED AC PAVEMENT

PROPOSED CONCRETE PAVEMENT

FIRE LINE

WATER LINE

SEWER LINE

NOTE:
SEE A-100 FOR FIRE LANE AND DRIVEWAY NOTES

SCALE: 1"=40'

1. All new or relating utility lines less than 69 KV on or contiguous to the site shall be installed or relocated underground.
2. All new outdoor storage areas for materials and equipment must be fully screened from view.
3. S.C.E. panels shall be fully recessed into the building elevation or shall be screened from view. Location of panels shall be shown on the elevations submitted for Design Review. 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. All penthouses shall be fully screened by the architectural design of the building. Ground-mounted mechanical equipment shall be fully screened by a solid wall permitted by law, valuable shrubs shall be fully screened by a parapet wall. Ground-mounted mechanical equipment shall be fully screened by a parapet wall. Ground-mounted mechanical equipment shall be fully screened by a parapet wall. Ground-mounted mechanical equipment shall be fully screened by a parapet wall. Ground-mounted mechanical equipment shall be fully screened by a parapet wall.
5. All backflow preventers 2" or larger shall be screened with landscape located within a 4' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket and painted to match the primary building color.
6. All freestanding light poles shall be located within landscaped areas. Concrete light poles shall be set a minimum of 3' from curbs. Concrete bases for light poles shall not exceed a height of 24" from adjacent grade.
7. Site lighting shall include a maximum height of 25' for freestanding building mounted light fixture.
8. Full screening of all parking is required by mounding and contouring of landscape areas, by a landscape swale, or by combination of the two.
9. Building downspouts shall be internalized for elevations visible from the public right-of-way. Where downspouts are not visible from the public right-of-way they may be exposed downspouts.
10. All trash containers shall be enclosed within a masonry screening wall with fully opaque screening gates. Screening gates shall not open into vehicular drive aisles. Trash enclosures shall provide adequate protection for the collection of recyclable containers with waste management requirements.
11. Within retail, office and mixed-use developments, vehicular access points and pedestrian access ways shall include special paving treatment, such as integral colored stamped concrete. Remarks, or similar alternative. Location and material shall be reviewed and approved by the Community Development Director at the time of issuance of a building permit. Stamped and/or colored asphalt is not permitted.
12. All exterior metal must be painted or painted to match the approved project colors.
13. All uses shall operate in a manner which is compatible with the nearby March Air Reserve Base/Inland Port Airport. The following activities shall be prohibited:
   a. Any operation which could cause sunlight to be reflected towards an aircraft engaged in a critical flight maneuver or towards the control tower.
   b. Any source of steam or other emissions which could cause a detrimental effect on aeronautical visibility.
   c. 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 toward a landing at an airport.
   d. Any use which would cause electrical interference with navigational signals or radio communication between aircraft and airport traffic control facilities.
   e. 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.
   f. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
   g. Outdoor lighting which is hooded or directed so as not to shine directly upon adjacent properties or streets.
   h. Residential uses.
   i. Schools, hospitals, nursing homes, churches, auditoriums, or other uses for the assembly of people.
14. Prior to the issuance of Certificate of Occupancy, the tenant shall receive approval of a Traffic Demand Management Plan which shall include the following elements: a) provision of a transportation information center on site; b) posting of signs providing alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information.
15. Prior to issuance of the project C of O, each project shall provide a 8-sq/ft sign identifying the approved truck route plan at all service driveway locations.
16. All construction plans submitted shall include a diagrammatic calculation identifying the remaining allowable square footage for the site. The square footage shall not exceed the square footage approved on the final parcel map 24606, prior to the issuance of building permits.

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ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080

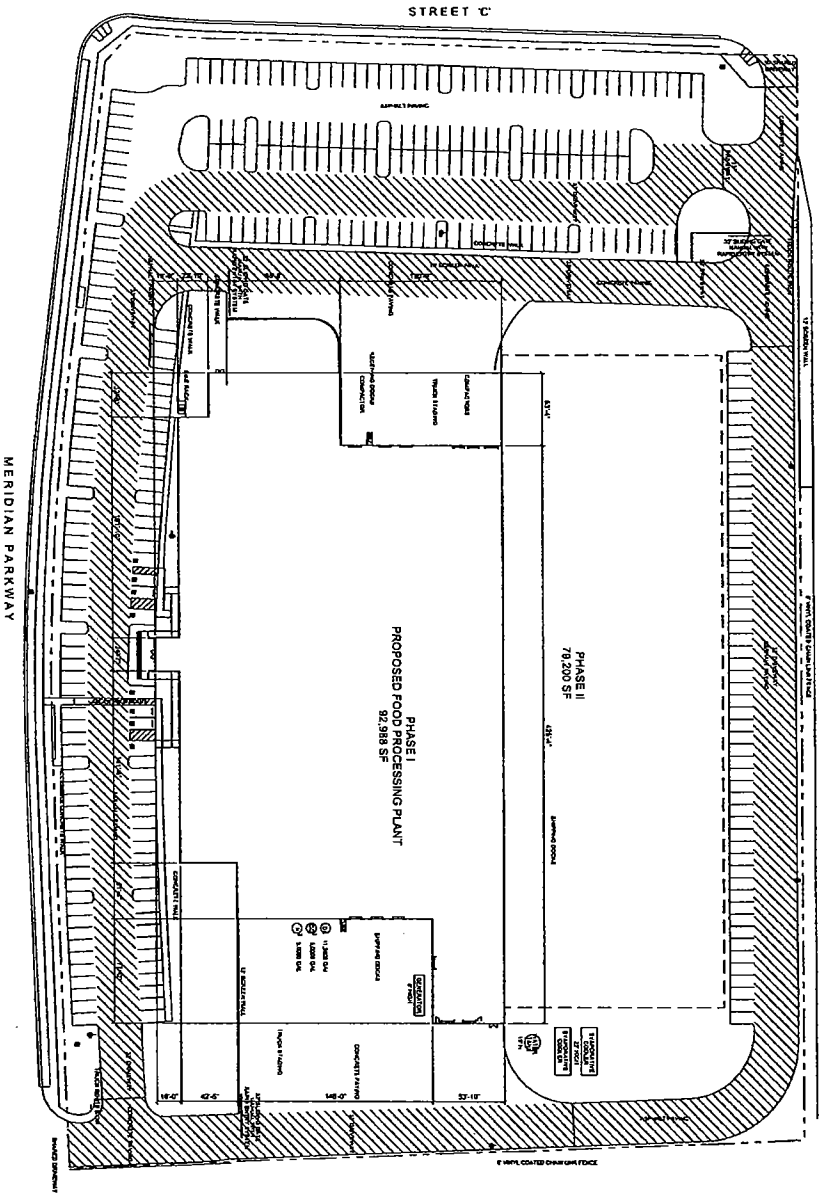
LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. POB 2167 LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

OWNER: PROJECT SUNFIELD

11/2/147

8/1/2011



NORTH

ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

UTILITY COMPANIES

ELECTRIC
SO. CA. EDISON CO.
MIKE WHITE (626) 302-3364
DONALD ATKINSON (760) 754-3863
TECH CONSULTANT

NATURAL GAS
SO. CA. GAS CO.
DONALD CANZONE (909) 335-7512
LYNN GERLACH (909) 335-7856

TELEPHONE
GENERAL TELEPHONE USA

WATER
WESTERN MUNICIPAL WATER DIST.
ARTHUR ALVARADO (951) 928-6290

CABLE
RIVERSIDE CABLE VISION

SEWER
WESTERN MUNICIPAL WATER DIST.
KEITH OWENS (951) 789-5039

CONTACT: RANDY BROOKER
PHONE: 949.640.6500 OFFICE
949.870.3904 CELL
949.260.0827 FAX
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ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST)
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LANDSCAPE ARCHITECT, INC.
POB 2187
LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC.
3880 LEMON STREET, SUITE 200
RIVERSIDE, CA 92507

OWNER: PROJECT SUNFIELD

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PROJECT NO.	06258
SHEET NO.	AS-100

SHEET TITLE: ARCHITECTURAL SITE PLAN

SEAL

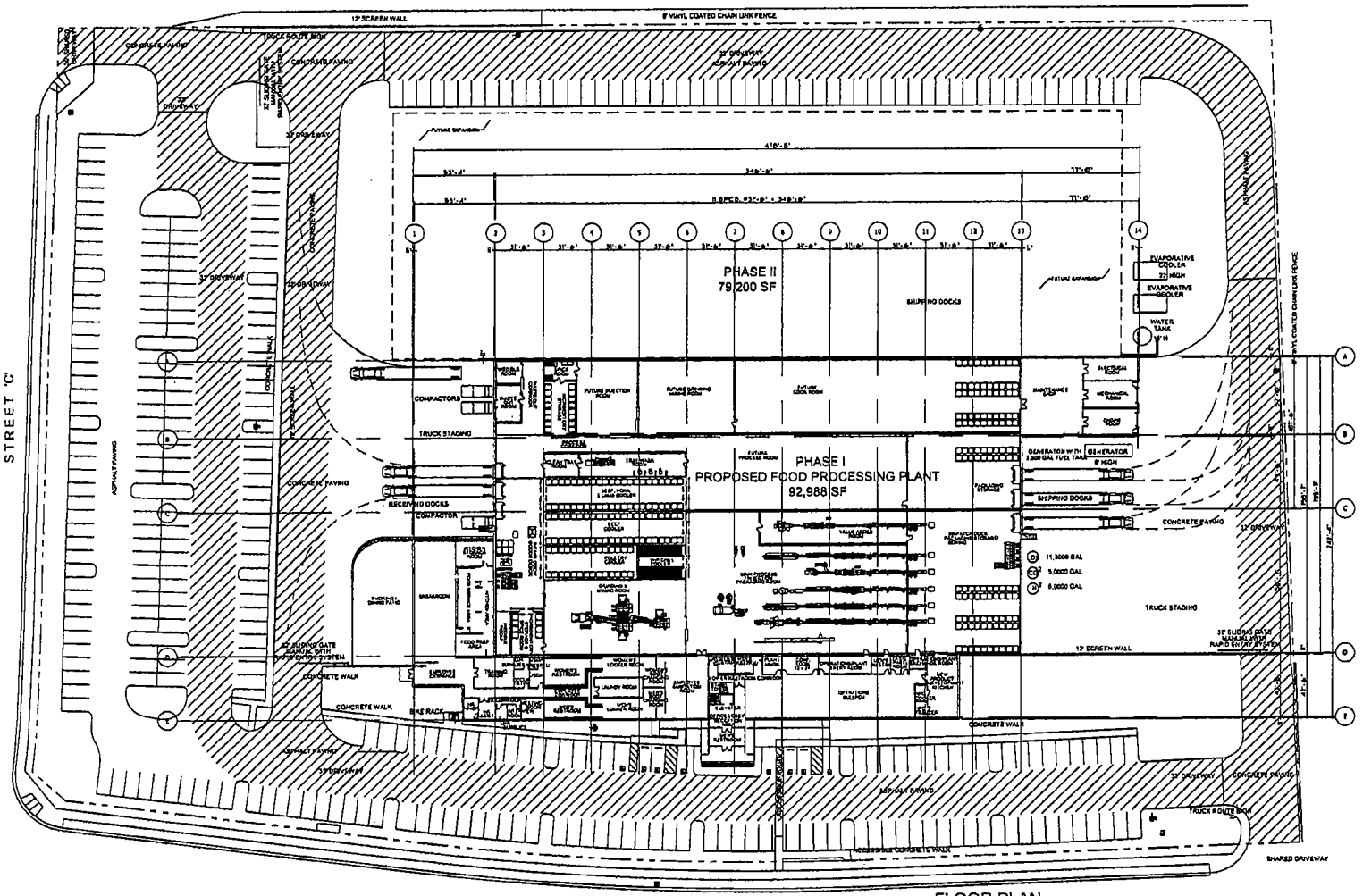
MARK	DATE	BY	DESIGN REVIEW
1	10-11-10	RB	RB
2	12-15-10	RB	RB

SHEET STATUS

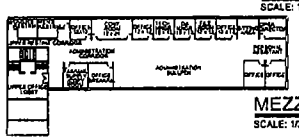
FOOD PROCESSING FACILITY FOR PROJECT SUNFIELD
LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

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FLOOR PLAN
SCALE: 1/32" = 1'-0"



MEZZANINE OFFICE PLAN
SCALE: 1/32" = 1'-0"

NORTH

APPROX. AREA ANALYSIS

PROCESS	73,783 SF
LOWER OFFICE	19,200 SF
UPPER OFFICE	7,320 SF
TOTAL AREA	100,300 SF
PHASE II	79,200 SF
TOTAL BUILD OUT	179,500 SF

OCCUPANCY CLASSIFICATION

BREAKROOM	A-3
OFFICE	B
PROCESS	F-1

CONSTRUCTION TYPE

II N - NON-COMBUSTABLE
FULLY SPRINKLERED

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ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

OWNER: PROJECT SUNFIELD

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LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

MARK	DATE	BY	MGR	RELEASE
A	07-07-06	RB		DESIGN REVIEW
B	09-11-06	TVH	RB	DESIGN REVIEW
C	10-04-06	RB	RB	DESIGN REVIEW

SEAL

SHEET TITLE
FLOOR PLAN AND MEZZANINE OFFICE PLAN

PROJECT NO. 06258

SHEET NO. A-100

6 of 11

MARCH JPA - CONCEPTUAL REVIEW - STAGE II SUBMITTAL

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LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

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SHEET STATUS			
MARK	DATE	BY	ISSUE / REVISION
A	07-11-06	MS	DESIGN REVIEW
B	08-11-06	MS	DESIGN REVIEW

SEAL

SHEET TITLE: **EAST ELEVATION MERIDIAN PARKWAY**

PROJECT NO. 06258
SHEET NO. A-101

EAST– MERIDAN PARKWAY
SCALE: 1/32" = 1'-0"

PARTIAL EAST ELEVATION– MERIDAN PARKWAY
SCALE: 1/16" = 1'-0"

PARTIAL EAST ELEVATION– MERIDAN PARKWAY
SCALE: 1/16" = 1'-0"

KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. INSULATED GLAZING IN ALUMINUM FRAME - SEE COLOR BOARD
5. DOCK DOOR
6. CONCRETE TILT-UP WALL ACCENT COLOR 3 - SEE COLOR BOARD
7. ROOF LINE ALL EQUIPMENT BELOW PARAPET
8. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

OWNER: PROJECT SUNFIELD

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC.
1770 IOWA AVENUE, SUITE 200
RIVERSIDE, CA 92507

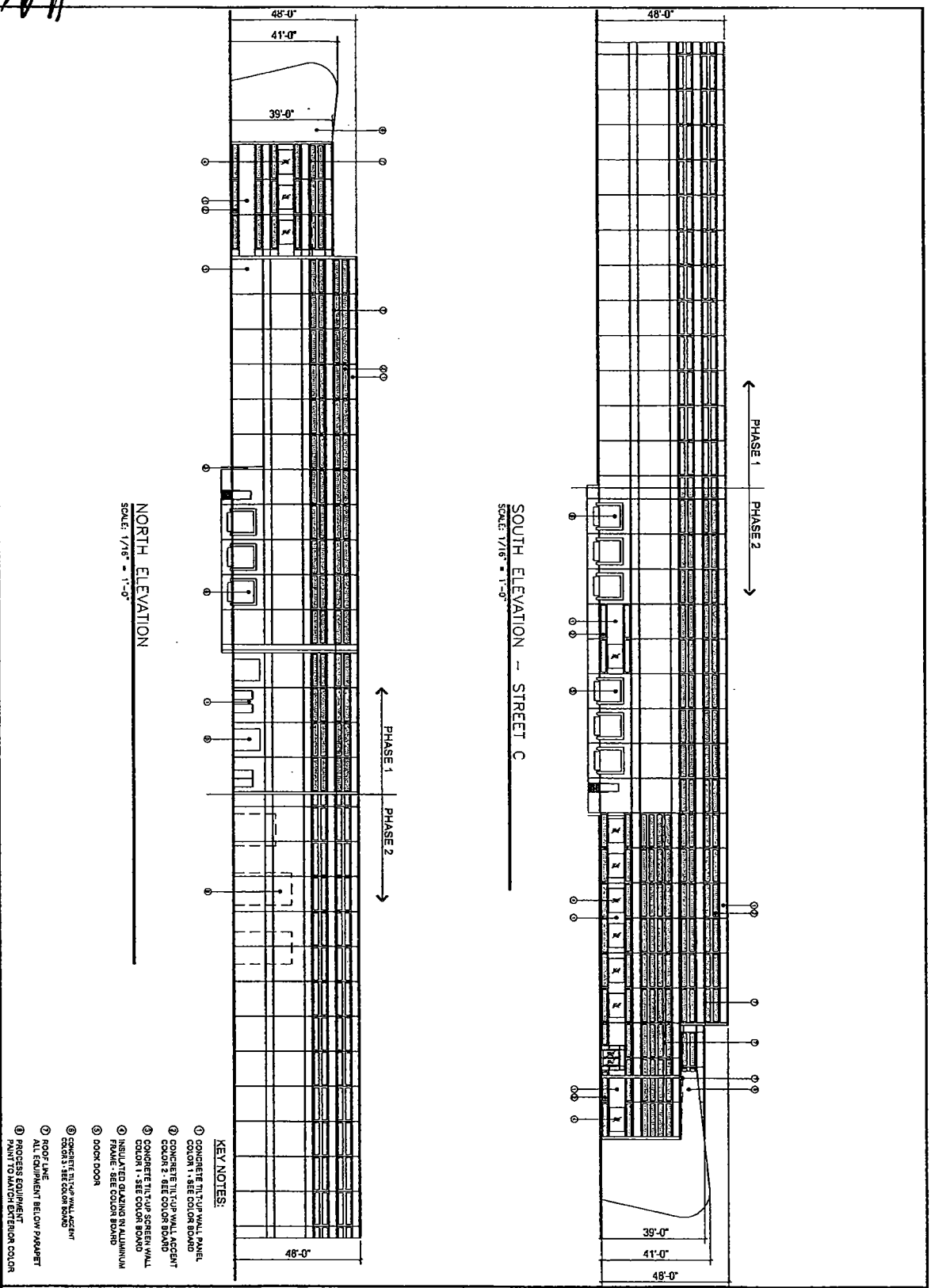
LANDSCAPE ARCHITECT: SCOTT PETERSON
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ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 230 RIVERSIDE, CA 92507

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LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

DATE	DESCRIPTION	BY	CK
8	08-11-06	TWH	RB

SEAL

SHEET TITLE: SOUTH ELEVATION STREET C NORTH ELEVATION

PROJECT NO. 06258

SHEET NO. A-102

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SHEET STATUS				
MARK	DATE	BY	AGA	RELEASE
A	04/11/08		RB	DESIGN REVIEW
B	04/11/08		RB	DESIGN REVIEW

SEAL

SHEET TITLE: **WEST ELEVATION PHASE 1**

PROJECT NO. 06258

SHEET NO. A-103

KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. INSULATED GLAZING IN ALUMINUM FRAME - SEE COLOR BOARD
5. DOCK DOOR
6. CONCRETE TILT-UP WALL ACCENT COLOR 3 - SEE COLOR BOARD
7. ROOF LINE ALL EQUIPMENT BELOW PARAPET
8. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

PARTIAL WEST ELEVATION PHASE 1
SCALE: 1/16" = 1'-0"

PARTIAL WEST ELEVATION PHASE 1
SCALE: 1/16" = 1'-0"

WEST ELEVATION PHASE 1
SCALE: 1/32" = 1'-0"

OWNER: PROJECT SUNFIELD

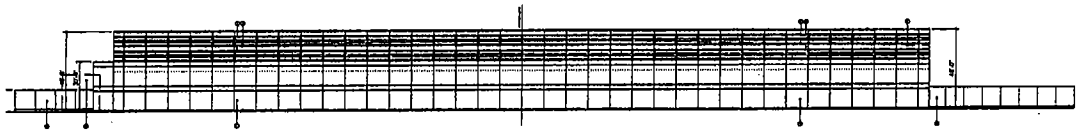
ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. PO8 2187 LAKE ARROWHEAD, CA 92352

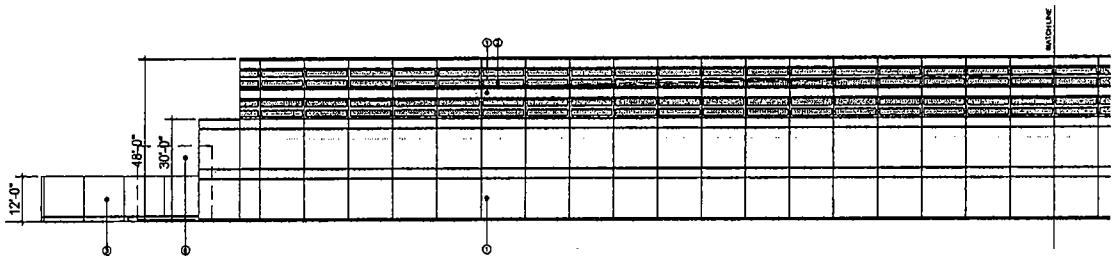
ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080

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NEWPORT, CA 92660

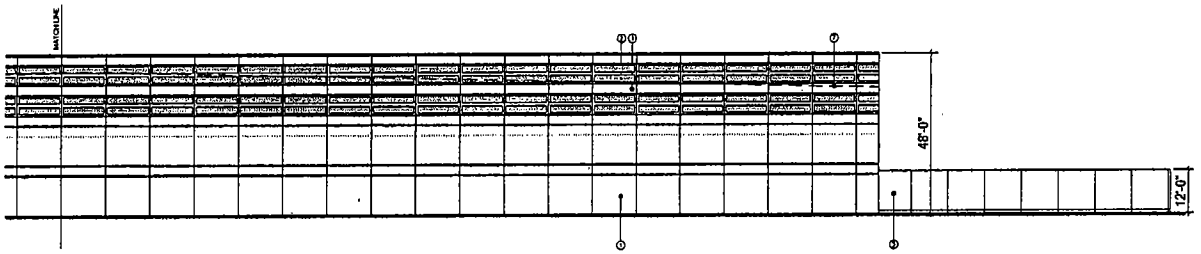
11a 7/52



WEST ELEVATION PHASE 2
SCALE: 1/32" = 1'-0"



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



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

KEY NOTES:

1. CONCRETE TILT-UP WALL PANEL COLOR 1 - SEE COLOR BOARD
2. CONCRETE TILT-UP WALL ACCENT COLOR 2 - SEE COLOR BOARD
3. CONCRETE TILT-UP SCREEN WALL COLOR 1 - SEE COLOR BOARD
4. INSULATED GLAZING IN ALUMINUM FRAME - SEE COLOR BOARD
5. DOCK DOOR
6. CONCRETE TILT-UP WALL ACCENT COLOR 3 - SEE COLOR BOARD
7. ROOF LINE ALL EQUIPMENT BELOW PARAPET
8. PROCESS EQUIPMENT PAINT TO MATCH EXTERIOR COLOR

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LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS				
MARK	DATE	BY	WOR	
A	01-17-06		RB	DESIGN REVIEW
B	06-01-06	TMH	RB	DESIGN REVIEW

SEAL

SHEET TITLE
WEST ELEVATION PHASE 2

PROJECT NO. 06258
SHEET NO. A-104

CONTACT: RANDY BROOME, 949-250-9623 OFFICE, 678-970-5064 CELL, 949-250-9627 FAX, 4041 MacARTHUR BLVD. SUITE 250 NEWPORT, CA 92660

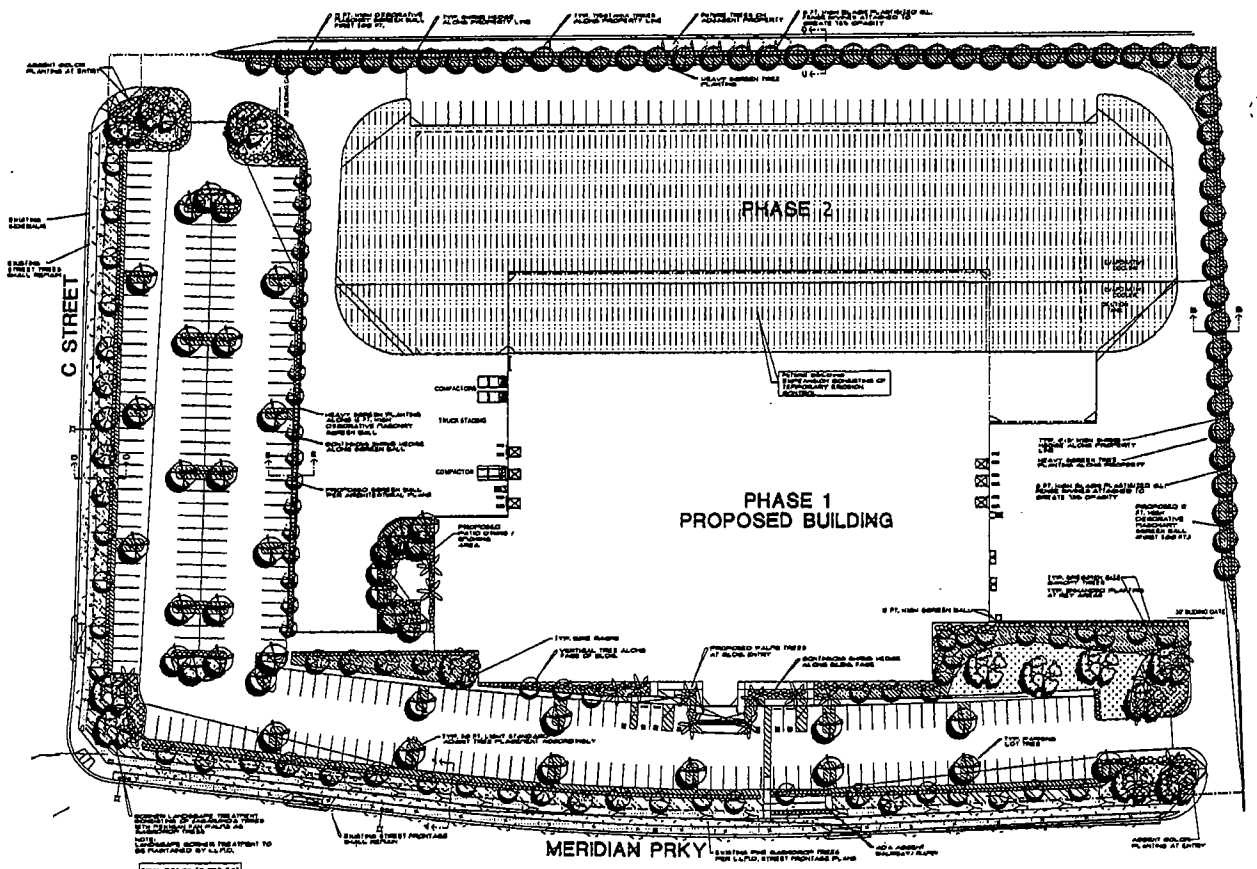
ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST) 2233 LAKE PARK DRIVE SMYRNA, GA 30080

LANDSCAPE ARCHITECT: SCOTT PETERSON LANDSCAPE ARCHITECT, INC. POB 2157 LAKE ARROWHEAD, CA 92352

ENGINEER: KIMLEY-HORN and ASSOCIATES, INC. 1770 IOWA AVENUE, SUITE 200 RIVERSIDE, CA 92507

OWNER: PROJECT SUNFIELD

11.4.53



PLANTING LEGEND

TREES

- EXISTING STREET TREES / FRONTAGE LANDSCAPE SHALL REMAIN, CONSISTING OF MAGNOLIA TREES / BAGDHOMONO PINE TREES (MERIDIAN PARKWAY)
- LOW BRANCHING/MULTI TRUNK LARGE CANOPY TREE JACARANDA MIMOSIFOLIA (JACARANDA) TREE 36" BOX SIZE
- TYP. PROPERTY LINE TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. / 24" BOX SIZE
- FLOWERING ACCENT TREE LAGERSTROEMIA FAURIEI 'TOWEROSE' 24" BOX SIZE.
- TYP. PARKING LOT CANOPY TREE KOELREUTERIA PANICULATA, GOLDEN RAIN TREE 24" BOX SIZE.
- VERTICAL TREE AGAINST BLDG. BRACHYCHITON POPULNEUS BOTTLE TREE 24" BOX SIZE.
- PINUS ELDARICA, MONDELL PINE 24" BOX SIZE.
- VERTICAL TREE AGAINST BLDG. PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.
- WASHINGTONIA ROBUSTA, MEXICAN FAN PALM LOCATED AT BLDG. ENTRIES 18' BTH
- TYPICAL SHRUB PLANTING CONSISTING OF DROUGHT TOLERANT SHRUBS AND ACCENT PLANTING.
- PHORMIUM TENAX, NEW ZEALAND FLAX

SHRUBS

SHRUB PLANTING SHALL CONSIST OF DROUGHT TOLERANT SHRUBS PLANTING WHENEVER POSSIBLE CONSISTING OF THE FOLLOWING:

- RAPHIOLEPIS INDICA, 'PINK LADY', INDIAN HAWTHORN 5 GAL. SIZE @ 3'-0" O.C.
- PHOTINIA FRASSERI 5 GAL. SIZE @ 3'-0" O.C.
- STRELITZIA NICOLAI, GIANT WHITE BIRD OF PARADISE 15 GAL. SIZE @ 6'-0" O.C.
- XYLOSMA CONGESTUM, SHINY XYLOSMA 5 GAL. SIZE @ 3'-0" O.C.
- PITTOSPORUM TOBIRA, 'VARIEGATA' VARIEGATED TOBIRA 5 GAL. SIZE.
- LIGUSTRUM TEXANUM, TEXAS PRIVET. 5 GAL. SIZE @ 30" O.C.
- PITTOSPORUM TOBIRA, 'WHEELER'S DWARF' 1 GAL. SIZE @ 14" O.C.
- NANDINA DOMESTICA, HEAVENLY BAMBOO 5 GAL. SIZE @ 3'-0" O.C.

ACCENT PLANTING

- EXISTING LANDSCAPE ALONG STREET FRONTAGE SHALL REMAIN, UNO. "PROTECT IN PLACE"
- TYPICAL DROUGHT TOLERANT GROUND COVER SUCH AS TRACHELOSPERMUM JASMINOIDES, STAR JASMINE.
- ACCENT COLOR PLANTING SUCH AS LANTANA AND/OR TUFT GERANIUM, LOCATED AT KEY AREAS
- NEW LAWN AREA TALL FESCUE MARATHON II
- DIETES BICOLOR FORTNITE LILY LOCATED AT KEY AREAS
- DROUGHT TOLERANT GROUND COVER PITTOSPORUM PARVIFOLIUM & ROSMARINUS OFFICINALIS 16 ALONG STREET FRONTAGE
- TEMPORARY EROSION CONTROL AREAS WITHIN STREET R.O.W. EXPANSION WOOD CHIPS OVER GRANITE, DG

UNDERGROUND SERVICE ALERT
Call Toll Free 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the DIG Center notifies only those utilities belonging to the center. Users could be under 2 utilities present at the work site. Be certain the letters you get back are all.

0' 40' 80' 120' 160'
SCALE 1"=40'-0"

WATER CONSERVATION STATEMENT

1. THE IRRIGATION SYSTEM WILL BE DESIGNED UTILIZING 'STATE OF THE ART' IRRIGATION EQUIPMENT SUCH AS MULTIPLE START TIMES FOR CONTROLLERS, RAIN SHUT OFF DEVICE @ CONTROLLERS, PRESSURE REGULATING MASTER VALVE & LOW FLOW IRRIGATION SPRAY HEADS UTILIZING PC SCREENS THROUGHOUT.
2. THIS LANDSCAPE DESIGN GROUPS PLANTS WITH SIMILAR WATER NEEDS TOGETHER INTO TWO DISTINCT HYDROZONES OF LOW/MODERATE AND HIGH AREAS. THE HIGH WATER USE HYDROZONES ARE COMPRISED OF TURF AND ANNUAL COLOR AND ARE LIMITED WITHIN THE OVERALL SQUARE FOOTAGE OF THE SITE. THE LOW HYDROZONE, WHICH IS MADE UP OF DROUGHT TOLERANT PLANT SPECIES COMPRISES OVER 75% OF THE TOTAL LANDSCAPE AREA. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO GROUP SIMILAR HYDROZONES WITHIN THE SAME IRRIGATION VALVE. IN ADDITION A MINIMUM OF 3" LAYER OF MULCH IS USED OVER THE ENTIRE SHRUB AREAS TO RETAIN SOIL MOISTURE.

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PH: 909-337-5005
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CONCEPTUAL LANDSCAPE MASTER PLAN

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

CONTACT: RANDY BROOME, 949-260-9823 OFFICE, 4041 MacARTHUR BLVD., 678-570-5004 CELL, SUITE 250, 949-260-9827 FAX, NEWPORT, CA 92660	ARCHITECT: FACILITY DESIGN GROUP (SOUTHEAST), 2233 LAKE PARK DRIVE, SMYRNA, GA 30080	LANDSCAPE ARCHITECT: SCOTT PETERSON, LANDSCAPE ARCHITECT, INC., POB 2157, LAKE ARROWHEAD, CA 92352	ENGINEER: KIMLEY-HORN and ASSOCIATES, INC., 1770 IOWA AVENUE, SUITE 200, RIVERSIDE, CA 92507	OWNER: PROJECT SUNFIELD

THE FACILITY GROUP
FACILITY DESIGN GROUP INC. (SOUTHEAST)
2233 LAKE PARK DRIVE
SMYRNA, GEORGIA 30080

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FOOD PROCESSING FACILITY FOR PROJECT SUNFIELD
LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

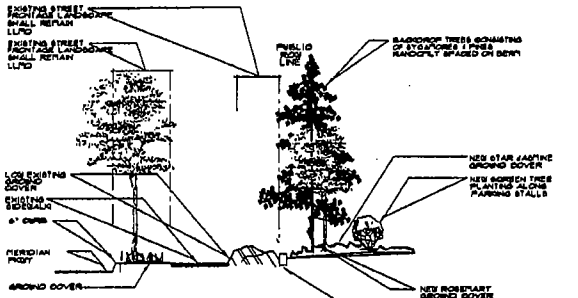
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B	3-10-06			RESUBMITTAL

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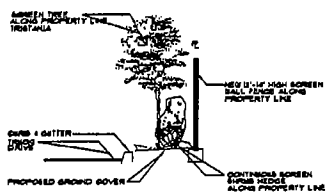
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CONCEPTUAL LANDSCAPE PLAN

PROJECT NO. 06258
SHEET NO. L-1

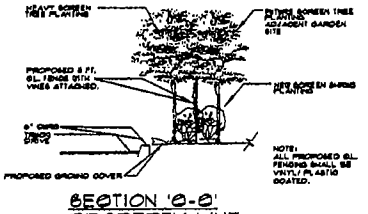
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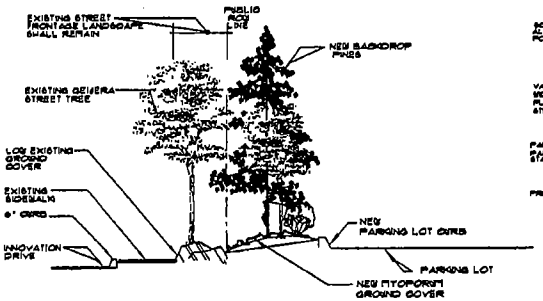
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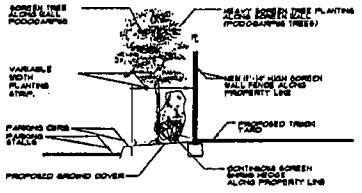
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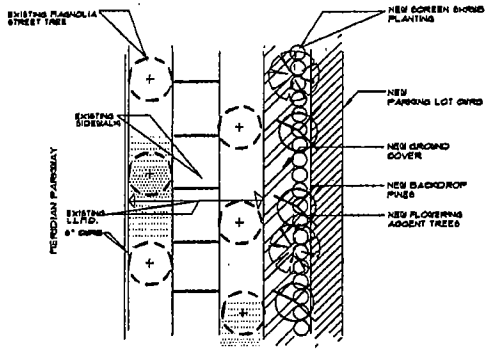
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N.T.S.



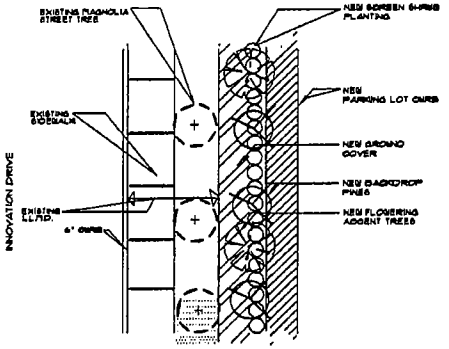
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SECTION 'D-D'
'C' STREET
N.T.S.



SECTION 'E-E'
PROPERTY LINE
N.T.S.



TYP. STREET FRONTAGE ENLARGEMENT
MERIDIAN PKWY
N.T.S.



TYP. STREET FRONTAGE ENLARGEMENT
'D' STREET
N.T.S.

MARCH JPA - CONCEPTUAL REVIEW - STAGE II RESUBMITTAL

SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
P.O. BOX 2157
LAKE ARROWHEAD, CA. 92352
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FX: 909-337-0884

5/21/11

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FOOD PROCESSING FACILITY FOR PROJECT SUNFIELD
LOT 3, TRACT 30857-3
RIVERSIDE COUNTY, CA

SHEET STATUS

MARK	DATE	BY	MGR	A
A	7-11-06			
B	9-14-06			RPPA COMMENTS

SEAL

SHEET TITLE

SITE SECTIONS & ENLARGEMENTS

PROJECT NO. 06258

SHEET NO. L-2

MARCH JOINT POWERS AUTHORITY

Findings for Plot Plan PP 06-04 (Project Sunfield)

Section 9.02.070 Plot Plan (C) Required Findings

A Plot Plan may be approved in whole or in part, if all of the following findings can be made:

1. The proposed project is consistent with the goals, objectives, policies and programs of the General Plan.

2. The proposed project complies with all applicable zoning and other regulations.

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.

4. The project conforms with any applicable provisions of any March JPA Redevelopment Plan.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

MORENO VALLEY UNIFIED SCHOOL DISTRICT

25634 Alessandro Blvd., Moreno Valley, CA 92553 • Telephone: (951) 571-7500

Board of Education: Jacqueline L. Ashe • Richard Coz • Jesus M. Holguin • Rick Sayre • Tracey B. Vackar

Superintendent of Schools: Rowena T. Lagrosa

September 22, 2006

Mr. Dan Fairbanks
Planning Manager
March Joint Powers Authority
P. O. Box 7480
Moreno Valley, CA 92552

RE: Status of Arnold Heights School Sale

Dear Mr. Fairbanks:

As you know, for several months LNR and the Moreno Valley Unified School District (MVUSD) have been discussing and negotiating the possible terms of the sale of the Arnold Heights School to LNR and a lease back for a short period of time by the District.

An agreement has been reached between the two parties and the Moreno Valley Unified School District Board authorized the general concept of the transaction at a closed session on September 12, 2006. A Purchase and Sale Agreement and Lease document have been prepared and are being negotiated between MVUSD and an LNR affiliate. The basic terms are LNR will purchase the school property for a set price from MVUSD and after the sale is completed later this year, the MVUSD will lease back the property from LNR until no later than June 15, 2007, which coincides with our present school year. The Board of Education has this final agreement on its agenda for September 26, 2006.

I trust that this information satisfies your inquiry. Please call with any questions.

Sincerely,

Robert Crank

Robert Crank
Assistant Superintendent
Business Services

c: Rowena Lagrosa, Superintendent of Schools
Michael Morris, LNR Property Corporation

TO: **FILE PP 06-04: PROJECT SUNFIELD**

FROM **DAN FAIRBANKS, PLANNING MANAGER** DF

SUBJECT: **DETERMINATION OF CONSISTENCY FOR A FOOD PROCESSING USE IN THE BUSINESS PARK LAND USE DESIGNATION WITH SCHOOL DISTRICT OVERLAY IN THE MARCH BUSINESS CENTER SPECIFIC PLAN (PROJECT SUNFIELD)**

DATE: **NOVEMBER 9, 2006**

Background:

March Joint Powers Authority has received a development proposal for a food processing use in the Business Park designation with School District Overlay. The facility is proposed within the March Business Center Specific Plan. Food processing uses are not identified within the March Business Center Specific Plan Land Use Table (MBC Specific Plan pg. III-11). Accordingly, there is a need to determine the appropriate location for food processing uses in the Specific Plan.

Overview of the Project Sunfield Use:

Project Sunfield is a proposed 179,500 square foot tilt-up concrete building for food processing, office, and refrigerated warehouse use. The proposed processing consists of slicing, dicing and grinding meat products and packing fresh meat products to produce finished retail 'shelf ready' products. Raw material will be a combination of boneless vacuum packed primal cuts & whole chickens, all received at the site in boxed format. No meat or other food will be cooked or grilled at the facility. The initial phase of development will be approximately 100,300 square feet, with a planned expansion providing a total of 179,500 square feet. Chemicals used in the process include small quantities of oxygen and nitrogen.

The company anticipates employing 400 personnel divided into two shifts. The facility includes a proposed ammonia refrigeration system that chills glycol for space and equipment cooling. The ammonia system is planned on the north face of the project site, outside the school buffer zone. A diesel generator is planned for emergency power. The facility will have eight (8) dock doors for shipping and receiving. The numbers of inbound and outbound trucks will range from ten 10 - 12 trucks per day, equating to 20 – 24 truck trips per day.

Objectives of the Business Park District:

Business Park: As identified by the March Business Center Specific Plan, Business Park uses include administrative, financial, governmental, and community support services; research and

P.O. BOX 7480 * MORENO VALLEY, CALIFORNIA 92552 * (951) 656-7000 * FAX (951) 653-5558
E-MAIL: invest@marchjpa.com * WEBSITE: www.marchjpa.com

development centers; light manufacturing; vocational educational and training facilities; business trade schools; and emergency services. A 15-acre Transportation Center to accommodate commuter rail is a permitted use in this district. Business Park areas are generally served by arterial roadways, providing automobile and transit access. These areas are characterized as major employment concentrations. Development in this category, except warehousing, is generally within a campus like setting or cluster development pattern. Outdoor storage is prohibited.

School Overlay Zone: The School Overlay Zone extends .25 miles outward from Arnold Heights Elementary School. In conformance with section III E (4) of the Meridian Specific Plan, there are specific uses that are prohibited within the School Overlay District, as listed below:

- Automotive Service Stations
- Hazardous Waste Treatment Facilities
- Manufacturing (Custom, Light, Medium, Heavy)
- Trucking/Transportation Terminals
- Automotive/Truck Repair (Major and Minor)
- Energy Distribution and Distribution Facilities

Analysis:

In general, it is not possible to list every potential type of land use within a Specific Plan or Development Code. For example, the Meridian Specific Plan contains a somewhat condensed list of land uses totaling approximately 84, whereas the March JPA Development Codes identifies approximately 260 individual land uses.

Although the March Business Center Specific Plan has an abridged list of permitted uses, supplemental information is available in the March JPA Development Code which identifies additional food processing uses that are not included in the Meridian Specific Plan. The following table identifies: 1) uses allowed in the School Overlay Zone; 2) Prohibited uses within the School Overlay Zone; and 3) additional allowed uses in the Business Park District as approved in the March JPA Development Code:

Land Use Table from the March Business Center Specific Plan and Development Code		
March Business Center Specific Plan	**March Business Center Specific Plan**	**March JPA Development Code**
Permitted Uses within the School Overlay Zone	**Prohibited Uses in the School Overlay Zone**	**Business Park Uses identified in the March JPA Development Code (Not Listed in Specific Plan)**
Newspaper Publishing Plants	Automotive Service Stations	Commercial Bakery
Research and Development	Hazardous Waste Treatment Facilities	Catering Service
Business Enterprise (Warehouse < 50,000 s/f)	Manufacturing (Custom, Light, Medium, Heavy)	Frozen Food Locker
Laundry Services (institutional or commercial dry cleaning, linen supply and diaper service)	Trucking/Transportation Facilities	
Building Materials and Equipment Sales	Energy Distribution Facilities	

Restaurants		
Food and Beverage Sales		

The proposed Project Sunfield food processing use is entirely operated within an enclosed building, with no significant emissions of noise, odor or vibration. The lack of an outdoor operational component and limited truck traffic are additional key factors in the determination that this use is consistent with the Business Park land use/zoning designation.

The proposed Project Sunfield food processing facility involves the processing of food, similar to other permitted uses in the Business Park Zoning District, including Catering Services, Frozen Food Lockers and Commercial Bakeries (as identified by the March JPA Development Code).

The proposed food processing use does not accommodate the level of truck trips generated by Trucking/Transportation facilities (prohibited in the School Overlay District). The proposed food processing use does not incorporate the inherent danger of a Hazardous Waste Treatment Facility, (also prohibited in the School Overlay District). Finally, the food processing use does not generate the magnitude of electromagnetic radiation associated with Energy Generation and Distribution Facilities.

It could be argued that the land use "Light Manufacturing", includes food processing uses. However the land use definition for Light Manufacturing uses in the Specific Plan identifies Light Manufacturing as manufacturing, assembly, fabrication or repair processes, and further cites specific examples such as: "electronic microchip assembly, printing, publishing, candy, confectionary products, canned/bottled soft drinks, bottled water, apparel, paper board containers, boxes, drugs, small fabricated metal products such as hand tools, general hardware, architectural and ornamental metal; and toys, amusement, sports and athletic goods." All of the aforementioned manufacturing clearly involves the creation of new chattel or goods; whereas the proposed food processing use involves a level of processing (washing, cutting, slicing, dicing and grinding) that is low intensity and consistent with food handling in homes and restaurants.

The incorporation of refrigeration systems, including ammonia, within a food processing use is not a key criterion for the interpretation of the use, as other permitted uses, including Research and Development facilities, may include the use of an ammonia system as a component of the use.

Conclusion:

This determination identifies that the Project Sunfield food processing use is a permitted use within the Business Park Zoning District and School Overlay Zone in the March Business Center Specific Plan, as the use is: 1) equivalent in intensity to other permitted uses within the School Overlay Zone, including Newspaper Publishing Plants, Research and Development, Business Enterprise, Laundry Services, Restaurants and Building Materials and Equipment Sales; 2) not consistent with other Light Manufacturing uses identified in the Specific Plan because it does not involve the creation of new chattel or goods, rather it processes food consistent with food processing in homes and restaurants; and 3) that Project Sunfield is similar to other food processing uses such as bakeries, catering services and frozen food lockers which were inadvertently left out of the Specific Plan and are appropriate uses within the Business Park and School Overlay Zone.

RESOLUTION #JPA 07-13

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED FOCUSED EIR FOR MARCH BUSINESS CENTER, APPROVING PLOT PLAN PP 06-06 AND THE CONDITIONS OF APPROVAL, AND APPROVING VARIANCE APPLICATION ZV 06-01

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, James Williams representing Koll Development Company ("Applicant") has applied for plot plan approval ("Plot Plan 06-06") pursuant to Chapter 9.02.070 of the March JPA Development Code and variance approval ("ZV 06-01") pursuant to Chapter 9.02.100 of the March JPA Development Code, to construct a 159,000 square foot building on 11.1 acres in the Business Park zoning district within the March Business Center Specific Plan, located at 14350 Meridian Parkway. The requested variance will allow a three story office building, whereas a maximum two-story structure with an additional basement is the maximum allowed in the Business Park zoning district within the March Business Center Specific Plan. The Applicant intends to lease this office building to one or more tenants;

WHEREAS, the requested variance is closely and intricately related to the proposed plot plan, thus staff has scheduled both applications before the Commission of the March Joint Powers Authority ("Commission") for final determination;

WHEREAS, the Commission, acting as the planning agency, considered Plot Plan 06-06 and Variance ZV 06-01 on the 18th day of April 2007, at which time they heard all testimony offered regarding these applications;

WHEREAS, Plot Plan 06-06 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 06-06 is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR") and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, Variance application ZV 06-01 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Variance ZV 06-01 does meet the required findings for a variance, and the application is consistent with the requirements for variance approval pursuant to Chapter 9.02.100 of the March JPA Development Code;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that all potential environmental impacts from the Project were considered in the Focused EIR for the March Business Center development and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the certified EIR should be prepared for the Project;

WHEREAS, Plot Plan 06-06 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the proposed Plot Plan were examined by the Focused EIR certified by the Commission on February 19, 2003, (SCH# 2002071089).

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Plot Plan is not required by CEQA;

WHEREAS, the Addendum to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

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

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

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

SECTION 2. Adoption of Plot Plan PP 06-06 and the Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 06-06 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 3. Approval of Variance Application ZV 06-01. The Commission approves the requested variance on the grounds that there is sufficient evidence to demonstrate that a variance is necessary to prevent unnecessary hardships. The Commission finds that a variance is appropriate as there are extraordinary circumstances based on the entire record before the Commission and all written and oral evidence presented, including the staff report. Therefore, the Commission makes the following findings in accordance with Chapter 9.02.100 of the March JPA Development Code as follows:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity due property limitations including the presence of a major gas line easement that traverses the site, the prohibition against building on the eastern portion of the site due to the approval of Resolution #JPA 05-17, the odd configuration of the adjacent Metrolink site, and the necessity to provide shared access driveways with the office development to the south and the Metrolink facility to the north in order to meet the driveway spacing parameters of the *County Road Improvement Standards and Specifications*; and

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification as the physical constraints including the gas line transecting the site, the prohibition of developing the eastern portion of the site, the requirement for shared access with both adjacent sites to the north and south and the odd configuration of the Planned Metrolink site uniquely impact this site and necessitate the proposed variance for a three-story height; and

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification as the existing development regulations allow development up to 80' in height with two above ground stories and an additional basement. The proposed variance simply allows all three stories to be above ground while the proposed building at a height of 57' is well below the allowed height of 80'; and

4. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification as the adjacent site located immediately to the south is zoned Mixed Use Business Park and permits a 3-story building height, whereas this site is zoned Business Park and is restricted to two above ground floors and one partially subgrade basement level; and

5. That the granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity as the site planning is supported by the Part 77 analysis by the FAA which has issued a "Determination of No Hazard to Air Navigation", by the Riverside County Airport Land Use Commission which has reviewed the application and found the project to be consistent with the 1984 Riverside County Airport Land Use Plan, and by the March ARB/IP 2006 Safety Study prepared by ESA Consulting which has determined there is no additional risk for a three-story structure versus a two-story structure relative to the airport; and

6. That the granting of a Variance is consistent with the objectives and policies of the General Plan and the intent of this Title as the development of office space adjacent to the planned Metrolink facility is a critical component to the overall mix of jobs within the Meridian Specific Plan.

SECTION 4. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Certified EIR, Initial Study, including any oral or written comments received, and administrative record for the Project prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 5. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the Certified Focused EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

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

SECTION 7. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

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

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 18th day of April, 2007.

Marion Ashley
Chairman, March Joint Powers Commission

ATTEST:

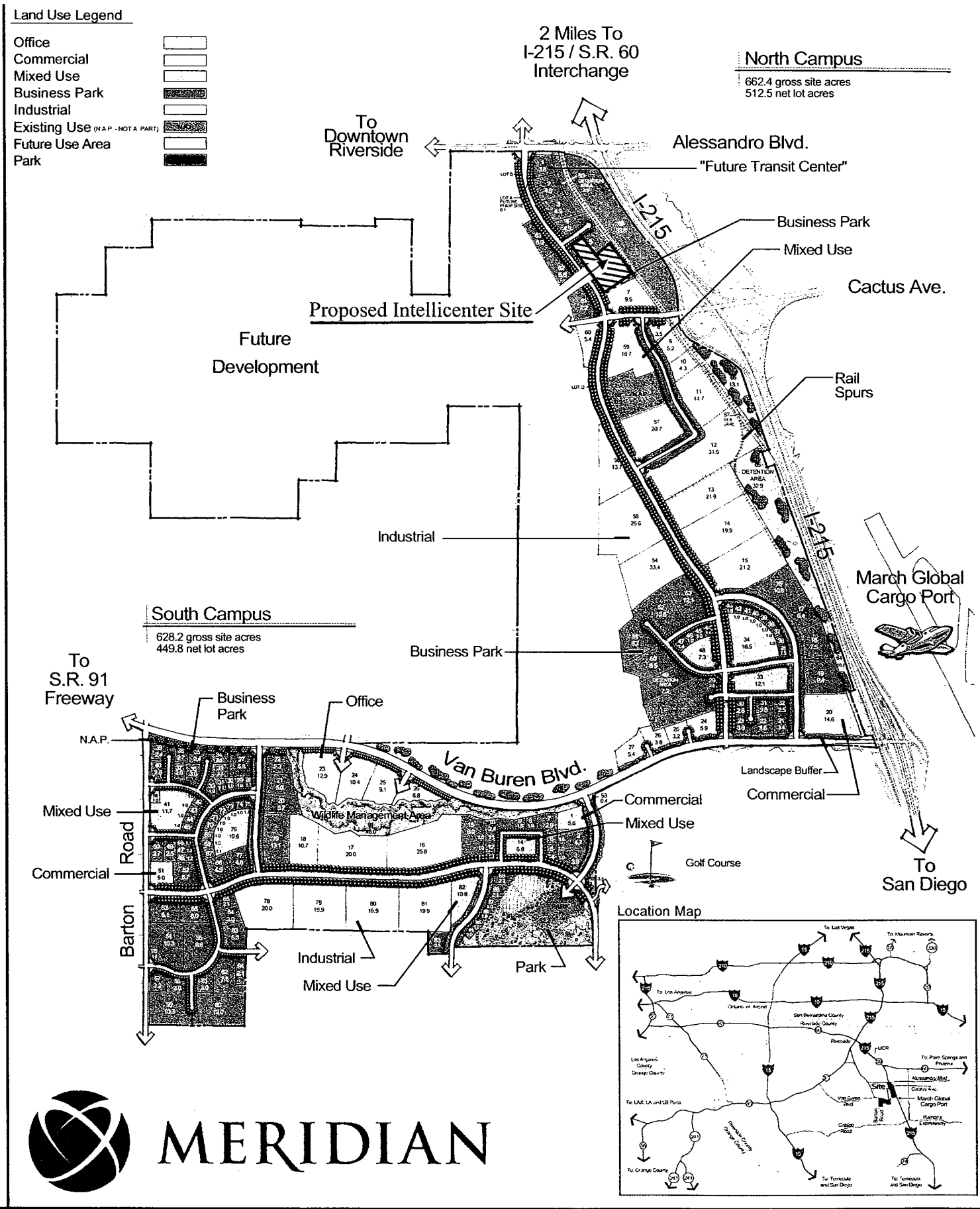
I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 18th day of April, 2007, by the following vote of the Commission .

AYES: Busch, Buster, Loveridge, Stewart, White, Schiavone, Ashley
NOES: None
ABSTAIN: None
ABSENT: Yarbrough

Carey L. Allen
Secretary of the March Joint Powers Authority

EXHIBIT "A"
Plot Plan Exhibits

[attached on following pages]



MERIDIAN

Riverside, California 92518

20 February, 2004

0 500 1000 1500 feet

LENNAR PARTNERS
An LNR Company

Kimley-Horn
and Associates, Inc.

URBAN DESIGN CAMP

11d 289

MARCH JOINT POWERS AUTHORITY

Findings for Intellicenter

Section 9.02.070 Plot Plan (C) Required Findings

A Plot Plan may be approved in whole or in part, if all of the following findings can be made:

1. The proposed project is consistent with the goals, objectives, policies and programs of the General Plan.

2. The proposed project complies with all applicable zoning and other regulations.

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.

4. The project conforms with any applicable provisions of any March JPA Redevelopment Plan.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

Section 9.02.100 Variances (D) Required Findings

The Planning Commission shall make the following findings in its decision to grant a variance request:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity;

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification;

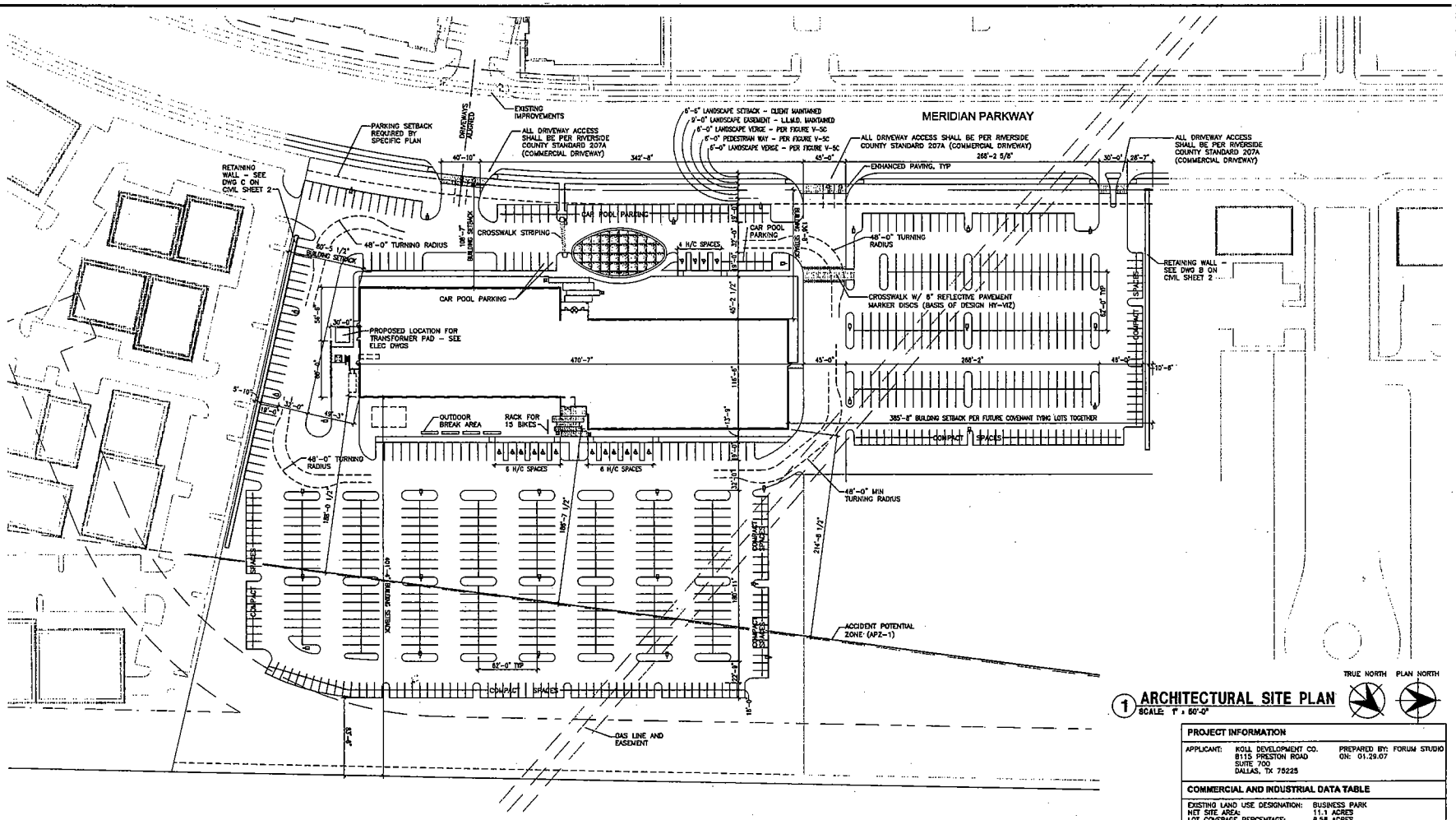
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification;

4. That the granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification;

5. That the granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity; and

6. That the granting of a Variance is consistent with the objectives and policies of the General Plan and the intent of this Title.

1/d 290



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 60'-0"

GENERAL NOTES:
1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. DESIGN REVIEW 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 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. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 25" FROM ADJACENT GRADE.
7. SIGHT LIGHTING SHALL INCLUDE A MAXIMUM HEIGHT OF 25' FOR FREESTANDING OR BUILDING MOUNTED LIGHT FIXTURE.
8. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY A LANDSCAPE SHRUB, OR BY COMBINATION OF THE TWO.
9. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR ELEVATIONS VISIBLE FROM A PUBLIC RIGHT-OF-WAY. BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.
10. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS.
11. WITHIN RETAIL, OFFICE, AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED.
12. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
13. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:
    a. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.
    b. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED INA STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
    c. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.
    d. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.
    e. BUILDINGS WITHIN THE 65dBA NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.
14. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 30" X 42" WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.
15. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6 SQ. FT. SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
16. ALL 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 2460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

PROJECT INFORMATION

APPLICANT: KOLL DEVELOPMENT CO.
8115 PRESTON ROAD
SUITE 700
DALLAS, TX 75225

PREPARED BY: FORUM STUDIO
ON: 01.29.07

COMMERCIAL AND INDUSTRIAL DATA TABLE

EXISTING LAND USE DESIGNATION:		BUSINESS PARK	
NET SITE AREA:		11.1 ACRES	
LOT COVERAGE PERCENTAGE:		8.58 ACRES	
BUILDING AREA (TOTAL):		159,042 SQ. FT.	
PERCENT OF SITE LANDSCAPED:			
REQUIRED:	20%	PROVIDED:	25%
GROSS FLOOR TO GROSS SITE AREA (FAR):			
BUILDING = 159,042 SQ. FT. SITE = 486,409 SQ. FT.			
FAR = 32.7%			
VEHICULAR PARKING REQUIRED BY MARCH JPA:			
3.3 / 1000 RSF = 495 SPACES			
VEHICULAR PARKING PROVIDED:			
748 (534 + 16 ACCESSIBLE + 38 CARPOOL SPACES + 158 COMPACT) = 4.97 / 1000 RSF			
BICYCLE PARKING PROVIDED:		SPACE FOR 15 BIKES	
PARKING SETBACKS:			
FRONT:			
REQUIRED:	15'-0"	PROVIDED:	VARIES (15'-6" MIN)
REAR:			
REQUIRED:	10'-0"	PROVIDED:	83'-6"
NORTH SIDE:			
REQUIRED:	0'	PROVIDED:	10'-6"
SOUTH SIDE:			
REQUIRED:	0'	PROVIDED:	5'-10"
BUILDING SETBACKS (AS SHOWN ON SITE PLAN):			
FRONT:			
REQUIRED:	49'-0"	PROVIDED:	108'-7"
REAR:			
REQUIRED:	49'-0"	PROVIDED:	401'-4"
NORTH SIDE:			
REQUIRED:	49'-0"	PROVIDED:	385'-8"
SOUTH SIDE:			
REQUIRED:	49'-0"	PROVIDED:	80'-5½"

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MEP Engineer
LARSON BINKLEY

PROJECT:
INTELLICENTER RIVERSIDE
RIVERSIDE, CA

Developer
KDC
Koll Development Company

DRAWING ISSUE

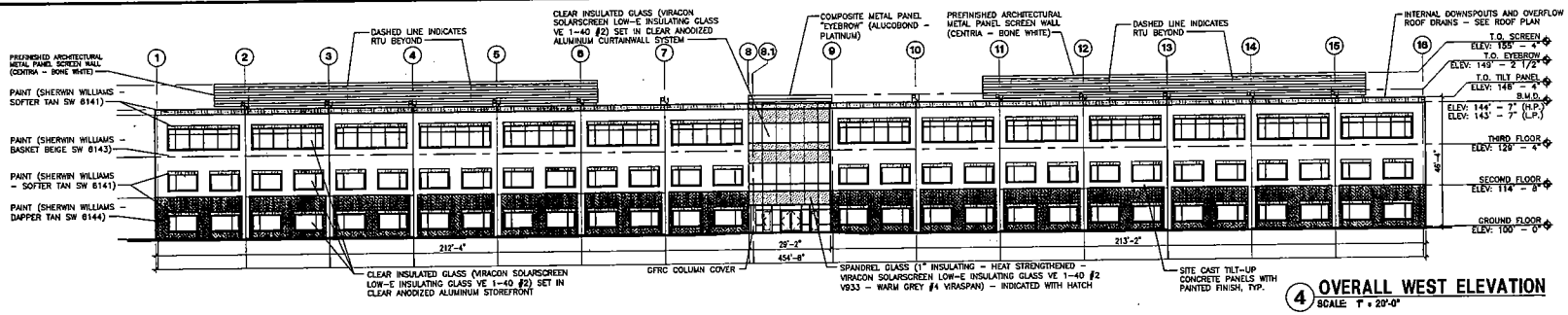
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DESIGN RESUBMITTAL	10.26.06
DESIGN RESUBMITTAL	01.29.07

Drawing Title
SITE PLAN

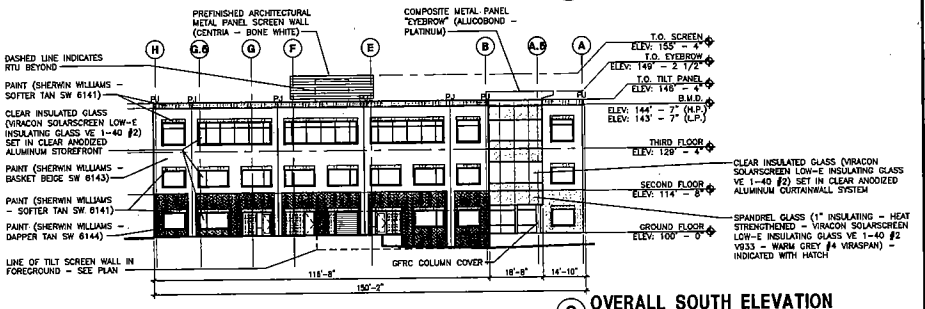
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Forum Job No. 6-600-009 | Contract Job No. -

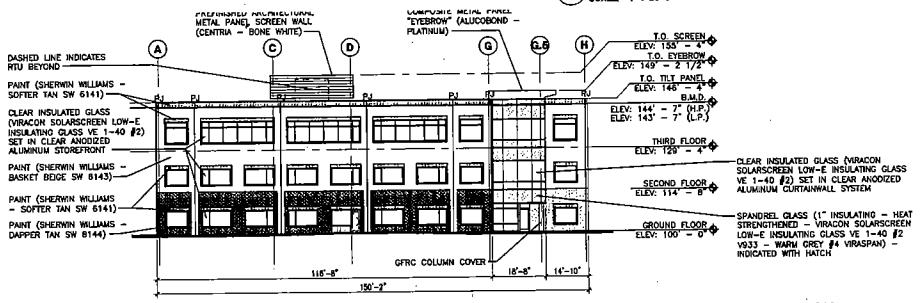
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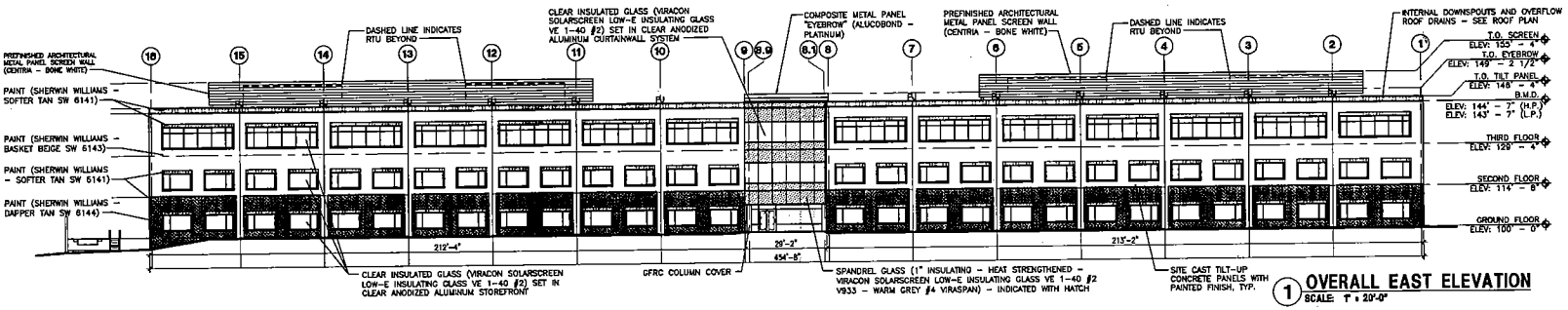
4 **OVERALL WEST ELEVATION**
SCALE: 1" = 20'-0"



3 **OVERALL SOUTH ELEVATION**
SCALE: 1" = 20'-0"



2 **OVERALL NORTH ELEVATION**
SCALE: 1" = 20'-0"



1 **OVERALL EAST ELEVATION**
SCALE: 1" = 20'-0"

8.22.2011

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RIVERSIDE, CA

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KDC
Kidd Development Company

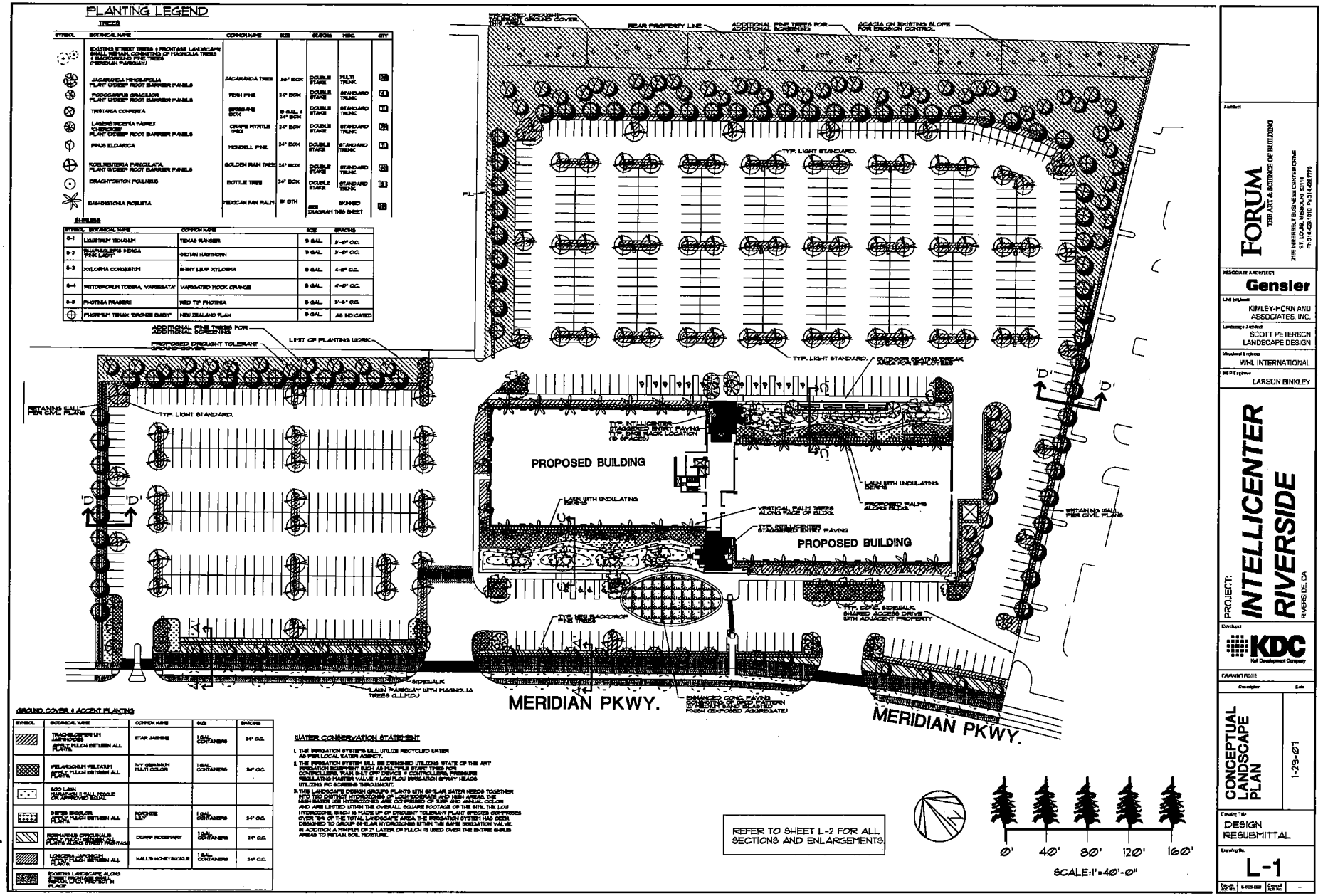
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Description	Date
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DESIGN RESUBMITTAL	10.26.06
DESIGN RESUBMITTAL	01.29.07

Drawing Title
OVERALL ELEVATIONS

Drawing No.
A3-01

Forum Job No. 5-005-009 | Consult. Job No. –



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RIVERSIDE
RIVERSIDE, CA

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KDC
Kell Development Company

Comment Issue	
Description	Date

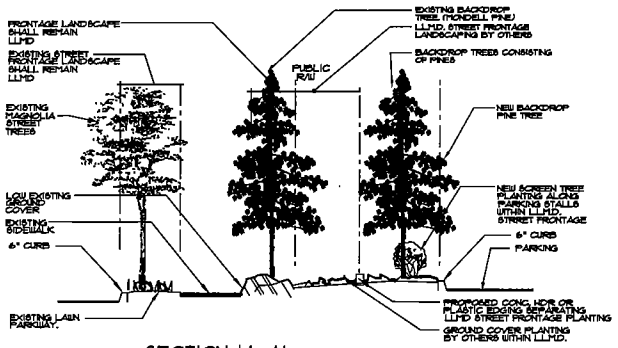
CONCEPTUAL LANDSCAPE PLAN
1-29-07

Drawing Title
DESIGN RESUBMITTAL

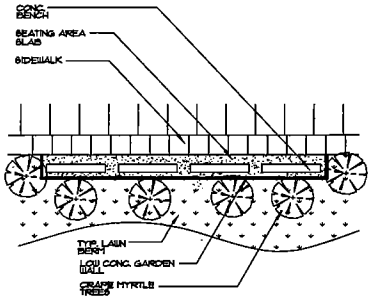
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Project No. | 04-023-000 | Control Sub No. | -

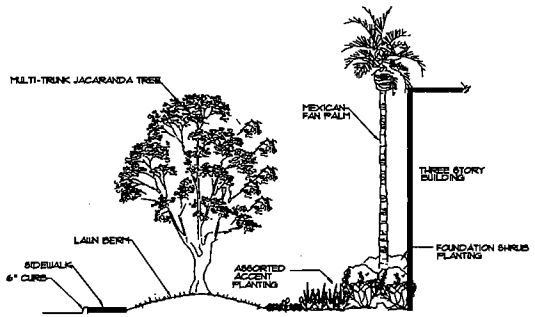
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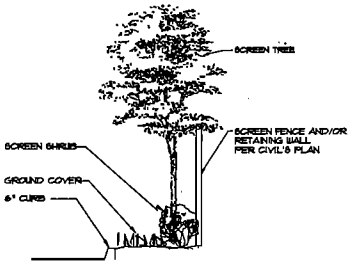
SECTION 'A-A'
MERIDIAN PARKWAY
N.T.S.



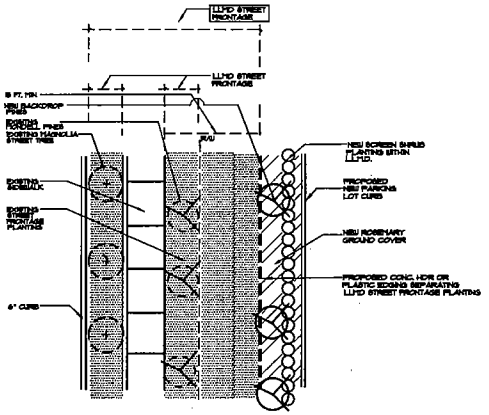
PLAN VIEW
SEATING AREA
N.T.S.



SECTION 'C-C'
BLDG. FRONTAGE PLANTING
N.T.S.



SECTION 'D-D'
N.T.S.



TYP. STREET FRONTAGE
ENLARGEMENT ALONG
MERIDIAN PKWY.
N.T.S.

SCOTT PETERSON
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RIVERSIDE
RIVERSIDE, CA

Developer
KDC
Kitt Development Company

DRAWING ISSUE

Description	Date
PLANTING ENLARGEMENTS & SECTIONS	1-29-07

DESIGN RESUBMITTAL

Drawing No.
L-2

116 of 200

EXHIBIT "B
Plot Plan PP 06-06
Conditions of Approval

[Attached on following pages]

Conditions of Approval
Intellicenter
Plot Plan 06-06

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 06-06 on file in the Planning Division, the March Business Center Specific Plan, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Design plan. (MJPA 9.14.020)

2. 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)

3. This development is located within Specific Plan SP 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

4. The development and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. Additional ALUC review is required for objects taller than 50 feet in the Height Caution Zone. (MMRP)

5. All uses within the Accident Potential Zones shall comply with the restrictions on use, height, population density, and interior noise attenuation requirements contained within the approved March Air Reserve Base Air Installation Compatibility Use Zone Study (AICUZ). (MMRP)

6. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

7. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

8. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

9. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

11d 302

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

11. The Applicant shall, at its own expense, fully defend, indemnify, protect and hold harmless March JPA and its constituent public agency members, officers, officials, employees, agents, successors, and assigns (collectively, "Indemnified Parties") from and against all actual and alleged claims, actions or proceedings made on or brought by third parties against March JPA arising out of Applicant's Proposed Development or Applicant's requested approvals, as well as damages (including, without limitation, special and consequential damages), punitive damages, injuries, charges, costs, losses, demands, interest, fines, and penalties, including, without limitation, attorneys fees, expert witness fees, and litigation expenses, of any kind whatsoever paid, incurred or suffered by the Indemnified Parties arising out of or related to such claims, actions or proceedings. Applicant's indemnification obligation shall include, but not be limited to, any and all future claims against March JPA to attack, set aside, void, or annul the Potential Development or requested approvals. March JPA shall promptly notify Applicant of any claims, actions or proceedings covered by this Agreement. Applicant shall indemnify March JPA for all reasonable legal fees incurred by counsel of March JPA's choosing associated with any claims, actions or proceedings, including reasonable attorneys' fees and costs. Applicant's obligations under this Agreement shall not be limited to the amount of insurance coverage that may be available to Applicant and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by the Indemnified Parties or Applicant. Except as otherwise expressly set forth herein, Applicant's obligations hereunder are absolute and without regard to the fault or lack thereof of any of the Indemnified Parties in relation to procedural or substantive defects in the Potential Development, or in any granting of the approvals, nor are Applicant's obligations contingent upon the outcome of any action or proceeding concerning the approvals. Notwithstanding any provision hereof to the contrary, Applicant's obligation under this Section shall not apply to, and Applicant shall have no duties, obligations, or liabilities arising out of, the gross negligence or intentional misconduct of any Indemnified Party.

12. All utilities shall be under grounded. (MJPA 9.13.130)

13. 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)

14. All head in parking adjacent to sidewalks shall not conflict with the clear requirements of ADA accessible sidewalks. (MJPA 9.11.040)

15. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. (MJPA 9.12.020)

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16. 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)

17. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity. (MJPA Design Guidelines)

18. 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 design. (MJPA Design Guidelines)

19. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of parking lots shall be limited to high pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot^2 illumination beyond the property line. (MJPA 9.08.100)

20. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

21. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

22. 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, implementing compressed work week schedules. (SCAQMD)

23. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

11d 304

24. Stationary source emissions from commercial and industrial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR)

25. Prior to the issuance of building permits, the applicant or affected party shall provide a recorded copy of a joint access easement providing shared access between lot 1 of Final Map 30857-1 and lot 6 of Final Map 30857-2, as approved by the March JPA Planning Manager. The shared access easement shall assure legal access in perpetuity.

26. The applicant or affected party shall legally tie lot 5, Final Map 30857-2 and lot 6, Final Map 30857-2 as one legal lot prior to the issuance of building permits in order to meet the required building setbacks and parking requirements for the Intellicenter development. As an alternative, the applicant may record a non revocable restrictive covenant on both lots requiring both lots to meet all applicable development requirements, prior to further future development on lot 5, Final Map 30857-2.

LANDSCAPE PROVISIONS

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

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07).

3. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD.#05-07).

4. All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP)

5. All parking shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

1. Prior to the issuance of grading or building permits, the developer shall submit evidence of a Storm Water Pollution Prevention Plan (SWPPP) and acknowledgement by the State Water Resources Control Board that a Notice of Intent has been processed for this site.

2. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

11d 30

3. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

4. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall submit and receive approval of a Storm Water Quality Management Plan addressing long term development storm water mitigation measures.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

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

Engineering Comments, Trilake Engineering

With respect to the Conditions of Approval for the above referenced development, 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 specific plan, MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

    a. New public onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

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b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 10-year on and offsite storm flows. Additional emergency escape for 100-year events shall also be provided pursuant to Flood Control requirements.

c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans and WQMP shall be prepared and submitted to MJPA and Water Quality Board as part of the grading plans.

f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by MJPA and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose. WQMP shall be submitted to MJPA for review and approval.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to the appropriate department for review and approval.

4. This project is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County Standard for commercial driveways in compliance with the ADA requirements and standards.

7. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

8. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

9. No Building shall be constructed on existing or proposed utility easements.

Building Department, Willdan

1. The proposed development shall comply with the following codes: 2001 CBC, 2001 CMC, 2001 CPC, 2004 CEC, 2001 Title–24 State Energy Standards.

Fire Marshall, Riverside County Fire Department

1. 10.FIRE.999 CASE – CITY CASE STATEMENT: With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards. Legion

2. 10.FIRE.999 USE - #50-BLUE DOT REFLECTOR: Blue retro-reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

3. 10.FIRE.999 USE #23 MIN REQ FIRE FLOW: Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IIFR construction per the 2001 CBC and Building (s) having a fire sprinkler system.

4. 10.FIRE.999 USE #19-ON/OFF LOOPED HYD: A combination of on-site and off-site super fire hydrants, on a looped system (6"x 4" x 2 ½" x 2 ½"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants (s) in the system.

5. 10.FIRE.999 USE # ORD 787.2: Project shall comply with the Riverside County Ord 787.2 for high-rise standards.

PRIOR TO BLDG PRMT ISSUANCE

6. 80. FIRE. 999 USE- #17A-BLDG PLAN CHECK $: Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

7. 80.FIRE.999 USE - #4 – WATER PLANS: The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following

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certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PRIOR TO BLDG FINAL INSPECTION

8. 90.FIRE.999 USE - #45-FIRE LANES: The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

9. 90.FIRE.999 USE - #12A-SPRINKLER SYSTEM (High Risk System): Install a complete fire sprinkler system per NFPA 13, 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system (s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building (s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plans check deposit base fee is $614.00 per riser)

   Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is $192.00)

10. 90.FIRE.999 USE - #35- VOICE FIRE ALARM-HIGH RISE SYSTEM: Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System Plans must be submitted to the Fire Department for approval prior to installation. (current plan check deposit base fee is $627.00)

11. 90.FIRE.999 USE - #27- EXTINGUISHERS: Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

12. 90.FIRE.999 USE - #36- HOOD DUCTS: A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection) (current plan check deposit base fee is $215.000)

March Air Reserve Base

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1. Development in close proximity to major airport operations, military or civilian, poses inherent risks based on the operation of large aircraft and the potential for adverse impact on structures and personnel in potential flight paths. I recommend as a matter of policy that all employees and personnel who will be scheduled to spend extended periods of time within developed sites, such as this, be formally advised of all flight operations based at March ARB, the potential impact of these operations, and the procedures to be followed in case of an accident or emergency response event.

2. Recommend all exterior building materials be closely reviewed for glare and reflective potential that could distract from safe operations of aircraft in the area and that external lighting plans receive a joint review by JPA and Air Force airfield operations prior to final approval, to minimize the potential for pilot disorientation during periods of low visibility.

3. As identified in the March ARB/IP 2006 Safety Study, military aircraft operations are projected to increase in the foreseeable future and unforeseen events will undoubtedly impact the use of March ARB in meeting future national and regional challenges. At the same time, civilian aircraft operations from March ARB are projected to increase in response to community needs and growth opportunities. Any development in close proximity to this airfield must be carefully considered to avoid any adverse impacts on the long-range viability of our mission, the critical value of March ARB to this community and the best interests of the community as a whole. I look forward to assisting in that process in any way I can to ensure a mutually beneficial strategy for our future.

Riverside County Airport Land Use Commission

1. Prior to project development or issuance of building permits, the landowner shall convey an Avigation Easement to MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)

2. 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.
    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The above ground storage of explosives or flammable materials is prohibited.

4. The uses specified in Appendix B of the Riverside County Airport Land Use Plan shall not be allowed.

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5. March Joint Powers Authority shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following facilities on this property:

   Retail sales, auction rooms, auditoriums, churches and chapels, dance floors, lodge rooms, reviewing stands, conference rooms, dinning rooms, exhibit rooms, restaurants, drinking establishments, gymnasiums, lounges, stages gaming, bowling alleys, classrooms, dormitories, exercising rooms, inpatient health care facilities, libraries, day care nurseries, skating rinks, swimming pools, and other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

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

7. The maximum structure height shall not exceed fifty-nine (59) feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,619 feet above mean sea level.

8. The standard "Notice of Airport in Vicinity" notice shall be provided to all potential purchasers and tenants.

9. The Federal Aviation Administration has completed an aeronautical study regarding the proposed project and has determined that the structure would not be a hazard to air navigation and that marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/460-1 70/7460-1K.

10. The specific coordinates and heights of the building shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however that reduction in height shall not require further review by the Airport Land Use Commission.

11. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the proposed structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-2 process.

UNITED STATES POSTAL SERVICE

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

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Exhibit A

Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

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Exhibit B

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

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RESOLUTION #JPA 07-12

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED FOCUSED EIR FOR MARCH BUSINESS CENTER, APPROVING PLOT PLAN PP 05-06 AND THE CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, LNR Riverside, LLC, a California limited liability company ("Applicant") has applied for plot plan approval ("Plot Plan 05-06") pursuant to Chapter 9.02.070 of the March JPA Development Code to allow a 356,000 square foot industrial building on 16.35 acres in the industrial zoning district within the March Business Center Specific Plan, located at 14600 Innovation Drive;

WHEREAS, the Applicant intends to lease the building for a cardboard box manufacturing use. The proposed application would allow development of the Smurfit Stone manufacturing facility within the March Business Center Specific Plan;

WHEREAS, the Commission, acting as the planning agency, considered Plot Plan 05-06 on the 18th day of April 2007, at which time they heard all testimony offered regarding these applications;

WHEREAS, Plot Plan 05-06 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 05-06 is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR") and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that the potential environmental impacts from the Project were considered in the Focused EIR for the March Business Center development and that the minor technical changes for this Project involving the use of the adjacent rail line are not consistent with section 21166 of the Public Resources Code, thus no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the certified EIR should be prepared for the Project;

WHEREAS, Plot Plan 05-06 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the proposed Plot Plan were examined by the Focused EIR certified by the Commission on February 19, 2003, (SCH# 2002071089).

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Plot Plan is not required by CEQA;

WHEREAS, the Addendum to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has

reviewed and considered the information contained in the Addendum to the Certified EIR, Initial Study, including any oral or written comments received, and administrative record for the Project prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the Certified Focused EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

SECTION 4. Adoption of the Addendum to the Certified Focused Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 5. Adoption of Plot Plan PP 05-06 and the Conditions of Approval. The Commission hereby approves and adopts the plot plan and the conditions of approval for PP 05-06, as attached to this Resolution as Exhibit "B".

SECTION 6. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

SECTION 8. Execution of Resolution. The Chairperson of the Commission of the March JPA shall sign this resolution and the Secretary of March JPA shall attest and certify to the passage and adoption thereof.

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 18th day of April, 2007.

Marion Ashley
Chairman, March Joint Powers Commission

ATTEST:

I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 18th day of April, 2007, by the following vote of the Commission .

AYES: Busch, Loveridge, Stewart, White, Buster, Schiavone, Ashley
NOES: None
ABSTAIN: None
ABSENT: Yarbrough

Carey L. Allen
Secretary of the March Joint Powers Authority

1C 191

MERIDIAN

Riverside, California 92518

20 February, 2004

LENNAR PARTNERS
An LNR Company

Kimley-Horn and Associates, Inc.

URBAN DESIGN GROUP

IIC 186

MARCH JOINT POWERS AUTHORITY

Findings for Plot Plan PP 05-06 (Smurfit Stone)

Section 9.02.070 Plot Plan (C) Required Findings

A Plot Plan may be approved in whole or in part, if all of the following findings can be made:

1. The proposed project is consistent with the goals, objectives, policies and programs of the General Plan.

2. The proposed project complies with all applicable zoning and other regulations.

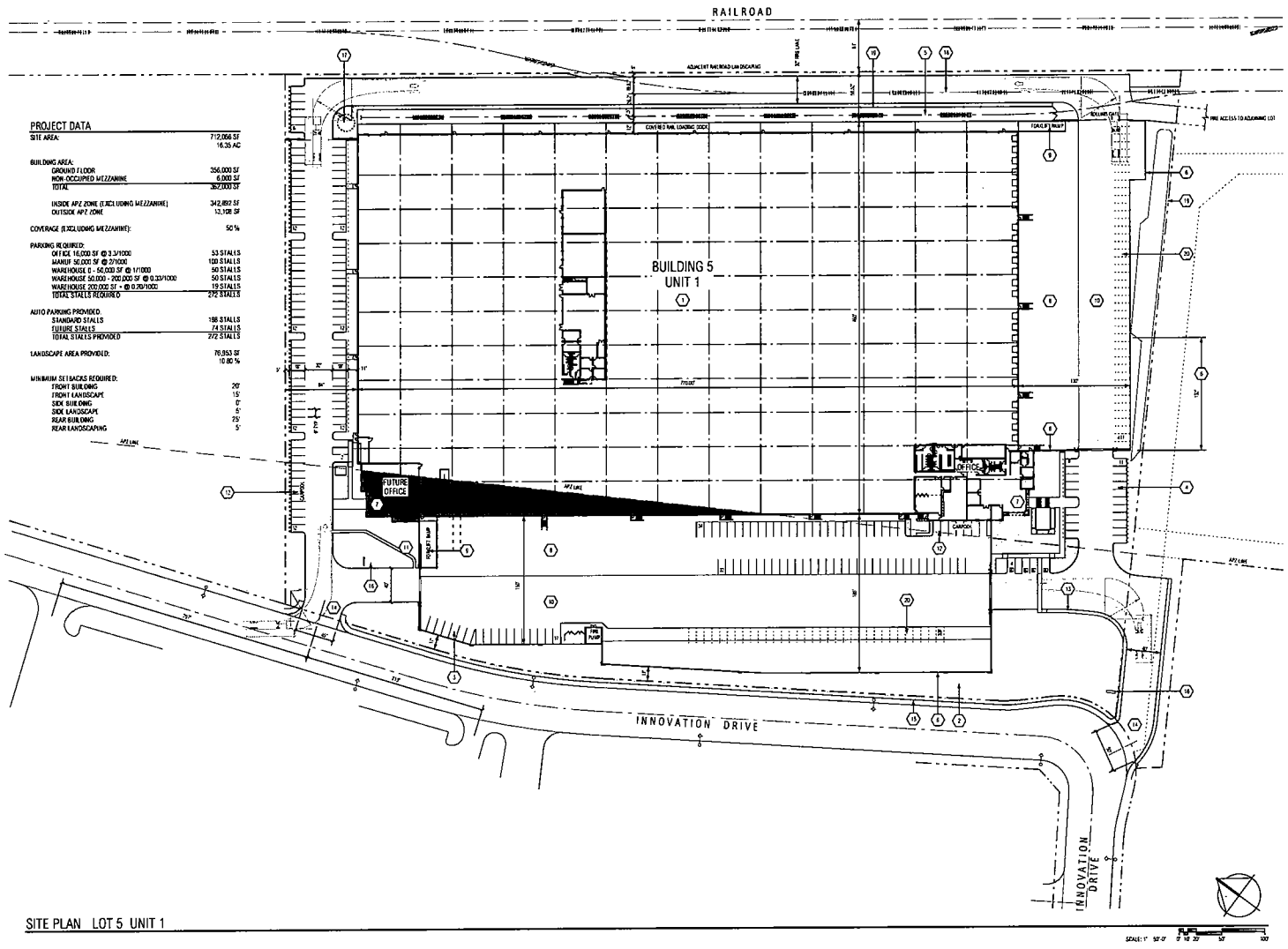
3. The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

4. The project conforms with any applicable provisions of any March JPA Redevelopment Plan.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

EXHIBIT "A"
Plot Plan Exhibits

[attached on following pages]



SITE PLAN LOT 5 UNIT 1

PROJECT DATA

SITE AREA:	712,056 SF 16.35 AC
BUILDING AREA:	
GROUND FLOOR	356,000 SF
NON-OCCUPIED MEZZANINE	6,000 SF
TOTAL	362,000 SF
INSIDE APZ ZONE (EXCLUDING MEZZANINE)	342,892 SF
OUTSIDE APZ ZONE	13,108 SF
COVERAGE (EXCLUDING MEZZANINE):	50 %
PARKING REQUIRED:	
OFFICE 16,000 SF @ 3.3/1000	53 STALLS
MANUF 50,000 SF @ 2/1000	100 STALLS
WAREHOUSE 0 - 50,000 SF @ 1/1,000	50 STALLS
WAREHOUSE 50,000 - 200,000 SF @ 0.33/1000	50 STALLS
WAREHOUSE 200,000 SF + @ 0.20/1000	19 STALLS
TOTAL STALLS REQUIRED	272 STALLS
AUTO PARKING PROVIDED:	
STANDARD STALLS	198 STALLS
FUTURE STALLS	74 STALLS
TOTAL STALLS PROVIDED	272 STALLS
LANDSCAPE AREA PROVIDED:	76,953 SF 10.80 %
MINIMUM SETBACKS REQUIRED:	
FRONT BUILDING	20'
FRONT LANDSCAPE	15'
SIDE BUILDING	0'
SIDE LANDSCAPE	5'
REAR BUILDING	25'
REAR LANDSCAPING	5'

KEYNOTES

1. PAINTED CONCRETE TILT-UP MAIN HOUSE FOR OFFICE / MANUFACTURING FACILITY.
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL INTERIOR PERIMETERS.
3. PAINTED CONCRETE TRASH AND RECYCLE BIN ENCLOSURE MIN 6'-0" HIGH, ONE BIN IS DEDICATED FOR TRASH, AND ONE BIN FOR RECYCLE PRODUCTS. TRASH ENCLOSURES ARE WITHIN THE SCREENED TRUCK COURT.
4. TYPICAL STANDARD PARKING STALL MIN. 9' X 18' (OR 16' + 2' OVERHANG) - STRIPE PER STANDARDS.
5. FUTURE RAIL SPUR WITH RAIL LOADING DOCK AND DOORS AT BUILDING.
6. 12'-0" PAINTED CONCRETE SCREEN WALL WITH STEEL PICKET ROLLING GATE. ALL SITE GATES WILL HAVE KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS. GATES SHALL PROVIDE 80% OPACITY, ON WALLS LONGER THAN 80'-0" LENGTH, PROVIDE PILASTERS AT 80' O.C. MAX.
7. ACCESSIBLE BUILDING ENTRY WITH ADJACENT BICYCLE RACKS - MINIMUM THREE. RACKS SHALL BE LOCATED NEAR, BUT NOT WITHIN THE PEDESTRIAN PATHS.
8. MINIMUM 25'W CONCRETE PAVED TRUCK APRON.
9. CONCRETE PAVED FORKLIFT RAMP.
10. AC OR CONCRETE PAVED TRUCK YARD.
11. CONCRETE PAVED LUNCH PATIO
12. STRIPE MINIMUM 5% OF STALLS AS CARPOOL STALLS.
13. ON SITE ACCESSIBLE SIDEWALK AND CURB RAMPS. SIDEWALK TO BE 6' WIDE IN FRONT OF AUTO STALLS AND 8' WIDE ELSEWHERE.
14. PROPOSED EXISTING CURB CUT PER STANDARDS
15. 6' WIDE SIDEWALK WITH STREET FRONTAGE LANDSCAPING PER DESIGN GUIDELINES.
16. 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY EXIT LOCATIONS. SIGNS TO BE IN PLACE PRIOR TO ISSUANCE OF THE PROJECT CERTIFICATE OF OCCUPANCY.
17. FUTURE SHED PAINTED TO MATCH BUILDING, HEIGHT OF SHED NOT TO EXCEED BUILDING
18. BNSF RUN-AROUND TRACK CARS ARE PROHIBITED FROM STOPPING ON TRACK OTHER THAN FOR IMMEDIATE STAGGING PURPOSES.
19. 8'-0" VINYL COATED CHAIN LINK FENCE WITH ROLLING GATE. ALL SITE GATES WILL HAVE KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS. WITHIN 2 YEARS OF DEVELOPMENT, SEDUM LANDSCAPE PLANTING SHALL PROVIDE MINIMUM 75% OPACITY.
20. FUTURE 8' X 18' PARKING STALL TO BE STRIPED AT TIME TENANT DEMAND.

UTILITY PROVIDERS

ELECTRICAL:	EDISON
WATER/SEWER:	WESTERN MUNICIPAL WATER DISTRICT
TELEPHONE:	VERIZON
GAS:	SOUTHERN CALIFORNIA GAS

GENERAL NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE SCREENED FROM VIEW.
3. S.I.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.I.S. PANEL. THIS PROJECT PROPOSES INTERNAL RISERS TO HOUSE S.I.S. PANELS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.
4. ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS 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 4' 6" INCHES 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. ALL FREESTANDING PARKING LOT LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. CONCRETE BASES FOR LIGHT POLES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISH TO MATCH PARKING SCREENING WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM THE ADJACENT GRADE.
7. SITE LIGHTING SHALL INCLUDE A MAXIMUM HEIGHT OF 35' FOR FREESTANDING OR BUILDING MOUNTED LIGHT FIXTURES. SITE LIGHTING FIXTURES SHALL NOT EXCEED 250 WATTS AND SHALL BE FULL CUT-OFF TYPE. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOGUE CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM OF 0.5 FOOTCANDLES.
8. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY A LANDSCAPE SHRUB, OR BY COMBINATION OF THE TWO.
9. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR ELEVATIONS VISIBLE FROM A PUBLIC RIGHT AWAY. BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT OF WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.
10. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS.
11. WITHIN RETAIL, 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 ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED.
12. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
13. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH MARCH AIR RESERVE BASE / MARCH INLAND PORT. THE FOLLOWING USES ARE PROHIBITED:

A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.

B. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.

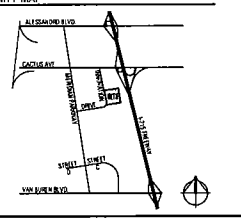
C. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.

D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.

E. BUILDINGS WITHIN THE 65dBA NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.

14. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: 1) QUALIFICATION OF THE LOCATION OF A MINIMUM 30" X 42" WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.
15. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6 SQUARE FOOT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
16. ALL CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DIAGRAMMATIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
17. ELECTRICAL CONDUIT SHALL BE PROVIDED AT ALL BUILDING DOCK LOADING DOORS TO PROVIDE FOR THE ELECTRIFICATION OF PARKED TRUCKS / TRAILERS.
18. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%.
19. ALL DRIVEWAYS FOR SITE ACCESS SHALL BE PAVED AC OR CONCRETE.
20. NO FUEL TANKS, WASTE OIL, LPG OR CHEMICAL TANKS ARE PROPOSED AS PART OF THIS PROJECT.
21. ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUDING OF TURF AND SCHOOL FEES, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

VICINITY MAP



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CONSULTANT

PROFESSIONAL SEALS

MERIDIAN LOT 5
UNIT 1

14600 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

LNR Property Corporation

LNR RIVERSIDE, LLC
4350 VON KARMAN AVE. SUITE 200
NEWPORT BEACH, CA 92660
949-885-8500
949-885-8501 FAX
MICHAEL MORRIS

MARK	DATE	DESCRIPTION
CD		
BID		
PC		
DD		
SD	01/14/11	SCHEMATIC DESIGN

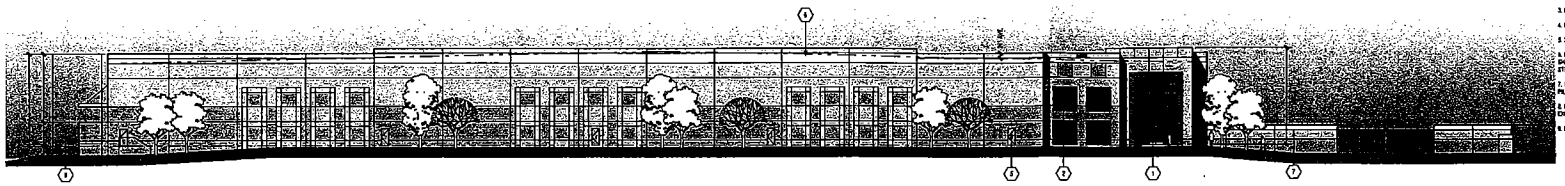
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CHKD BY:	DR

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SHEET TITLE
SCHEMATIC SITE PLAN
LOT 5 UNIT 1

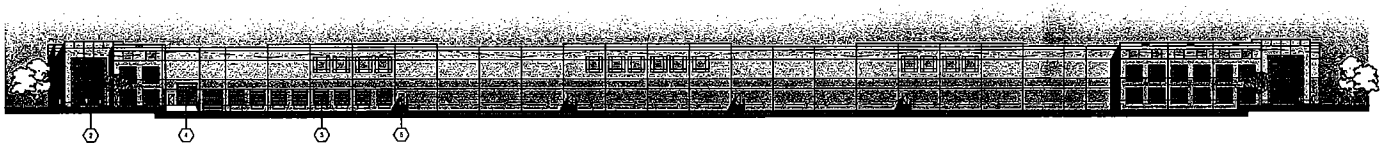
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1/14/11



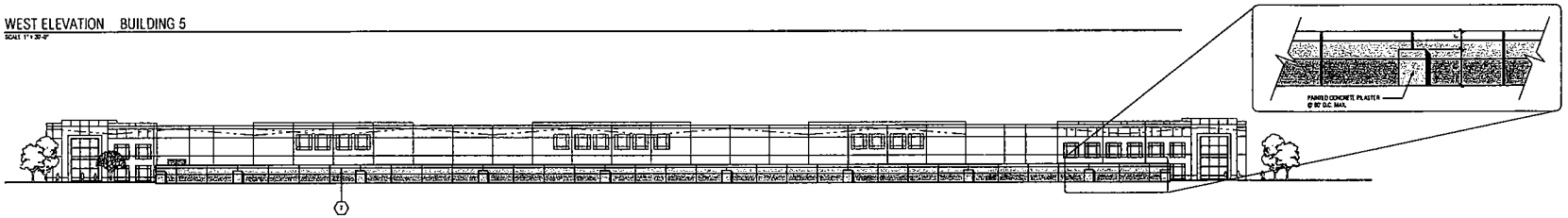
NORTH ELEVATION BUILDING 5

SCALE 1" = 20'-0"



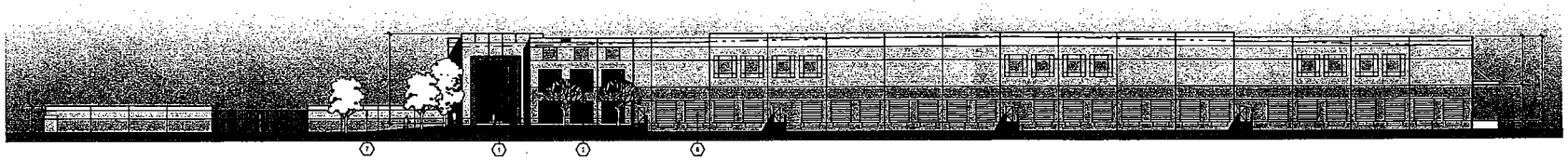
WEST ELEVATION BUILDING 5

SCALE 1" = 20'-0"



WEST SCREEN WALL ELEVATION BUILDING 5

SCALE 1" = 20'-0"



SOUTH ELEVATION BUILDING 5

SCALE 1" = 20'-0"



EAST ELEVATION BUILDING 5

SCALE 1" = 20'-0"

KEYNOTES: (W)

1. PRIMARY ACCESSIBLE BUILDING ENTRY
2. BLUE GLAZING IN CLEAR ANODIZED ALUMINUM STOREFRONT
3. PAINTED DOCK HIGH TRUCK LOADING DOOR
4. PAINTED GRADE LEVEL TRUCK LOADING DOOR
5. 3' X 7' PAINTED METAL MAN DOOR
6. ROOF LINE BEHIND PARAPET. ROOF MOUNTED EQUIPMENT SHALL BE HIDDEN FROM VIEW OF ADJACENT ROADWAYS / STREETS
7. 12' HIGH PAINTED CONCRETE SCREEN WALL WITH PILASTERS AT 80' MAX. O.C.
8. FUTURE SLOPE PAINTED TO MATCH BUILDING. HEIGHT NOT TO EXCEED BUILDING.
9. RAIL DOCK AND CANOPY PAINTED TO MATCH BUILDING

FINISH SCHEDULE:

1. FIELD COLOR: SW 6385 DOVER WHITE
2. FIELD COLOR: SW 6361 CARNIVAL YELLOW
3. FIELD ACCENT COLOR: SW 6384 SEQUIN
4. ACCENT COLOR: SW 6386 ACADEMY
5. GLAZING: REFLECTIVE BLUE MONOLITHIC IN CLEAR ANODIZED ALUMINUM STOREFRONT. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 25%

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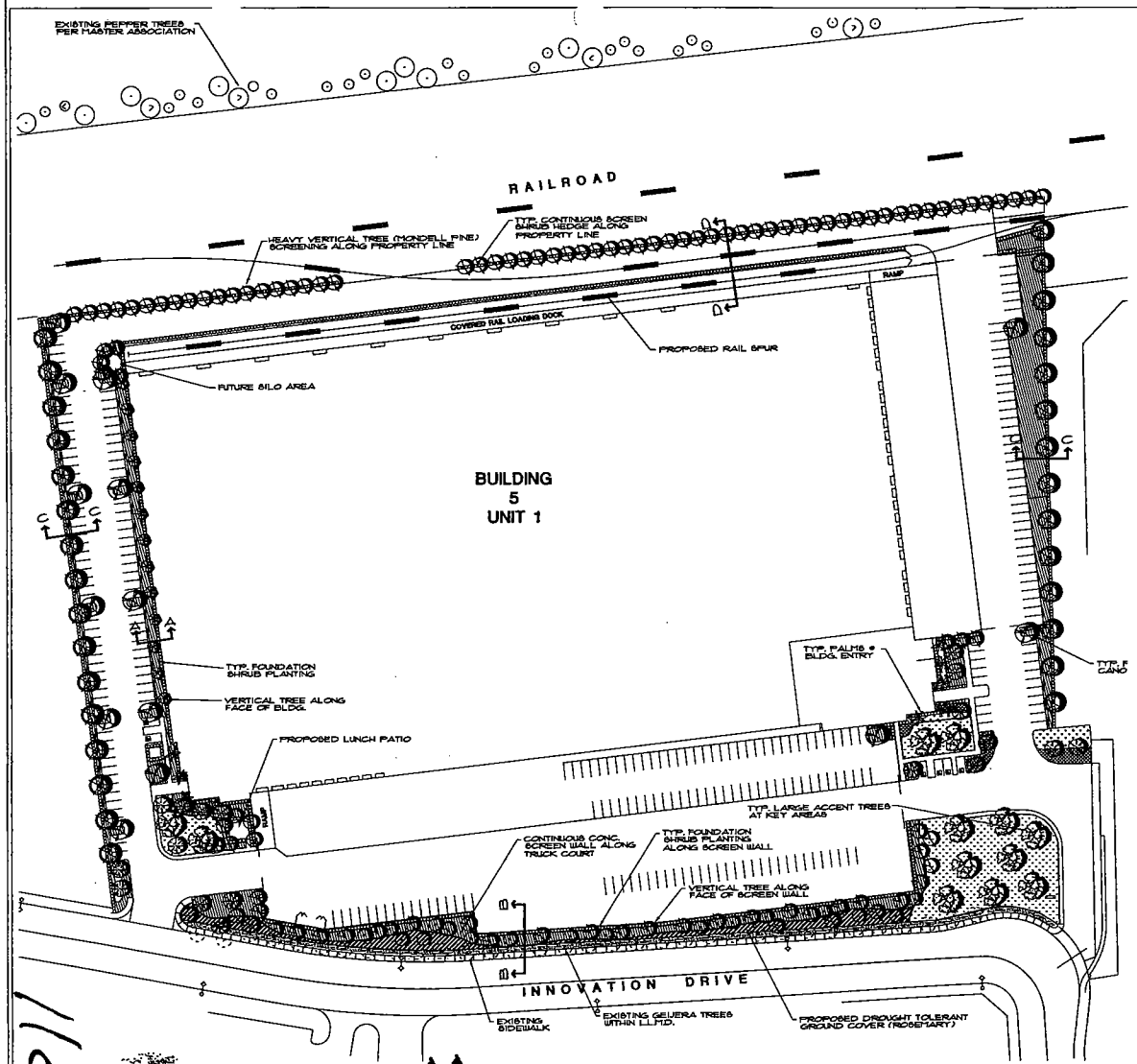
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CD		

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SHEET TITLE
ELEVATIONS
LOT 5 UNIT 1

SHEET: A3-1-P

1 of 1 sht



PLANTING LEGEND

TREES

- EXISTING STREET TREES & FRONTAGE LANDSCAPE SHALL REMAIN, CONSISTING OF GEIGERA TREES L.L.M.D.
- LOS BRANCHING/MULTI TRUNK LARGE CANOPY TREE JACARANDA MIMOSIFOLIA JACARANDA TREE 36" BOX SIZE
- TYP. PROPERTY LINE TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE MIN.
- FLOWERING ACCENT TREE LAGERSTROEMIA FAUREI 'YOSHINOKEE' 24" BOX SIZE.
- TYP. PARKING LOT CANOPY TREE KOELREUTERIA PANICULATA GOLDEN RAIN TREE 24" BOX SIZE.
- VERTICAL SCREEN TREE ERACHYCHITON POPULNEUS BOTTLE TREE 24" BOX SIZE.
- PINUS ELDARICA, MONDELL PINE TREES 24" BOX SIZE.
- VERTICAL TREE AGAINST BLDG. PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.
- WASHINGTONIA ROBUSTA, MEXICAN FAN PALM LOCATED AT BLDG. ENTRIES 15' BTH
- TYPICAL SHRUB PLANTING CONSISTING OF DROUGHT TOLERANT SHRUBS AND ACCENT PLANTING. PHORMIUM TENAX, NEW ZEALAND FLAX

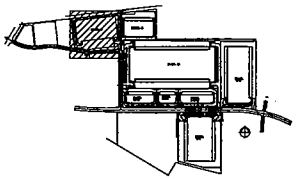
SHRUBS

SHRUB PLANTING SHALL CONSIST OF DROUGHT TOLERANT SHRUB PLANTING WHENEVER POSSIBLE CONSISTING OF THE FOLLOWING:

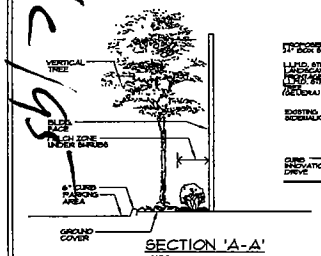
- RAPHIOLEPIS INDICA 'PINK LADY', INDIAN HAWTHORN 5 GAL. SIZE @ 3'-0" O.C.
- PHOTINIA FRASSERII 5 GAL. SIZE @ 3'-0" O.C.
- CARISSA GRANDIFLORA, NATAL PLUM 5 GAL. SIZE @ 3'-0" O.C.
- XYLOSMA CONGESTUM, SHINY XYLOSMA 5 GAL. SIZE @ 3'-0" O.C.
- PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE 5 GAL. SIZE.
- LIGUSTRUM TEXANUM, TEXAS PRIVET. 5 GAL. SIZE @ 36" O.C.
- PITTOSPORUM TOBIRA, 'WHEELER'S DWARF' 1 GAL. SIZE @ 24" O.C.
- NANDINA DOMESTICA, HEAVENLY BAMBOO 5 GAL. SIZE @ 3'-0" O.C.

ACCENT PLANTING

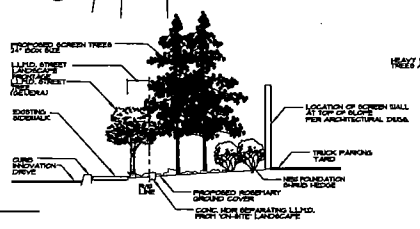
- EXISTING LANDSCAPE EASEMENT WITH EXISTING PLANTING TO REMAIN L.L.M.D.
- TYPICAL DROUGHT TOLERANT GROUND COVER SUCH AS TRACHELOSPERMUM JASMINOIDES, STAR JASMINE.
- ACCENT COLOR PLANTING SUCH AS LANTANA AND/OR IVY GERANIUM. LOCATED AT KEY AREAS
- NEW LAWN AREA TALL FESCUE MARATHON II
- DIETES BICOLOR FORTNITE LILY LOCATED AT KEY AREAS
- DROUGHT TOLERANT GROUND COVER ROSEMARINUS OFFICINALIS, ROSEMARY ALONG STREET FRONTAGE



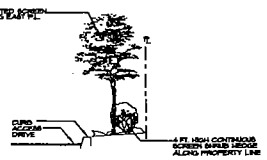
KEY MAP



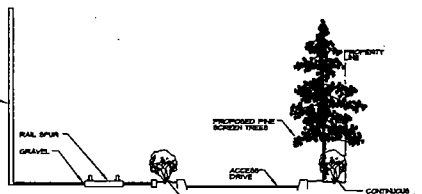
SECTION 'A-A'
N.T.S.



SECTION 'B-B'
N.T.S.

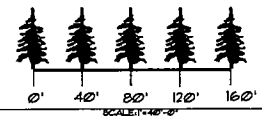


SECTION 'C-C'
N.T.S.



SECTION 'D-D'
N.T.S.

UNDERGROUND SERVICE ALERT
Call Toll Free 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION: Remember that the USA Center notifies only those utilities belonging to the system. There could be other utilities present in the work site. The center will inform you of when they will notify."



CONCEPTUAL LANDSCAPE MASTER PLAN

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Office of Architectural Design
15231 Alton Parkway, Suite 200
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CONSULTANT FX 949-341-0822

SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
LATE ADDRESS
TEL 909-337-4955
FX 909-337-4954

PROFESSIONAL SEALS
REGISTERED LANDSCAPE ARCHITECT SCOTT PETERSON NO. 2979 SIGNATURE DATE RENEWAL 8-31-08 STATE OF CALIFORNIA

MERIDIAN LOT 5
UNIT 1

14600 INNOVATION DRIVE
RIVERSIDE, CA 92518

LNR RIVERSIDE, LLC
4350 VON KARMAN AVE. SUITE 200
Newport Beach, CA 92660
949-885-8500
949-885-8501 FAX
MICHAEL MORRIS

1-29-07		JPA SUBMITTAL
CD		
SD		
PC		
DD		
BD	08/29/08	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO: 0606BLM
OWNER PROJECT NO: N/A
CAD FILE NAME: 0606BLOLA1-PM
DRAWN BY: CP
CHK'D BY: DR
COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET L-1

EXHIBIT "B"
Plot Plan PP 05-06
Conditions of Approval

[Attached on following pages]

11C 196

Conditions of Approval
Smurfit Stone
Plot Plan 05-06

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 05-06 on file in the Planning Division, the March Business Center Specific Plan, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Design plan. (MJPA 9.14.020)

2. 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)

3. This development is located within Specific Plan SP 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

4. The development and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. Additional ALUC review is required for objects taller than 50 feet in the Height Caution Zone. (MMRP)

5. All uses within the Accident Potential Zones shall comply with the restrictions on use, height, population density, and interior noise attenuation requirements contained within the approved March Air Reserve Base Air Installation Compatibility Use Zone Study (AICUZ). (MMRP)

6. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

7. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

8. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

9. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

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

11. The Applicant shall, at its own expense, fully defend, indemnify, protect and hold harmless March JPA and its constituent public agency members, officers, officials, employees, agents, successors, and assigns (collectively, "Indemnified Parties") from and against all actual and alleged claims, actions or proceedings made on or brought by third parties against March JPA arising out of Applicant's Proposed Development or Applicant's requested approvals, as well as damages (including, without limitation, special and consequential damages), punitive damages, injuries, charges, costs, losses, demands, interest, fines, and penalties, including, without limitation, attorneys fees, expert witness fees, and litigation expenses, of any kind whatsoever paid, incurred or suffered by the Indemnified Parties arising out of or related to such claims, actions or proceedings. Applicant's indemnification obligation shall include, but not be limited to, any and all future claims against March JPA to attack, set aside, void, or annul the Potential Development or requested approvals. March JPA shall promptly notify Applicant of any claims, actions or proceedings covered by this Agreement. Applicant shall indemnify March JPA for all reasonable legal fees incurred by counsel of March JPA's choosing associated with any claims, actions or proceedings, including reasonable attorneys' fees and costs. Applicant's obligations under this Agreement shall not be limited to the amount of insurance coverage that may be available to Applicant and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by the Indemnified Parties or Applicant. Except as otherwise expressly set forth herein, Applicant's obligations hereunder are absolute and without regard to the fault or lack thereof of any of the Indemnified Parties in relation to procedural or substantive defects in the Potential Development, or in any granting of the approvals, nor are Applicant's obligations contingent upon the outcome of any action or proceeding concerning the approvals. Notwithstanding any provision hereof to the contrary, Applicant's obligation under this Section shall not apply to, and Applicant shall have no duties, obligations, or liabilities arising out of, the gross negligence or intentional misconduct of any Indemnified Party.

12. All utilities shall be under grounded. (MJPA 9.13.130)

13. 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)

14. All head in parking adjacent to sidewalks shall not conflict with the clear requirements of ADA accessible sidewalks. (MJPA 9.11.040)

15. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. (MJPA 9.12.020)

IIC 198

16. 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)

17. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity. (MJPA Design Guidelines)

18. 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)

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

20. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

21. Prior to issuance of the development C of O, each development shall provide a 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

22. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

23. 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, implementing compressed work week schedules. (SCAQMD)

24. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

1/c 199

25. Stationary source emissions from commercial and industrial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR)

26. 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.

27. Prior to the issuance of building permits, the applicant or affected party shall provide a recorded copy of a joint access easement providing shared access to lots 5 and 6, within Final Map 30857-1, as approved by the March JPA Planning Manager. A secondary fire access easement shall also be granted between lots 5 and 6, as reviewed and approved by Riverside County Fire Department and the March JPA Planning Department. The shared access and fire lane easements shall assure legal access in perpetuity.

28. Prior to the commencement of rail service, the applicant or affected party shall provide evidence of the approval by RCTC of the additional rail switch equipment on the rail line. In addition, it shall be the applicant's or affected parties responsibility to obtain approvals from BNSF for rail service.

29. The proposed development shall comply with FAA Part 77 requirements as identified in the project 7460-1 issued by the FAA.

LANDSCAPE PROVISIONS

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

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07).

3. The landscape irrigation schedule; identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD.#05-07).

4. All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP)

5. All parking shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

TC 260

1. Prior to the issuance of grading or building permits, the developer shall submit evidence of acknowledgement of processing of the Notice of Intent for the Storm Water Pollution Prevention Plan (SWPPP) by the State Water Resources Control Board.

2. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

3. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

4. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall receive approval of a Water Quality Management Plan addressing long term development storm water mitigation measures.

5. 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).

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

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

Engineering Comments, Trilake Engineering

With respect to the Conditions of Approval for the above referenced development, 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,

11e 201

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 specific plan, MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

   a. New onsite public drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

   b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 10-year on and offsite storm flows. Additional emergency escape shall also be provided for the 100-year on and off-site flows pursuant to Flood Control requirements.

   c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

   d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

   e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans and WQMP shall be prepared and submitted to MJPA and Water Quality Board as part of the grading plans.

   f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by MJPA and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose. WQMP shall be submitted to MJPA for review and approval.

   g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to the appropriate JPA department for review and approval.

11c 202

4. This development is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County Standard for commercial driveways in compliance with the ADA requirements and standards.

7. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

8. Reciprocal access and utility easements shall be considered during development of individual buildings.

9. Onsite striping, lighting, landscaping shall be reviewed and approved by Planning Department.

10. No Building shall be constructed on existing or proposed lot lines.

Building Department, Willdan

1. The proposed development shall comply with the following codes: 2001 CBC, 2001 CMC, 2001 CPC, 2004 CEC, 2001 Title–24 State Energy Standards.

Fire Marshall, Riverside County Fire Department

1. FIRE.999 CITY CASE STATEMENT. With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards.

2. FIRE. 999 THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/ or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

3. FIRE.999 USE - #04 – HIGH PILE/RACK STORAGE. A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a

licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval for the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (current plan check deposit base fee is $348.00)

4. FIRE.999 USE - #50-BLUE DOT REFLECTOR. Blue retro-reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department

5. FIRE.999 USE - #23-MIN REQ FIRE FLOW. Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type IN construction per the 2001 CBC and Building (s) having a fire sprinkler system

6. FIRE.999 USE-#19-ON/OFF LOOPED HYD. A combination of on-site and off-site super fire hydrants, on a looped system (6"x 4" x 2 ½" x 2 ½"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants (s) in the system.

7. FIRE.999 USE - #84 – TANK PERMITS. Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (current plan check deposit base fee is $217.00 for first tank, each additional tank $32.00)

8. FIRE.999 USE - #89 – RAPID HAZMAT BOX. Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

9. FIRE.999 USE - #25 – GATE ENTRANCES. Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop with out obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40 foot turning radius shall be used.

10. FIRE.999 USE - #88a – AUTO/MAN GATES. Gate (s) shall be automatic operated, minimum 24 feet in width, with a setback of 35 feet from face of curb / flow line. Gate access shall be submitted to the Fire Department for approval prior to installation. Automatic /manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base is $126.00)

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PRIOR TO BLDG PERMIT ISSUANCE

11. FIRE. 999 USE- #17A-BLDG PLAN CHECK $. Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

12. FIRE.999 USE - #4 – WATER PLANS. The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PRIOR TO BLDG FINAL INSPECTION

13. FIRE.999 USE - #45-FIRE LANES. The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

14. FIRE.999 USE - #12A-SPRINKLER SYSTEM (High Risk System). Install a complete fire sprinkler system per NFPA 13, 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system (s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building (s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plans check deposit base fee is $614.00 per riser)

    Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is $192.00)

15. FIRE.999 USE - #27- EXTINGUISHERS. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

March Air Reserve Base

1. March Air Reserve Base has reviewed the submitted information from LNR Riverside, LLC dated December 12, 2005, January 23, 2006 and February 9, 2006 regarding proposed development within the Accident Potential Zones (APZs) located north of runway 14/32 at March Air Reserve

11/c 205

Base. The proposal allows development within a portion of a 106.15-acre area located in APZ I and APZ II at a Floor Area Ratio (Lot Coverage) of 19.99%.

2. Appendix A of the 2005 AICUZ provides guidance regarding lot coverage within the APZs, as follows: "for most nonresidential usage, buildings should be limited to one story and the lot coverage should not exceed 20 percent". Based on this guideline and the information contained below, March Air Reserve Base finds the applicant's request for 19.99% lot coverage (as identified in Resolution #JPA 05-17) to be consistent with the AICUZ objectives.

3. In accordance with our discussions, a recorded perpetual non-development easement is necessary to assure that development is restricted on lots 66 and 68 in conformance with the project submittal.

4. The request from LNR Riverside, LLC does not identify the limitation to single story development within the APZs. In order to assure compatible land uses, March Air Reserve base requests that all development within APZs comply with a single story restriction, as identified in Appendix A.

5. March Air Reserve Base is aware that the current zoning for the Meridian Development was approved in February 2003. At that time, the Air Force's recommendations for compatible land use development near the Base were contained in the 1998 AICUZ. Page 3-2 of the 1998 AICUZ identifies that structures developed within the APZs, "should be located toward the edge of this zone whenever possible." March Air Reserve Base finds that the proposal by LNR Riverside, LLC encourages development toward the edge of the APZs while preserving open space in the center of the APZs, as shown on lot 66 (no development allowed) and lot 68 (7.8% Lot Coverage allowed).

6. The development proposal is in a master plan process. Individual tenants have not been determined. All future uses shall comply with the list identified in Table 3-1 Land Use Compatibility Guidelines identified in the 2005 AICUZ.

7. The vast majority of the site is contained within the 60-70 dB CNEL contours, with a small portion of the site at the southwest corner located in the 70-75 dB CNEL noise contour. Employees and regularly received public may require hearing protection using noise abatement (noise level reduction) provided in construction design. Additional hearing protection for employees may be required by OSHA or other agencies as related to safety and health in a high noise level work environment.

8. We ask that materials provided in construction that are in the pilots line of sight on approach to March ARB runway 32 (North, South, Northwest and Southwest) be non-reflective. We ask that all reflective metal such as outside ductwork, windows and roofs be painted or covered with a non-reflective material, and all exterior lighting be downward reflected.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to development or sale to an entity exempt from the Subdivision Map Act, the development proponents shall convey an Avigation Easement to MARB/MIP Airport.

2. Incorporate noise attenuation measures into the building construction to ensure interior office noise levels are at or below 45-decibel levels. Hearing protection for warehouse employees may be required as determined by OSHA or other agencies.

11c 206

3. All outdoor lighting shall be full cut-off lighting to ensure that all light is below the horizontal plane.

4. 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.
    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

5. A PART 77 FAA 7460-1 review shall be accomplished prior to construction plan approval by the JPA and any condition required by the FAA shall be adhered to during and after completion of construction. A separate FAA Part 77 7460-2 is required for vertical construction equipment (cranes) used during site construction.

UNITED STATES POSTAL SERVICE

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

11e·207

Exhibit A

Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

1/c 208

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

MARCH JOINT POWERS AUTHORITY

ADDENDUM TO MARCH BUSINESS CENTER FOCUSED EIR IN SUPPORT OF THE APPROVAL OF A SITE PLAN FOR 356,000 SQUARE FEET OF MANUFACTURING AND WAREHOUSING USES

A. PROJECT INFORMATION

1. Project Title: Meridian Unit 1, Lot 5

2. Lead Agency Name and Address: March Joint Powers Authority
3430 Bundy Avenue, Suite 107
March AFB California, 92518

3. Contact Persons and Phone Numbers: Dan Fairbanks
Planning Manager
March Joint Powers Authority
(951) 656-7000

4. Description of Project:

The proposed Project involves the construction of a 356,000 square foot single-story manufacturing and warehousing building, with an ancillary office component, on 16.4 acres in the Industrial zone within the March Business Center (now known as Meridian) Specific Plan. The facility includes an additional unoccupied 6,000 square foot mezzanine for the maintenance of machinery. The proposed project is located on Unit 1, lot 5, south of Cactus Avenue, at 14600 Innovation Drive. The building would provide a single story and would have a height of 40 feet above ground level (AGL). The Project sponsor has identified Smurfit Stone Container Corporation as the occupant and user of the site. Smurfit Stone manufactures corrugated shipping containers (cardboard) using purchased roll stock paper, and would improve an existing rail spur on site to take delivery of materials for manufacture. This improvement would involve reconfiguration of the existing rail spur, including the construction of a new spur to provide direct access to and from the building and a new team line that would extend from the new spur to the main line. Trucks would be used to remove finished products from the site. It is estimated that the manufacturing and warehousing component of the use would employ approximately 60 people in each of two shifts, with approximately 20 people employed in the office portion of the building in a single shift. Permitted manufacturing uses in the Industrial zone include custom manufacturing, light manufacturing and medium manufacturing. Specific uses described in the Specific Plan may involve manufacturing, assembly, fabrication, repair processes, compounding of materials, and packaging or treatment of materials or products.

The proposed project conforms to all of the development standards outlined in the March Business Center Specific Plan and the March Business Center Design Guidelines. The proposed project's floor area ratio (FAR) of 0.50 is consistent with the FAR listed on Table III-2 of the Specific Plan. The proposed building height of 40 feet is also consistent with Table III-2, which allows a maximum building height of up to 80 feet, provided that all building setbacks exceed the proposed building height. As shown in the Project site plan, the minimum distance between the parcel property line exceeds the height of the building. The Project would include a 16,000 square foot office and two 500 horsepower boilers in the center of the building to be used to generate steam in the manufacturing process. The boilers would be powered by natural gas and would emit minimal steam, which will not impact air navigation.

A majority of the project, is located within Accident Potential Zone I, as identified in the 2005 Air Installation Compatibility Zone Study (AICUZ). The proposed paper and allied product manufacturing use is listed

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as an allowed use in Table 3-1 of the 2005 AICUZ, and the proposed employment of 80 individuals at the facility during a shift is well below the target density of 25 persons per acre, published in airport compatibility documents.

As required in the March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and parking on local streets. A total of 272 parking spaces are provided in the site plan, which is consistent with the parking ratios published in the Specific Plan. The required minimum of three bicycle parking spaces will be provided. Pedestrian access is provided from street sidewalks to the building entrances.

The Project is a subsequent development whose impacts were evaluated in the Focused EIR for the March Business Center Specific Plan. While the Project does not propose to vary from the regulations and guidelines published in the March Business Center Specific Plan, the March Business Center Development Code, or the March Business Center Design Guidelines, it will take delivery of material for manufacture by rail, a transportation mode not specifically addressed in the Focused EIR.

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

When only minor technical changes or additions to a previous EIR or negative declaration are necessary and none of the conditions described in Public Resources Code section 21166 calling for the preparation of a subsequent of supplemental EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(b).)

C. ANALYSIS

The potential environmental consequences associated with the construction and operation of the proposed March Business Center were fully examined by the Authority's General Plan Master EIR and the Focused Environmental Impact Report ("FEIR") certified by the March Joint Powers Commission ("Commission") on February 19, 2003, State Clearinghouse number 2002071089. The March Joint Powers Commission ("Commission") finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR in conjunction with the approval of the Project is not required by CEQA.

The proposed manufacturing and warehousing use is located in an area designated for Industrial use and zoning in the Specific Plan. Anticipated uses at the proposed facilities are consistent with permitted activities as described in Table III-1 of the Specific Plan. The use is a relatively low occupancy use and is consistent with the 2005 AICUZ.

The proposed facilities are consistent with the lot and yard dimensions for Industrial use as identified in Table III-2 of the March Business Center Specific Plan. The Specific Plan identifies a FAR limit of 0.50 and minimum landscaping coverage of not less than 10 percent. This Project would be consistent with both requirements. The Project would also be consistent with the building height restriction described in Table III-2 (i.e., the building height of 40 feet would be less than the minimum building setback of 80 feet). The Project would accommodate delivery of roll stock paper by train car, taking advantage of an existing connection to the adjacent

Burlington Northern Santa Fe (BNSF) railroad mainline that exists adjacent to the Project site. This mode of delivery was not specifically evaluated in the Focused EIR for the March Business Center Specific Plan. Improvements to accommodate rail delivery would involve the construction of a new spur adjacent to the proposed building and a new team line connecting the spur to the BNSF mainline.

Analysis of the potential impacts of rail delivery focused on air quality, with additional discussion of potential noise impacts. Although the delivery of materials for manufacture by train was not specifically addressed in the Focused EIR[1], a comparison of emissions factors for truck and train service was conducted, and it was found that rail service would result in reductions in emissions of diesel particulate matter smaller than 10 microns (PM_{10}), Carbon Monoxide (CO), and Reactive Organic Gases (ROG). While rail delivery would result in a slight increase in emissions of oxides of nitrogen (NO_x), this increase is not anticipated to result in any new or increased significant impacts for the Meridian Project. The net increase of 2,935 grams per day is less than the SCAQMD's operational significance threshold of 55 pounds per day (2,935 grams = 6.47 pounds). This is a less than a significant amount, given the South Coast Air Basin is in attainment for NO_2, and because development to date within Meridian has been below the maximum intensity analyzed in the Focused EIR, and because the recent March JPA Resolution #05-17 reduces the developable area within Meridian by approximately 600,000 square feet within the Accident Potential Zones. In terms of additional traffic generation, this incremental increase in NO_x converts to approximately 264 daily passenger car trips. Ozone is not directly emitted from rail or trucks, but rather created in a series of photochemical reactions involving ROG and NO_x. Ozone creation requires the availability of both ROG and NO_x; therefore ozone emissions are captured in the analysis of ROG and NO_x for this project. Construction of the rail improvements would not involve any special equipment that would generate any additional emissions not previously considered in the Focused EIR.

The additional time required to drop off and pick up cars at the rail spur serving the site (i.e., 45 minutes per day) would result in an incremental increase in noise emissions adjacent to the site. Train engineers are not required to activate train whistle unless the rail spur is located near an at grade roadway crossing, accordingly noise impacts from train whistles are not expected as there are no at grade crossings within the project vicinity. In addition, the train that will serve this project's existing operations on the BNSF line consist of a morning delivery between the approximate hours of 7 am and 10 am and an evening delivery before 11 pm. There will be no alteration to the existing train schedule outside of the 7am and 11pm window. The proposed manufacturing and warehousing uses located adjacent to the rail spur are not considered noise sensitive receptors, and therefore no new impact would occur. The nearest noise sensitive receptor (single family residential) is located more than ½ mile to the west. It is not anticipated that construction of the improvements would result in impacts other than those stated in the Focused EIR provided that construction activities are limited to daylight hours.

Based on the above described analysis, it is concluded that the proposed use would not result in any new impact, or worsening of an existing impact, due to the use of trains to deliver materials to the site.

D. CONCLUSION

The Commission finds that its approval of the proposed corrugated paper manufacturing use will not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

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[1] However, in the analysis of Specific Plan consistency with the General Plan, the Specific Plan concluded "Where feasible, existing transportation facilities, such as the Burlington Northern Santa Fe (BNSF) rail line, are incorporated into the Specific Plan transportation network."

RESOLUTION # JPA 07-11

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO APPROVE TENTATIVE MAP 30857 AMENDED

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, Lennar Partners, LLC initially filed an original application on October 18, 2002, for approval of Tentative Tract Map No. 30857 ("Tentative Tract Map") for the division of real property located within the March Business Center Specific Plan (SP 02-01) which comprises approximately 1,290 acres within the MJPA Planning Area, located generally west of Interstate 215 and east of Barton Street, on either side of Van Buren Boulevard, and more particularly described in Exhibit "A" ("Subject Site");

WHEREAS, the March JPA staff previously reviewed the Tentative Tract Map for compliance with the standards for approval of a tentative tract map as set forth in sections 66410 through 66499.58 of the California Government Code ("Subdivision Map Act");

WHEREAS, the Commission found that the Tentative Tract Map complied with CEQA as set forth in Resolution JPA # 03-01 of the March JPA;

WHEREAS, LNR Riverside, LLC ("Applicant") has now applied to amend portions of Tentative Tract Map ("Tentative Tract Map Amended") to modify the lot configuration and number of lots within two portions of the tentative map. These modifications are more particularly described in Exhibit "A". There are no modifications to the perimeter boundaries of the tentative map, and portions of the tentative map have already been finalized and recorded;

WHEREAS, the Tentative Tract Map 30857 Amended was reviewed, studied, and found to be exempt under the California Environmental Quality Act ("CEQA") as more fully described below;

WHEREAS, the Tentative Tract Map Amended is exempt from CEQA under the State CEQA Guidelines Section 15305 and 15061 (b)(3) because the modifications do not impact the nature of the approved land uses and Metrolink use, as analyzed in the Certified Focused EIR # 2002071089. The modifications are in two areas: 1) modifications in the northern part of the tentative map are needed to accommodate the final configuration of a planned Metrolink passenger rail site; and 2) modification of the lot configuration is proposed near tentative map lot 16, north campus;

WHEREAS, the Tentative Tract Map 30857 Amended has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Tentative Tract Map 30857 Amended is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR") and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, the Commission, acting as the planning agency, considered Tentative Tract Map Amended on the 18th day of April 2007, at which time they heard all testimony offered regarding this application;

WHEREAS, the March JPA staff has determined that a Notice of Exemption be prepared pursuant to CEQA, the State CEQA Guidelines and the City's local CEQA Guidelines;

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

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

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

SECTION 2. Exempt from California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information regarding the amended portions of Tentative Tract Map and finds

that this Application is categorically exempt from CEQA under Guidelines Section 15305 and under the general rule for no significant effect as provided by Section 15061 (b)(3).

SECTION 3. Notice of Exemption. The Commission directs March JPA staff to file a Notice of Exemption with the Riverside County Clerk.

SECTION 4. 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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

SECTION 5. Execution of Resolution. The Chairperson of the Commission of the March JPA shall sign this resolution and the Secretary of March JPA shall attest and certify to the passage and adoption thereof.

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 18th day of April, 2007.

Marion Ashley
Chairman, March Joint Powers Commission

ATTEST:

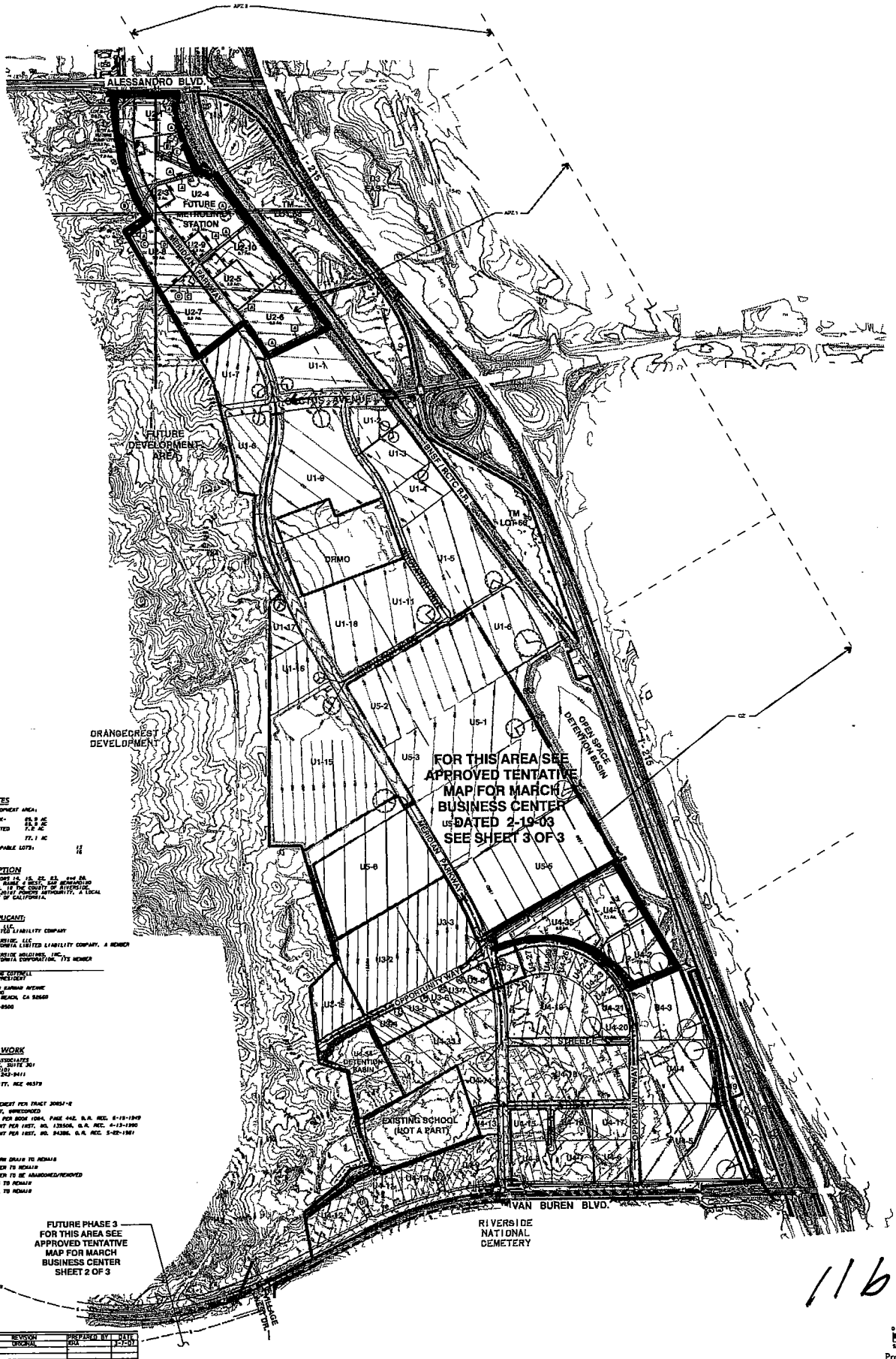
I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 18th day of April, 2007, by the following vote of the Commission .

AYES: Ashley, Buster, Loveridge, Busch, Stewart, White, Schiavone
NOES: None
ABSTAIN: None
ABSENT: Yarbrough

Carey L. Allen
Secretary of the March Joint Powers Authority

EXHIBIT "A"

Tentative Map 30857 Amended



GENERAL NOTES

1. CURRENT DEVELOPMENT AREA:

BUSINESS PARK-	69.3 AC
R/T OWEL:	69.3 AC
TO BE DEDICATED	7.6 AC
TO APPL	
GROSS AREA	77.1 AC

2. TOTAL DEVELOPABLE LOTS: 12
TOTAL LOTS: 16

LEGAL DESCRIPTION

PORTIONS OF SECTIONS 14, 15, 22, 23, AND 24, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, AND IN THE MARCH JOINT POWERS AUTHORITY, A LOCAL GOVERNMENT, STATE OF CALIFORNIA.

OWNER AND APPLICANT:

LNR RIVERSIDE II, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: LNR RIVERSIDE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, A MEMBER

BY: LNR RIVERSIDE HOLDINGS, INC.
A CALIFORNIA CORPORATION, ITS MEMBER

BY: _____
ITS: E. LANE GOTTSCHALL
VICE PRESIDENT

ADDRESS: 4350 VON KARMAN AVENUE
SUITE 200
NEWPORT BEACH, CA 92660

PHONE: 949-955-8500

ENGINEER OF WORK

KIMLEY-HORN and ASSOCIATES
501 FORTH AVENUE, SUITE 201
SAN DIEGO, CA 92101
TELEPHONE: (619) 234-9411

TIMOTHY JOHN DEWITT, RCE 46379

EASEMENTS:

(A) PROPOSED EASEMENT PER TRACT 30857-2
(B) FMEA EASEMENT, UNRECORDED
(C) GAS EASEMENT PER BOOK 1094, PAGE 442, O.R. REC. 6-19-1949
(D) SEWER EASEMENT PER INST. NO. 139508, O.R. REC. 4-13-1990
(E) WATER EASEMENT PER INST. NO. 94386, O.R. REC. 5-02-1961

UTILITIES:

(A) EXISTING STORM DRAIN TO REMAIN
(W) EXISTING WATER TO REMAIN
(S) EXISTING SEWER TO BE ABANDONED/REMOVED
(G) EXISTING GAS TO REMAIN
(E) EXISTING OHL TO REMAIN

NO.	REVISION	PREPARED BY	DATE
	ORIGINAL	KHA	3-7-07

116 169

SCALE: HORIZ. 1" = 300'

Prepared March 7, 2007

LNR Property Corporation
Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
501 Forth Avenue - Suite 201 - San Diego, CA - 92101
Tel: (619) 234-9411 Fax: (619) 234-9433

Amended Tentative Tract Map 30857
Portion of Phase 1 March Business Center/Meridian

Sheet 1 of 1

EXHIBIT "B"

Tentative Map 30857 Amended
Conditions of Approval

Conditions of Approval
Tentative Tract Map 30857-Amended

1. The effective date of the Tentative Tract Map 30857-Amended approval shall begin upon the expiration of the 10-day Tentative Tract Map appeal period identified in section 9.14.050 F.

2. When water or sewer service is requested for any new units, an individual water and sewer service will be required. Installation of water and sewer services requires payment of Western Municipal Water District's connection fees and any other costs associated with installation of a commercial water meter assembly.

3. Future access to all lots shall be coordinated to minimize conflicts. It is highly recommended that joint access is utilized for lots fronting Meridian Parkway. All access points and separation shall be in compliance with Riverside County and other acceptable standards.

4. Development of each lot shall be required to comply with street and drainage requirements as previously conditioned for the original map and the specific plan.

5. All existing Conditions of Approval (attached hereto) from the original Tentative Tract Map shall remain in full effect.

Conditions of Approval
Tentative Map 30857

March JPA Planning Manger

1. The appeal period identified by section 9.14.050 of the March JPA Development Code section shall commence on the effective date of the Specific Plan approval.

2. The Final Map shall reflect a 76' half street right-of-way for Alessandro Boulevard.

3. The Final Map shall identify all landscape easements adjacent to public right-of-ways in conformance with the following schedule:

Landscape Tracts	
Street:	**Landscape Tract Maintained by LLMD**
Van Buren (I-15 – Street Z):	20'
Van Buren (Street Z – Barton Street):	20' – 50'
Alessandro:	20'
Barton:	30'
Cactus (east of Brown):	20'
Krameria, Village West Drive, Street Z	9'

4. The final map shall identify that all landscaping located within the public right-of-way, to include landscaped medians, shall be maintained by the Landscape and Lighting Maintenance District.

Public Works Engineer:

1. This site is located within several watershed drainage areas ranging from 88 acres to 1710 acres in tributary area. The site is also located within Perris Valley and Lake Mathews area drainage plans. Construction of master planned and non-master planned drainage facilities including retention and detention basins shall be required and installed pursuant to above master plans. In addition, MJPA and Riverside County Flood Control are in final stages of completing a master drainage plan encompassing the MJPA's boundaries on either side of I-215. Completion of interim and ultimate drainage facilities as recommended by this plan and the alternative options to accommodate this project will be required. Implementation of drainage facilities as required by Riverside County Flood Control, the proposed master plan and drainage plan prepared by the applicant shall be required and implemented during development of individual phases.

2. The project shall comply with recommendations and requirements stipulated in Flood Control's letter dated December 23, 2002.

3. Prior to initiation of the final construction plans for any facilities required to be built as part of any area drainage plan, the applicant's engineer shall contact RCFC to establish the terms of design and construction of Master Flood facilities. In-lieu drainage fee credit for master planned facilities shall be provided as determined by RCFC.

4. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. On and offsite drainage easements shall be obtained from effected property owners or shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.

5. The incremental increase in runoff between developed and undeveloped stage (100-year) shall be retained within detention basin/park or outlet to adequate drainage facilities as approved by MJPA, RCFC and pursuant to Riverside County Flood Control Standards.

6. Onsite nuisance drainage pipes and catch basins (minimum 18" pipe) to convey the nuisance runoff and to eliminate x-gutters shall be installed at intersections with close proximity to storm drain facilities as determined by MJPA.

7. Prior to recordation of the map or issuance of any permit, the applicant shall initiate Street Light, Flood Control, and Landscape Maintenance Districts in compliance with Riverside County Standards and pursuant to guidelines established by Proposition 218. All Drainage Facilities not accepted by Flood Control including the basin(s) shall be included in the Flood Control Maintenance District and adequate fees collected for their maintenance. The Developer(s) shall be responsible to maintain all pipes (not accepted by Flood Control), catch basins and landscaping and the basin until final acceptance of these facilities by MJPA. No occupancy permit shall be issued until the Districts are formed.

8. The interim drainage / siltation basin(s) and erosion control improvements shall be maintained by developer(s) until such time that either the ultimate improvements are installed and the individual parcels are developed or combinations of the two as determined by MJPA.

9. Development of individual parcels requires separate permitting and review process.

10. Prior to issuance of any mass-grading permit, the developer shall receive clearance letter from all utility owners with easement or facilities located within the subdivision boundaries.

11. Vacation of existing street right-of-way shall be processed through a public hearing prior to recordation of the final map.

12. Individual phases shall be developed in a manner to provide for a minimum of 2 separate paved accesses to an existing paved road within public right-of-way and shall be required to install adequate drainage facilities to protect the site from flooding.

13. If any portion of the site is located within flood plain (FEMA determined), the applicant shall be required to receive clearance from FEMA.

14. Additional right-of-way for Cactus Avenue extension westerly of "Z" Street along lots 60 and 61 shall be dedicated to provide for 112' of right-of-way.

15. Additional right-of-way / reservation at intersections of Cactus Avenue, Alessandro Blvd. and Van Buren Blvd. with I-215 and railroad right-of-way shall be required to provide for future improvements and if feasible shall be shown on the final map.

16. Bus turnouts or stops shall be provided along exterior and interior streets as determined by RTA and MJPA.

17. Access shall be restricted along Cactus Avenue, Alessandro Blvd., and Van Buren Blvd. (except as shown on tentative map) and so noted on the final map. Access to interior streets shall be reviewed and evaluated during submittal of development applications for individual parcels in compliance with Riverside County Standards.

18. Prior to issuance of grading permit, S.W.P.P.P. and N.O.I. shall be submitted to State Water Quality for review and approval.

19. Additional improvements at all intersections shall be installed to provide for adequate transition lanes (all directions) per traffic report and as determined by MJPA during plan check review.

20. Streetlights shall be installed along all streets pursuant to Riverside County Standards and as determined by MJPA.

21. Existing improvements such as curb, gutter, and pavement may be utilized and incorporated with the design of this project or removed and replaced as determined by MJPA.

22. Traffic signal(s) if required during any phase shall be installed as determined by MJPA and supported by a warrant report. At the request of MJPA, the developer shall submit future reports to MJPA for review and approval.

23. Prior to issuance of any permit, the applicant shall receive encroachment permits from effected agencies for any work within the right-of-way.

24. Construction of concrete sidewalk and landscaping within street right-of-way shall be in compliance with the specific plan.

25. The following street improvements shall be constructed or assured[1] in compliance with Riverside County Standards for individual phases:

Phase I: *Prior to recordation of the Phase II Final Map, the following improvements shall be constructed or assured to the satisfaction of the March JPA Executive Director:*

a) "Z" Street (Brown Street) from southerly phase boundary to Alessandro Blvd. shall be improved with new paving and concrete curb and gutter located 38' from either side of centerline within 112' full width dedicated right-of-way.

b) Cactus Avenue from "Z" Street to railroad right-of-way shall be improved with new paving and concrete curb and gutter located 38' from either side of centerline within 112' full width dedicated right-of-way.

c) Alessandro Blvd. at Sycamore Canyon Blvd. and "Z" Street shall be improved to provide for one north bound thru lane and two southbound left turn lanes.

d) Existing traffic signals and striping shall be removed or replaced or relocated to comply with the above requirements.

e) Street "W" shall be improved with new paving and concrete curb and gutter located 28' from either side of centerline within 78' dedicated right-of-way.

The following improvements shall be required upon issuance of occupancy permit for any use within Phase I after traffic generated by this project exceeds 12,000 ADT:

f) Widen Cactus Avenue Bridge at railroad crossing to provide for one additional lane in either direction.

g) Additional improvements along southbound I-215/Cactus ramp to provide for additional eastbound and westbound thru lanes and provide for free right turn lanes on southbound ramp.

[1] Assured shall be defined as: the improvement has been constructed or is under construction.

Phase II: *Prior to recordation of the Phase III Final Map, the following improvements shall be constructed or assured to the satisfaction of the March JPA Executive Director:*

a) "Z" Street from southerly phase I boundary to Van Buren Blvd. shall be improved per standards in compliance with Phase I above.

b) Streets "C", "D" and "E" (between "D" & "C") and "F" shall be improved to provide for new paving, concrete curb and gutter located 28' on either side of centerline within 78' full width dedicated right-of-way. Street "E" north of street "D" and other cul-de-sac shall be improved to industrial cul-de-sac standards with concrete curb and gutter located 22' from centerline within 66' full width dedicated right-of-way.

c) Install traffic signals at intersections of "Z" Street and "C" Street, "Z" Street and Van Buren Boulevard, and "C" Street and Van Buren Boulevard.

d) Van Buren Blvd., from "Z" Street to I-215 shall be improved with new paving and concrete curb and gutter located 67' north side and 55' south side of centerline and 14' landscaped median within 150' dedicated right-of-way. Van Buren Blvd. from "Z" Street to Village West Drive shall be improved to provide for new paving and concrete curb and gutter located 55' from either side of centerline and 14' wide landscaped median within 138' full width dedicated right-of-way.

e) Van Buren Blvd. interchange at I-215 shall be upgraded as determined by RCTC and CALTRANS.

Phase III: ***Phase I:*** *Prior to issuance of the certificate of occupancy for a total building area exceeding 2.0 million square feet in Phase III, the following improvements shall be constructed or assured to the satisfaction of the March JPA Executive Director:*

a) Krameria Avenue from Barton Street to Village West Drive (Clark Street) and Village West Drive from Krameria Avenue to Van Buren Blvd shall be improved with new pavement and concrete curb and gutter located 38' from either side of centerline within 112' full-dedicated right-of-way.

b) Coyote Bush Road from Krameria Avenue to Van Buren Blvd. shall be improved with new paving, concrete curb and gutter located 32' from either side of centerline within 100' full width dedicated right-of-way.

c) Streets "K", "M", "P", "Q", and "Y" shall be improved with new paving and concrete curb and gutter located 28' from either side of centerline within 78' full width dedicated right-of-way.

d) Streets "T", "U", "V" and "X" shall be improved with new pavement and concrete curb and gutter located 22' from either side of centerline within 66' full width dedicated right-of-way.

e) Barton Street from southerly project boundary to Van Buren Blvd. shall be improved with new paving, concrete curb and gutter located 38' east of centerline within a 56' half-width dedicated right-of-way. Additional improvements along west side shall be installed to provide for one southbound lane and a continuous left turn pocket.

f) Van Buren Blvd. from Barton Street to Village West Drive shall be improved to provide for new pavement, concrete curb and gutter located 55' from either side of centerline and 14' wide landscaped median within 138' full dedicated right-of-way.

g) Alessandro Boulevard/Sycamore Canyon Boulevard/"Z" Street intersection shall be improved to provide for one additional northbound right turn lane, one additional northbound left turn lane, and one additional westbound left turn lane within dedicated right-of-way.

h) Install traffic signal at intersection of Van Buren Blvd. and Village West Drive and provide dual westbound left turn lanes. Modify existing traffic signal at the intersection of Van Buren with Orange Terrace Parkway to accommodate the new intersection along the south and provide dual westbound left turn lanes and additional re-striping. Modify existing traffic signal at the intersection of Van Buren Blvd. with Coyote Road to accommodate new intersection along south side and provide dual westbound left turn lanes. Modify existing traffic signal at the intersection of Van Buren with Barton Road to provide for dual westbound left turn lanes.

i) Install traffic signals at intersections of Krameria Avenue with Barton Street and the intersection of Krameria and Village West Drive.

j) Prior to the issuance of the certificate of occupancy for the fist 4.0 million sq/ft of building area within phase III, traffic signals shall be installed at the intersections of Krameria and "M" Street, and the intersection of "Y" Street with Barton Street.

k) Provide for fair share contribution or implement improvements as determined by MJPA at the following locations:

- Capacity improvements at the intersection of Alessandro with Trautwein Road.
- Capacity improvements at the intersection of Alessandro Blvd. and I-215 north bound.
- Capacity improvements at the intersection of Cactus Avenue at I-215 northbound.
- Capacity improvements at the intersection of Van Buren Blvd. with Trautwein Road.

These improvements shall be required during various stages of building and occupancy permits for any development within Phase III as supported by traffic reports and required by MJPA.

26. Development and improvement of off and onsite improvements for any phase shall be done in a manner to maintain access to existing uses.

27. It is understood that some of the improvements stipulated above are of regional significance and require financial participation and involvement by other agencies. The Developer shall install or cause installation of the above improvements at no cost to MJPA with reimbursement thru collection of TUMF Fees, Measure "A", Federal, and State Funds as appropriate.

Western Municipal Water District

1. Developer is to submit a preliminary water and sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans. If applicable, a non-potable water plan layout should be included.

2. Preliminary water and/or sewer plans shall show the following items:

   A. Delineate all proposed water (potable and non-potable) and sewer facilities within project boundaries. Include pipeline diameters and type of material. (See Item 4 below regarding system hydraulics).
   B. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer manholes, lift stations, electrical vaults, etc.) within project boundaries.
   C. Delineate all easements within project boundaries.
   D. Delineate all proposed and existing lots, streets, and storm drains.
   E. Indicate what, if any, existing facilities will be utilized.

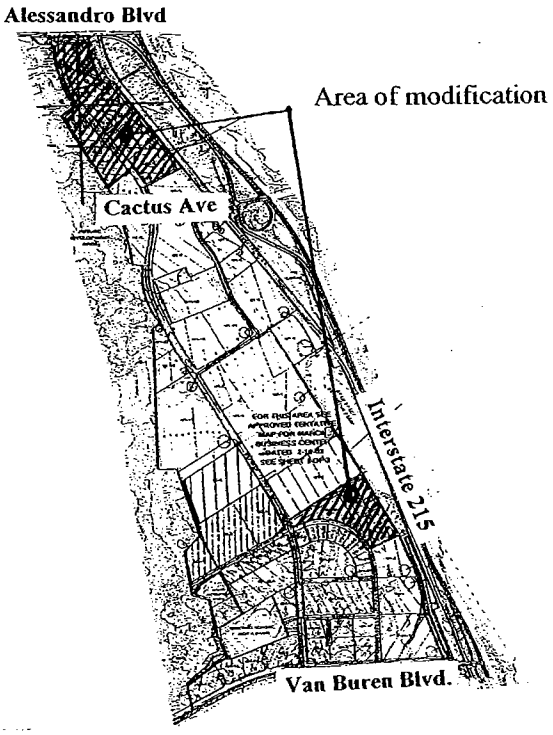
3. Developer to submit detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and Sewer Improvement Plans.

NOTICE OF EXEMPTION

TO:	**Riverside County Clerk** **2720 Gateway Drive** **Riverside, CA 92502-0751**	FROM:	**March Joint Powers Authority** **Attn: Dan Fairbanks, Planning Manager** **P.O. Box 7480** **Moreno Valley, CA 92552** **(951) 656-7000**

1.	Project Title:		**Tentative Tract Map 30857-Amended: a request to approve an amendment to an approved Tentative Tract Map.**
2.	Project Location - Specific:		**Located south of Alessandro Boulevard, west of Interstate 215, and north of Van Buren Boulevard.**
3.	(a)	Project Location - Jurisdiction:	**March Joint Powers Authority**
	(b)	Project Location - County:	**Riverside**
4.	Description of nature, purpose, and beneficiaries of Project:		**Tentative Tract Map 30857-Amended: a request by LNR Riverside LLC to amend an approved Tentative Tract Map located south of Alessandro Boulevard, west of Interstate 215, and north of Van Buren Boulevard. This application would modify the location of lot lines in two areas: 1) near a proposed Metrolink passenger rail facility; and 2) in an area located southwest of the Project detention basin. All modifications occur within the boundaries of the previously approved Tentative Tract Map 30857, which was fully analyzed within the Certified Focused EIR for March Business Center (SCH # 2002071089).**
5.	Name of Public Agency approving project:		**March Joint Powers Authority, (951) 656-7000**
6.	Name of Person or carrying out project:		**Michael Morris (949) 885-8232**
7.	Exempt status: (check one)		
	(a)		Ministerial project.
	(b)		Not a project.
	(c)		Emergency Project.
	(d)	**X**	Categorical Exemption. **Class 5 Categorical Exemption**
	(e)		Declared Emergency.
	(f)		Statutory Exemption.
	(g)		Other. Explanation:

1/16/19

8.	Reason why project was exempt:	**This project is exempt from CEQA in accordance with section 15305 of the Guidelines for the California Environmental Act (Minor Alterations in Land Use Limitations) as the modification occurs to a previously approved Tentative Tract Map with an average slope of less than 20% and it does not result in any change in land use or density in the underlying zoning designation. The modification simply accommodates a modification of the lot planned for the Metrolink passenger rail facility and incorporates an additional modification to divide a business park lot into two more developable lots. The development of business park uses and Metrolink passenger rail service was fully analyzed within the Focused EIR for March Business Center (SCH #2002071089). It can be seen with certainty that the lot line modifications will not affect air quality, biological resources, lot access, traffic circulation, storm drainage, sewer, utilities, public services and other criteria analyzed in the Certified Focused EIR for March Business Center, as the modifications do not change the approved land uses or development requirements for future development.**
9.	Contact Person:	**Dan Fairbanks, March JPA Planning Manager**
	Telephone:	**(951) 656-7000**
10.	Attach Preliminary Exemption Assessment (Form"A") before filing.	
11.	Location of Site: 	

Date Received for Filing: _____

(Clerk Stamp Here)

_____
Signature (Lead Agency Representative)

March JPA Planning Manager
Title

RESOLUTION #JPA 08-21

A RESOLUTION OF THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING A MAP IDENTIFYING SENSITIVE RECEPTORS AROUND THE MARCH JPA PLANNING AREA

WHEREAS, on April 1, 1996, March Air Force Base ("March AFB") was realigned and converted from an active duty Air Force Base to an Air Force Reserve Base; and

WHEREAS, March Joint Powers Authority ("March JPA") was cooperatively formed by four individual public entities surrounding the previous March AFB, consisting of the cities of Perris, Moreno Valley and Riverside; and the County of Riverside, for the purpose of addressing the use, reuse, and joint use of the realigned March AFB; and

WHEREAS, March JPA prepared the "General Plan of the March Joint Powers Authority" ("General Plan") and pursuant to the California Environmental Quality Act ("CEQA"), the March JPA is the lead agency for the General Plan as the public agency with both general governmental powers and the principal responsibility of implementing the General Plan; and

WHEREAS, March JPA, as lead agency, prepared a Master Environmental Impact Report ("MEIR") pursuant to CEQA in order to analyze all potential adverse environmental impacts of General Plan implementation; and

WHEREAS, the Final MEIR reflected the independent judgment of the March Joint Powers Commission ("Commission") and was deemed adequate for the purposes of making decisions on the merits of the General Plan; and

WHEREAS, the MEIR required as part of mitigation measures that the MJPA staff review and update the information and location of sensitive receptors, to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed General Plan are identified (Draft MEIR, p.3-123; Noise/Air Quality Element Implementation Program, p.73 of 109); and

WHEREAS, "Sensitive receptors" as defined by the MEIR include, at a minimum, the following: schools, churches, hospitals, libraries and housing; and

WHEREAS, in addition to the above mentioned list of sensitive receptors, the following additional sensitive receptors were added in concurrence with WRCOG's Good Neighbor Guidelines: parks, playgrounds, day care centers and nursing homes; and

WHEREAS, the MEIR was certified in 1999; however, pursuant to PRC Section 21157.6, the JPA finds that the conclusions in the MEIR are still valid. And that no significant new facts or changes in circumstances have occurred since the EIR was certified.

NOW THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED BY THE COMMISSION OF MARCH JOINT POWERS AUTHORITY AS FOLLOWS:

SECTION 1. The Commission of the March Joint Powers Authority hereby approves the 2008 Sensitive Receptor Map, as set forth in Exhibit "A" attached to this Resolution and incorporated herein by reference.

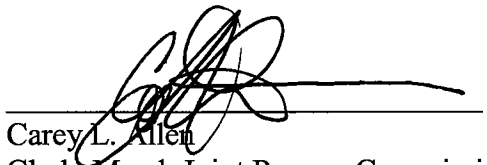
PASSED AND **ADOPTED** this 17th day of September, 2008

Frank Schiavone, Chairman
March Joint Powers Authority

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Authority, California, do hereby certify that the foregoing Resolution #JPA 08-21 was duly and regularly adopted by the Commission of the March Joint Powers Authority at a special meeting thereof held this 17th day of September, 2008, by the following called vote:

Ayes:	Busch, Buster, Ashley, Melendrez, White, Stewart, Yarbrough, Schiavone
Noes:	None
Absent:	None
Abstain:	None



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

JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Operations - Consent Calendar
Agenda Item No. 9a (12)

Meeting Date: September 17, 2008

Action: **ADOPT RESOLUTION #JPA 08-21 AND MAP FOR SENSITIVE RECEPTORS**

Proposed Motion: Move to adopt Resolution # JPA 08-21 and Map for Sensitive Receptors.

Background:

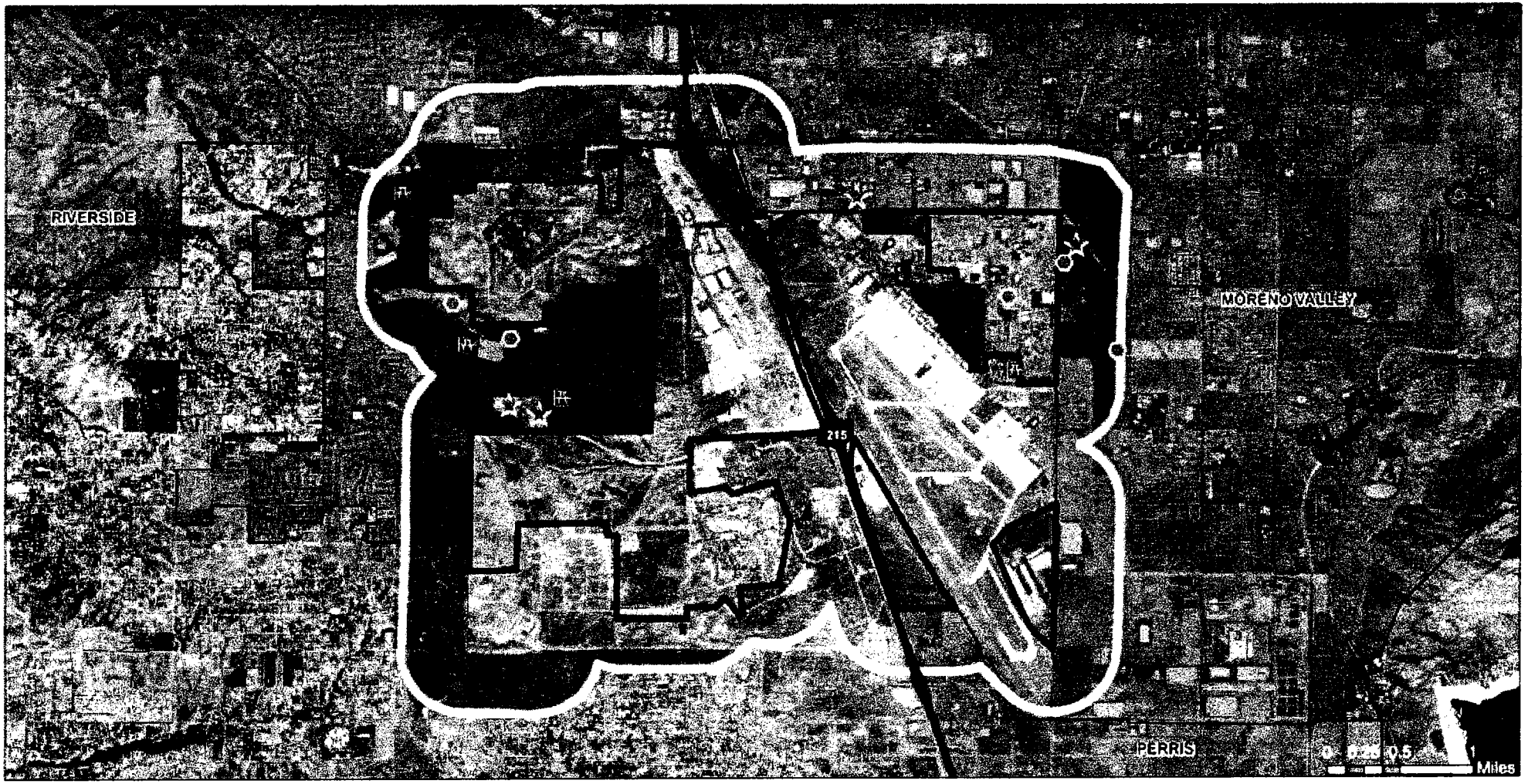
In 1999, the March Joint Powers Commission adopted the Master Environmental Impact Report ("MEIR") for the MJPA General Plan. As part of the MEIR, mitigation measures were identified for the long-term implementation of the MJPA General Plan. Among the measures noted for noise and air quality impacts is the requirement for the MJPA staff to review and update the information and location of sensitive receptors in the area (Final MEIR, p.3-123; Noise/Air Quality Element Implementation Program, p.73 of 109).

"Sensitive receptors", as defined by the MEIR, include schools, churches, hospitals, libraries and housing. To comply with this requirement of the MJPA General Plan, the attached map was prepared to identify sensitive receptors within 2,320 feet of the MJPA. In addition to the above mentioned list of receptors, the following were added in concurrence with WRCOG's Good Neighbor guidelines: parks, playgrounds, day care centers, nursing homes and hospitals.

In order to effectively identify the above considerations, a list of facilities was acquired from South Coast Air Quality Management District's ("SCAQMD") Facility Information Search, as well as the Land Use file for the Southern California Association of Governments (SCAG). These served as a base to generate a list of sensitive receptors around the MJPA. Sensitive Receptors that were identified within the buffer zone include residential communities, schools, playgrounds, parks, and day care centers. Nursing homes and hospitals did not fall within the buffer zone.

The MEIR was certified in 1999; however, pursuant to PRC Section 21157.6, the JPA finds that the conclusions in the MEIR are still valid and that no significant new facts or changes in circumstances have occurred since the EIR was certified.

Attachments: 1) Resolution # JPA 08-21.
2) Sensitive Receptors Map.



March JPA 2320 Foot Buffer
Residential Area In Buffer
Residential Area In JPA Boundary
City Boundaries
March JPA Boundary

Day Care Centers
Schools
Parks
Freeways & Highways

MARCH JOINT POWERS AUTHORITY SENSITIVE RECEPTORS MAP WITH A 2,320 FOOT BUFFER

March Joint Powers Authority

Exhibit 1
173

March Joint Powers Airport Commission | Inland Port Airport Authority

RESOLUTION MIPAA #08-04

A RESOLUTION APPROVING A PROMISSORY NOTE PAYABLE TO THE MARCH JPA FOR FUNDS ADVANCED TO THE AGENCY IN THE 2008/2009 FISCAL YEAR

WHEREAS, Section 5(j), 5(m), 5(n) of the Joint Powers Agreement creating the March Joint Powers Authority (Authority) provides for fiscal matters and provides strict accountability of all funds of the Authority; and,

WHEREAS, the March Joint Powers Commission, sitting as the March Inland Port Airport Authority Board, annually prepares and adopts an Agency Budget; and

WHEREAS, staffing resources needed to implement the objectives of the Agency Budget are offered to the Agency from the March Joint Powers Authority as a loan; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of the March Inland Port Airport Authority at its regular session assembled on June 18, 2008, that in all matters provided for in the Joint Powers Agreement authorizing the creation of the March Inland Port Airport Authority, that the Agency does hereby accept a loan from the March Joint Powers Authority in the amount of $200,000 for the 2008-09 budget year;

//////

March Joint Powers Airport Commission **March Inland Port Airport Authority**

BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Agency agrees to execute a Promissory Note, attached as Exhibit A to this Resolution, in the amount of $200,000 at a simple annual interest in the amount of 5%, to be due and payable at some future time as unencumbered revenues to the Agency are sufficient to repay its accumulated debts.

/ / / /

/ / / /

State of California)

County of Riverside)

PASSED, APPROVED, and ADOPTED this 18th day of June, 2008.

Mark Yarbrough
Vice Chairman, March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Secretary to the March Inland Port Airport Authority, do hereby certify that the foregoing resolution was duly and regularly adopted by the Board at its regularly scheduled meeting on June 18, 2008.

Ayes:	Melendrez, Loveridge, White, Stewart, Busch, Buster, Ashley, Yarbrough
Noes:	None
Abstain:	None
Absent:	None

Carey L. Allen, Secretary
March Joint Powers Authority

EXHIBIT A

PROMISSORY NOTE

FOR 2008/2009 BUDGET YEAR

June 18, 2008

Principal amount $200,000

FOR VALUE RECEIVED, the March Inland Port Airport Authority hereby jointly and severally promise to pay to the order of the March Joint Powers Authority the sum of TWO HUNDRED THOUSAND DOLLARS, together with interest thereon at the rate of 5% per annum on the unpaid balance.

Said sum shall be paid in the following manner: This note may be prepaid, at any time, in whole or in part, without penalty. There is no preset time limit on the repayment of this note.

This note shall take effect as a sealed instrument and shall be construed, governed and enforced in accordance with the laws of the State of California.

Signed: _____ Date: 6-18-2008

Mark Yarbrough, Vice Chairman

Commission

March Inland Port Airport Authority

JOINT POWERS COMMISSION
OF THE
MARCH INLAND PORT AIRPORT AUTHORITY

MIPAA Operations - Consent Calendar
Agenda Item No. 10b (2)

Meeting Date: June 18, 2008

Action: **ADOPT RESOLUTION #MIPAA 08-04 APPROVING THE PROMISSORY NOTE PAYABLE TO THE MARCH JPA FOR FUNDS ADVANCED TO THE AIRPORT AUTHORITY**

Proposed Motion: Move to adopt Resolution #MIPAA 08-04 Accepting a loan from the March JPA and Authorizing the Vice Chairman to sign a Promissory Note for the amount of $200,000

Background:

The March JPA will need to provide financial support to the March Inland Port Airport Authority (MIPAA) for its cash flow and operations activities. For the 2008-2009 Budget Year, the estimated amount of Agency expenditures funded by the March JPA is $200,000.

It is impossible for MIPAA to determine when and how a payment schedule can be set. It is acknowledged by the Promissory Note that this is an incurred debt by the MIPAA. It is recommended that there be a simple annual interest rate at 5% on any unpaid principal.

Attachment:

1) Resolution #MIPAA 08-04 approving the Promissory Note Payable to the March JPA for Funds Advanced to the Authority.

JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

Joint Public Hearing – Action Item
Agenda Item No. 13a

Meeting Date: February 20, 2008

Action: **APPROVAL OF A REQUEST BY LNR RIVERSIDE, LLC AND LNR CPI MERIDIAN BTS 223, LLC TO REDISTRIBUTE THE BUILDABLE AREA WITHIN THE MARCH BUSINESS CENTER (MERIDIAN) SPECIFIC PLAN, PREVIOUSLY APPROVED BY RESOLUTION #JPA 05-17, FOR LOTS LOCATED WITHIN THE ACCIDENT POTENTIAL ZONE OVERLAY ZONING DISTRICTS**

Planning Commission Motions:

1. Recommend that the March Joint Powers Commission determine that the proposed project is consistent with the Specific Plan and Focused Environmental Impact Report (SCH# 2002071089) for March Business Center, that the proposal to redistribute building area within Accident Potential Zone I is a minor modification involving 2.82% of the approved building area within the Accident Potential Zones; that the redistribution of building area will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; that the redistribution amounts to a minor technical change to the Specific Plan and Focused EIR; and that the Commission finds that the Addendum to the previously certified Focused EIR is appropriate pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162; and

2. Recommend that the March Joint Powers Commission adopt the required findings; and

3. Recommend that the March Joint Powers Commission adopt Resolution #JPA 08-01 approving a minor redistribution of buildable area within Accident Potential Zone I for an area located west of Interstate 215, east of Meridian Parkway, south of Alessandro Boulevard and north of Van Buren Boulevard.

Joint Powers Commission Motions:

1. Determine that the proposed project is consistent with the Specific Plan and Focused Environmental Impact Report (SCH# 2002071089) for March Business Center, that the proposal to redistribute building area within Accident Potential Zone I is a minor modification involving 2.82% of the approved building area within the Accident Potential Zones; that the redistribution of building area will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; that the redistribution amounts to a minor technical change to the FEIR; and that the Commission finds that the Addendum to the previously certified Focused EIR is appropriate pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162; and

2. Adopt the required findings; and

3. Adopt Resolution #JPA 08-01 approving a minor redistribution of buildable area within Accident Potential Zone I for an area located west of Interstate 215, east of Meridian Parkway, south of Alessandro Boulevard and north of Van Buren Boulevard; and

4. Direct staff to file a Notice of Determination in accordance with the March Joint Powers Authority's CEQA Guidelines.

Background:

The March Business Center (Meridian) Specific Plan contains approximately 1,290 acres, including 106.15 acres within the Accident Potential Zones for March Air Reserve Base. In order to assure compatibility with the joint-use airport, the March Joint Powers Commission previously adopted Resolution #JPA 05-17 addressing the development of the 106.15 acres located within the Accident Potential Zones. That resolution adopted restrictive provisions within the Accident Potential Zones which were jointly developed with March ARB, to assure compatible development within the Accident Potential Zones, as listed below:

Development Restrictions within the Accident Potential Zones Approved through Resolution #JPA 05-17	
1.	All Meridian development to meet 19.99% lot coverage on a gross basis within the Accident Potential Zones (APZs)
2.	Limitation of 924,541 square feet to be developed within the APZs
3.	Single Story limitation in APZs
4.	All Uses to comply with Air Installation Compatibility Use Zone (AICUZ) Land Use Compatibility Table 3-1
5.	Recordation of restrictions to prohibit development on the 13.1 acre lot 66, and development restriction to a maximum of 7.8% lot coverage on lot 68
6.	Development to be located to the edge of the Accident Potential Zone wherever possible
7.	March ARB to review future Plot Plans and Tenant Improvement Plans in APZs

On November 20, 2007, LNR Riverside, LLC and LNR CPI Meridian BTS 223, LLC requested approval to modify the prior approval of Resolution #JPA 05-17. The request would redistribute

26,081 square feet of approved building area located within the Accident Potential Zones. The shift is essentially from 3 lots in Accident Potential Zone I north of Cactus Avenue, to two lots located approximately 3,000 feet to the south (south of Cactus Avenue). The request would essentially shift building area within Accident Potential Zone I. The 26,081 square feet represents 2.82% of the total 924,541 square feet approved within the Accident Potential Zones (through Resolution #05-17).

Analysis and Recommendation

The subject application keeps intact all seven of the key compatibility provisions previously approved in Resolution #JPA 05-17. Furthermore, the redistribution of 2.82% of the buildable area within the Accident Potential Zones is somewhat insignificant.

It should be identified that there is some risk associated with development in Accident Potential Zone I, as identified in the 2005 AICUZ. However, in accordance with that document, Accident Potential Zone I is "sufficiently flexible to allow reasonable economic use of the land, such as industrial/manufacturing, transportation, communication/utilities, wholesale trade, open space, recreation and agriculture; however uses that concentrate people in small areas are not recommended."

This application would move 26,081 square feet of approved building area from one portion of Accident Potential Zone I to another Portion of Accident Potential Zone I, located approximately 3,000 feet to the south. Because the relocated square footage would be closer to the airport, it could be extrapolated that there would be an incremental increase in the potential risk. However, the application appears to be consistent with all provisions of the AICUZ, as it requires development at less than 20% lot coverage on a gross basis, it conforms to a total buildable area of 924,541 square feet in the APZs, as previously approved in Resolution #JPA 05-17; it retains the single story limitation; it requires future uses to comply with the AICUZ list of compatible uses; it requires recordation of restrictions to prohibit development on lots that are in closer proximity to the extended centerline of the runway; it reinforces the objective to develop on the edge of the APZs; and it requires future land uses to be reviewed and approved by March ARB. Accordingly, as the request is consistent with the AICUZ, staff recommends approval of this request to redistribute 2.82 percent of the total building area approved in Accident Potential Zones.

Review by Planning Manager

On December 7, 2007 the March JPA Planning Manager reviewed a request for administrative approval for this item. The Planning Manager denied the request, as the redistribution of 26,081 square feet to different lots within the Accident Potential Zones exceeded the Planning Manager's authority, given that the March Joint Powers Commission's Resolution identified specific square footage for each lot within the Accident Potential Zones. Additionally, the Planning Manager recommended discussion of the request with March ARB officials, which occurred in a briefing on December 21, 2007, with supplemental information provided to the base on January 30, 2008.

Notification:

This application was advertised in the Press Enterprise on Saturday, February 9, 2008. On February 7, 2008, a notice of Public Hearing was mailed to 21 interested parties, inclusive of all servicing utilities, all public service providers, applicable school districts, adjacent jurisdictions, and adjacent property owners.

Attachments:

1) Letter from March Air Reserve Base, dated February 14, 2008.
2) Planning Commission Findings.
3) Resolution #JPA 08-01
    a) Exhibit "A", Map showing properties within Accident Potential Zone I and II
    b) Exhibit "B", Applicant's Request and Tabulation of Buildable Area
4) Addendum to the Focused EIR for March Business Center.

DEPARTMENT OF THE AIR FORCE

AIR FORCE RESERVE COMMAND

FEB 14 2008

MEMORANDUM FOR MARCH JOINT POWERS AUTHORITY
ATTN: MR. DAN FAIRBANKS
PLANNING MANAGER
P.O. BOX 7480
MORENO VALLEY, CA 92552

FROM: 452 AMW/CC
2145 Graeber Street Suite 117
March ARB CA 92518-1667

SUBJECT: Z 08-01: Request for Redistribution of Buildable Area Within the Accident Potential Zones Located North of Runway 14/32

1. We have reviewed the information/materials provided us by the March Joint Powers Authority on 30 Jan 08, regarding a request by LNR to redistribute the allowed building area within the Accident Potential Zones located north of Runway 14/32. The materials included: 1) a matrix submitted by LNR Riverside, LLC identifying a proposed redistribution of the building area previously approved by the March Joint Powers Authority; 2) a memorandum from Brigadier General James T. Rubeor, providing comments on the previous plan of development by LNR Riverside, LLC; 3) March JPA Resolution 05-07, granting approval of the prior LNR Riverside, LLC plan of development; 4) a memorandum from Dan Fairbanks, dated 7 Dec 07; and 5) an appeal from LNR Riverside LLC to allow the redistribution of the building area.

2. The revised development matrix submitted by LNR Riverside, LLC, identifies the total amount of development within the Accident Potential Zones contained within the March Business Center Development will remain at 924,541 square feet, which is the same square footage granted in the original approval, and that the total lot coverage on a gross basis remains at 19.99%, consistent with the original approval and the requirements of Appendix A of the 2005 AICUZ.

3. The revised development scheme identifies that only 26,081 square feet of the total 924,541 square feet will be relocated within the Accident Potential Zones and that this area reflects only 2.82% of the area previously approved by the March Joint Powers Authority. The redistribution of the 2.82% of the buildable area is still proposed in the periphery of the Accident Potential Zones, although the building area would now be located further to the south in an area of increased risk.

4. The development restrictions on lot 66 will remain in place, which require the recordation of a perpetual non-development easement. Furthermore, the development restrictions on lot 68 will remain in place, with the exception that the future developable area will be reduced from approximately 115,000 square feet to 101,499 square feet (lot coverage of 6.89%).

13a 334

5. Based on the information above (para 2-4), March Air Reserve Base believes the nature of the amended request involves a minor modification to the previous approval granted by the March Joint Powers Authority. March Air Reserve Base further believes the responsibility for review of the modifications to the prior approval lies with the March Joint Powers Authority. Thus, March Air Reserve Base has no further comments regarding this application. We thank you for the opportunity to review and comment on this development. If you have any further questions, please contact Mr. Jack Porter at (951) 655-7216.

JAMES L. MELIN, Brig Gen, USAFR
Commander
14 FEB 08

13a 335

PLANNING COMMISSION OF THE MARCH JOINT POWERS AUTHORITY

Findings for Planning Determination Z 08-01

1. The proposed developable area is consistent with the goals, objectives, policies and programs of the General Plan.

2. The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

3. The project conforms to all applicable provisions of the March Joint Powers Redevelopment Plan.

4. The location, design and operation of the proposed development area will be compatible with existing or planned land uses in the vicinity.

5. The proposed project complies with the applicable zoning in that it meets the 20% lot coverage development criteria identified in the Air Installation Compatibility Use Zone Study.

6. The request complies with the maximum building area of 924,541 square feet established in Resolution #JPA 05-17.

7. The action re-enforces the single story limitation within the Accident Potential Zones which is promulgated in the Air Installation Compatibility Use Zone Study.

8. The request discloses that the uses must comply with Air Installation Compatibility Use Zone (AICUZ) Land Use Compatibility Table 3-1.

9. The request will allow for recordation of restrictions to prohibit development on the 13.1 acre lot 66, and provide development restrictions on lot 68.

10. The request will encourage development to be located to the edge of the Accident Potential Zone wherever possible.

11. The request will identify the role of March ARB in reviewing future Plot Plans and Tenant Improvement Plans in the Accident Potential Zones.

RESOLUTION # JPA 08-01

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DETERMINING THE DEVELOPABLE BUILDING AREA FOR PROPERTIES LOCATED IN ACCIDENT POTENTIAL ZONE I AND II WITHIN THE MERIDIAN BUSINESS CENTER

WHEREAS, pursuant to Government Code Section 6502, the March Joint Powers Authority (March JPA) is vested with the capacity to exercise any and all powers common to its member entities including the power to create a joint area planning agency under Section 65101 of the Government Code; and

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

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

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

WHEREAS, the March Joint Powers Commission adopted the March Business Center Specific Plan on February 26, 2003, which included the adoption of Business Park, Mixed Use, and Industrial zoning on a 106.15 acre area, and that the 106.15 acre area is further subject to an Accident Potential Zone Overlay Zoning District due to its location within the Accident Potential Zones for March Air Reserve Base/March Inland Port airport Reserve Base, which requires conformance with the standards identified in the Air Installation Compatibility Use Zone study (AICUZ); and

WHEREAS, on November 20, 2007, LNR Riverside, LLC and LNR CPI Meridian BTS 223, LLC (collectively "the applicants") requested approval of a modification to a prior determination by the March Joint Powers Commission (Resolution #05-17) regarding the allowable building area for certain properties located within the Accident Potential Zones (APZs) in the March Business Center (a.k.a. Meridian) Specific Plan (Application); and

WHEREAS, the revision proposed by the applicants would allow approximately 26,081 square feet of the 924,541 square feet of building area approved in Resolution #JPA 05-17 to be redistributed to the south, with the redistribution is occurring from one portion of APZ I to another portion of APZ I, and

WHEREAS, the revision proposed by the applicants consists of the redistribution of 26,081 square feet, which constitutes a shift in 2.82% of the building area allowed within the APZs; and

WHEREAS, the total area of the development contained within the APZs in Meridian would remain at 19.99%, consistent with the original approved resolution and the requirements of both the 1998 AICUZ and 2005 AICUZ; and

WHEREAS, the Application applies to all properties within the APZ I and APZ II Overlay Zoning Districts of the Meridian Specific Plan (Properties), more particularly shown on Exhibit "A" attached to this Resolution and incorporated herein by this reference; and

WHEREAS, the AICUZ was developed by the United States Department of Defense to encourage land use policies that ensure compatible land uses adjacent to military airport facilities; and

WHEREAS, to ensure compatible land uses, the March Business Center requires development within the APZ overlay zoning districts to be restricted to a single story height and to comply with the list of restricted land uses identified in Table 3-1 of the AICUZ; and

WHEREAS, the total acreage of the Properties subject to the Application is approximately 106.15 acres, more particularly described in Exhibit "B" attached to this Resolution and incorporated herein by this reference, and

WHEREAS, to ensure that lot coverage remains restricted and open space is preserved on Tentative Map 30857 lots 66 and 68, March JPA planning staff will require the recordation of restrictive provisions, in perpetuity, on TM lots 66 and 68; and

WHEREAS, the approval of the Application will allow for the orderly development of properties along the periphery of APZ I and II; 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 FIND, DETERMINE AND RESOLVE AS FOLLOWS:

Section 1. Repeal of Resolution #JPA 05-17. This action repeals the previously approved March Joint Powers Authority Resolution #JPA 05-17.

Section 2. Lot Coverage. Lot Coverage for the project area shall be limited to 19.99% on a gross basis. Requirements for open space on TM lots 66 and 68 shall be enforced through the recordation of a restrictive covenant consistent with the building area calculations identified in exhibit B, assuring the provision of non-developed open space in perpetuity. The

Planning Manager shall have latitude to allow minor changes in the distribution of the buildable area, as long as the total building area does not exceed 924,541 square feet, as outlined in this resolution.

Section 3. One-Story Restriction. Development within the Accident Potential Zones shall be limited to a one-story height.

Section 4. Compatible Land Use. Development within the APZs shall be consistent with the list of Compatible Uses, as identified in the most recent AICUZ.

Section 5. Building Location. Future development shall comply with the objective of locating buildings near the edge of the APZ, as depicted on Exhibit B for lots 1, 2, 3, 4, 5, 6, 2-1, 2-3, 2-4, 2-5, 2-6, and to the degree possible on TM lot 68.

Section 7. Compliance with the California Environmental Quality Act. The March Joint Powers Commission has determined that the redistribution of 26,081 square feet of a total of 924,541 square feet of future building area approved in the APZs is a minor modification, as: 1) it involves only 2.82% of the total approved building area within the APZs; 2) the relocated building area would occur from one portion of APZ I to another portion of APZ I, and the future development would meet all requirements of the AICUZ including single story limitation; 3) the development would occur at 19.99% lot coverage, consistent with the AICUZ; 4) all future uses will comply with the Land Use Compatibility Table 3-1 in the AICUZ; and 5) structures will be located toward the edge of the APZs, as identified in the attached exhibits. The redistribution of building area within the APZs will not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Instead, as anticipated by both the FEIR and the Specific Plan, this resolution merely implements the provisions contained within the AICUZ. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which would require a supplemental or subsequent EIR. The details of the redistribution of buildable area amount to a minor technical change to the certified FEIR. Accordingly, the Commission finds that an Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines sections 15162.

Section 8. Effective Date/Certification. This Resolution shall become effective immediately upon its adoption. The Secretary shall certify the adoption of this Resolution.

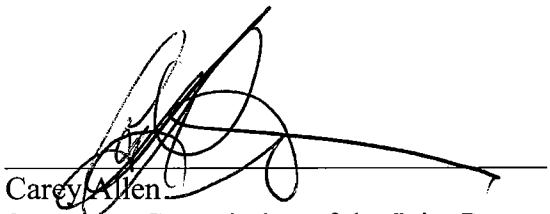
ADOPTED, by the members of the Commission of the March Joint Powers Authority this 20th day of February, 2008.

Frank Schiavone, Chairman
March Joint Powers Commission

I, Carey Allen, Secretary of the Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 08-01 was duly and regularly introduced, passed, and adopted by the Commission of the March Joint Powers Authority at the regular meeting thereof held on the 20th day of February 2006, and the foregoing is a full, true, and correct copy of said Resolution.

Ayes:	Buster, Busch, White, Ashley, Stewart, Melendrez, Yarbrough, Schiavone
Noes:	None
Abstain:	None
Absent:	None

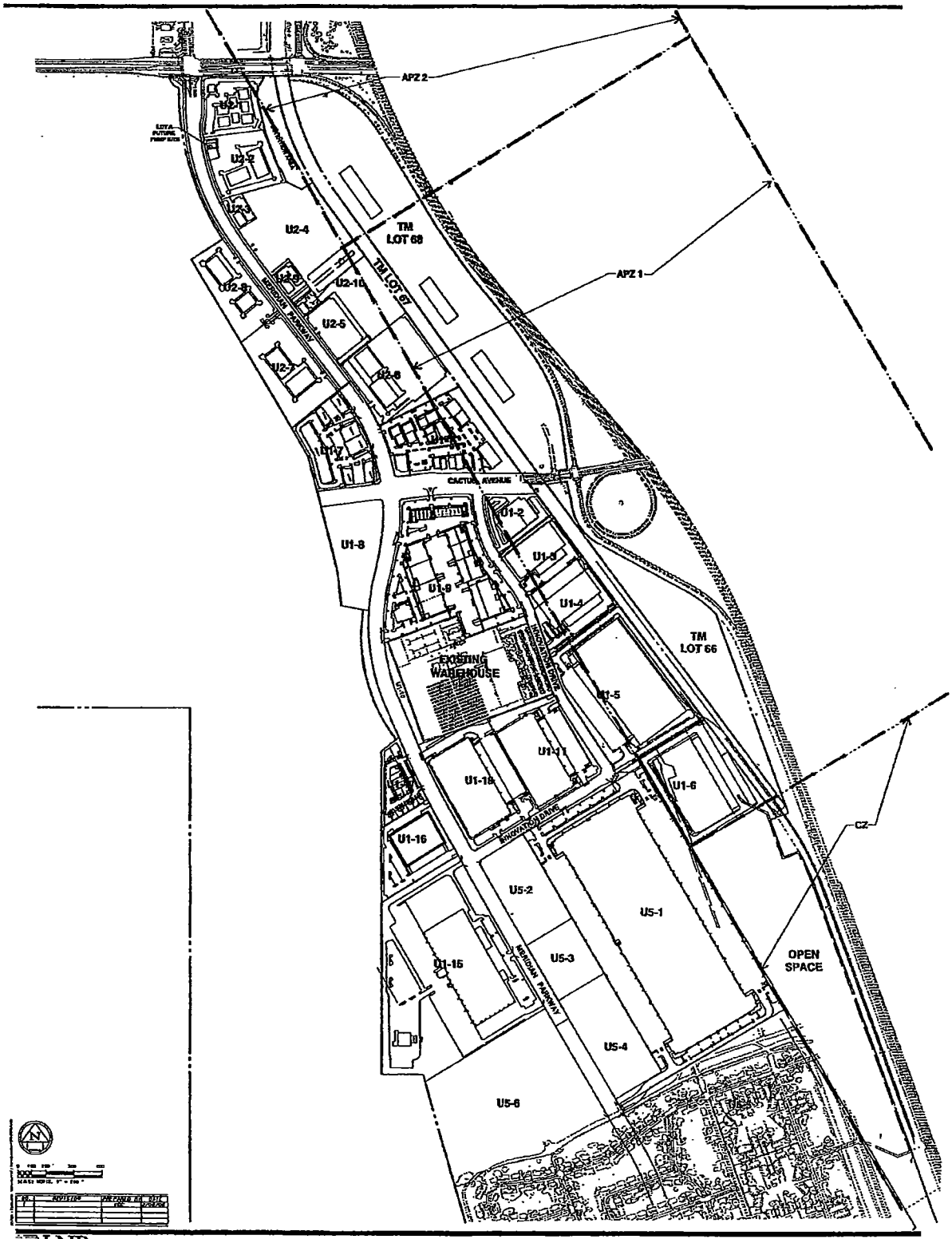
Date: February 20, 2008



Carey Allen
Secretary, Commission of the Joint Powers Authority

EXHIBIT A

MAP SHOWING PROPERTIES WITHIN THE APZ I AND II



LNR

UNIT 1 AND 2 SITE PLANS
MERIDIAN

13a 342

EXHIBIT B

TABULATION SHOWING TOTAL ACREAGE OF PROPERTIES WITHIN ACCIDENT POTENTIAL ZONE I AND II

AND

BUILDING AREA CALCULATIONS

MERIDIAN APZ Lot and Building Calculations

15-Nov-07

Lot #	Lot Acreage	(Acres) Area w/in APZ (total)	Proposed Building SF in APZ's	(Acres) Area in APZ 1	(Acres) Area in APZ 2	APZ FAR	REVISED Proposed Building SF in APZ's	Delta SF	REVISED APZ FAR
1-1	9.52	4.22	38,700	4.22	0	21.05%	27,120	(11,580)	14.75%
1-2	3.22	2.39	43,000	2.39	0	41.30%	43,000	0	41.30%
1-3R	4.48	3.24	67,765	3.24	0	48.01%	67,765	0	48.01%
1-4R	5.11	4.25	109,212	4.25	0	58.99%	109,212	0	58.99%
1-5	16.35	11.91	347,608	11.91	0	67.00%	351,545	3,937	67.76%
1-6	10.55	10.28	201,256	10.28	0	44.94%	223,400	22,144	49.89%
2-1	3.6	0.16	0	0	0.16	0.00%	0	0	0.00%
2-2	4.6	0	0	0	0	0.00%	0	0	0.00%
2-3	6.0	0.41	0	0	0.41	0.00%	0	0	0.00%
2-4	4.8	0.41	1,000	0.15	0.26	5.60%	1,000	0	5.60%
2-5	8.4	1.65	1,000	1.65	0	1.39%	0	(1,000)	0.00%
2-6	8.7	2.87	0	2.87	0	0.00%	0	0	0.00%
TM Lot 69	2.9	1.49	0	0	1.49	0.00%	0	0	0.00%
TM Lot 68	33.83	33.83	115,000	22.03	11.8	7.80%	101,499	(13,501)	6.89%
TM Lot 66	13.1	13.1	0	13.1	0	0.00%	0	0	0.00%
TM Lot 67	14.62	14.62	0	11.65	2.97	0.00%	0	0	0.00%
Cactus Avenue	1.32	1.32	0	1.32	0	0.00%	0	0	0.00%
Totals		106.15	924,541	89.06	17.09	19.99%	924,541	0	19.99%

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MARCH JOINT POWERS AUTHORITY

ADDENDUM TO MARCH BUSINESS CENTER FOCUSED EIR IN SUPPORT OF THE APPROVAL OF THE REAPPORTIONMENT OF ALLOWED BUILDING SQUARE FOOTAGE WITHIN THE ACCIDENT POTENTIAL ZONES AND MODIFICATION OF SPECIFIC BUILDING LIMITATIONS FOR LOTS WITHIN THE ACCIDENT POTENTIAL ZONES AS APPROVED IN RESOLUTION #JPA 05-17 FOR UNIT 1 LOT 5 AND UNIT 1 LOT IN MARCH BUSINESS CENTER

A. PROJECT INFORMATION

1. Project Title: Z 08-01: Redistribution of square footage approved within the Accident Potential Zones.

2. Lead Agency Name and Address: March Joint Powers Authority
3430 Bundy Avenue, Suite 107
March AFB California, 92518

3. Contact Persons and Phone Numbers: Dan Fairbanks
Planning Manager
March Joint Powers Authority
(951) 656-7000

4. Description of Project:

The Project includes a redistribution of allowable building square footage within the Accident Potential Zones located northeast of March Air Reserve Base/March Inland Port airport in the March Business Center. The project would shift 26,081 square feet from the northern portion of Accident Potential Zone 1 to the southern portion of Accident Potential Zone 1 adjacent to the Clear Zone. More specifically, an additional 22,144 square feet of buildable area would be applied to Unit 1 Lot 6 located adjacent to the Clear Zone and 3,937 square feet would be applied to Unit 1 Lot 5 located approximately 800 feet north of the Clear Zone. Unit 1 Lot 1, Unit 2 Lot 4 and Tentative Map Lot 68, all within Accident Potential Zone 1 would be reduced by a combined total of 26,081 square feet to accommodate this shift.

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

When only minor technical changes or additions to a previous EIR or negative declaration are necessary and none of the conditions described in Public Resources Code section 21166 calling for the preparation of a subsequent of supplemental EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and

adopt an addendum. (State CEQA Guidelines, § 15164(b).)

C. ANALYSIS

Based upon the Description of the Project set forth above, the Authority finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR in conjunction with Resolution #JPA 05-17 as defined below is not required by CEQA. The environmental consequences associated with the construction and operation of the March Business Center were fully examined by the Authority's General Plan Master EIR and the Focused Environmental Impact Report ("FEIR") certified by the March Joint Powers Commission ("Commission") on February 19, 2003, State Clearinghouse number 2002071089.

Subsequent to the certification of the FEIR, Resolution #JPA 05-17 was approved (April 2006) to clarify the interpretation from March Air Reserve Base and March JPA officials on the allowed and appropriate development within the Accident Potential Zones within the Accident Potential Zone Overlay District of the March Business Center. This District encompasses 106.15 acres within March Business Center Specific Plan and is subject to the policies of the Air Installation Compatibility Use Zone (AICUZ) study for March Air Reserve Base. The FEIR incorporated the policies of the 1998 AICUZ. The AICUZ was revised in 2005. Resolution #JPA 05-17 references the 2005 AICUZ. The applicable provision in Resolution #JPA 05-17 regarding lot coverage restrictions provides guidance on the following statement in the AICUZ "for most residential usage, buildings should be limited to one story and the lot coverage should not exceed 20 percent." The interpretation by March Air Reserve Base, LNR Riverside, LLC and the JPA is the 20% gross lot coverage for non-residential uses such as warehouse is appropriate and is consistent with the policies of the AICUZ. Effectively, the Resolution allowed lot coverage to be calculated on a gross basis; and therefore minor shifts of square footage between lots can be accommodated provided that the total allowed square footage within the AICUZ does not exceed 924,541 square feet. The shift in square footage as proposed by the project constitutes a minor change as intended by the adoption of the Resolution #JPA 05-17.

The proposal for Unit 1 Lot 5 and Unit 1 Lot 6 shifts 26,081 square feet from Unit 1 Lot 1, Unit 2 Lot 5 and Tentative Map Lot 68 as specified in Exhibit B of Resolution #JPA 05-17 to Unit 1 Lot 5 and Unit 1 Lot 6. The project does not propose any modification to the total square footage of 924,541 square feet; therefore, the project will not cause any substantial change to the March Business Center and is consistent with the FEIR, the March Business Center Specific Plan, the 1998 AICUZ, the 2005 AICUZ and the findings for Resolution #JPA 05-17.

D. CONCLUSION

The Commission finds that the reapportion of allowed building square footage within the Accident Potential Zones and modification of specific building limitations for lots within the Accident Potential Zones as approved in Resolution #JPA 05-17 for Unit 1 Lot 5 and Unit 1 Lot 6 will not result in any substantial changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There has not been any substantial change in the circumstances or discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures. Accordingly, the Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

RESOLUTION #JPA 07-37

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR THE AIR FORCE VILLAGE WEST SPECIFIC PLAN, APPROVING PLOT PLAN PP 07-05 FOR THE AIR FORCE VILLAGE WEST CHAPEL AND MEETING HALL SUBJECT TO THE CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, David Leonard representing David Leonard Associates ("Applicant") has applied for plot plan approval ("Plot Plan 07-05") pursuant to Chapter 9.02.070 of the March JPA Development Code to construct a 3,406 square foot chapel, 4,694 square foot meeting hall, and a 950 square foot toilet and storage building on 2.335 acres within the R-20 Residential zoning district within the Air Force Village West continuing care retirement community, located at 21233 Le May Drive, Riverside CA, 92518

WHEREAS, the Commission, acting as the planning agency, considered Plot Plan 07-05 on the19th day of December 2007, at which time they heard all testimony offered regarding this application;

WHEREAS, Plot Plan 07-05 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 07-05 is consistent with the General Plan, and the Air Force Village West Specific Plan, as set forth more fully herein;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that all potential environmental impacts from the Project were considered in the prior Mitigated Negative Declaration for the Air Force Village West Specific Plan and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan should be prepared for the Project;

WHEREAS, Plot Plan 07-05 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the proposed Plot Plan were examined by the Mitigated Negative Declaration for Air Force Village West, which was adopted by the Commission on September 15, 2004;

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or Negative Declaration in conjunction with the approval of the Plot Plan is not required by CEQA;

WHEREAS, the Addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

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

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

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

SECTION 2. Adoption of Plot Plan PP 07-05 and the Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented,

including the staff report, the Commission hereby approves Plot Plan 07-05 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 3. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Mitigated Negative Declaration, Initial Study, including any oral or written comments received, and administrative record for the Project prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the previously adopted Mitigated Negative Declaration for Air Force Village West, and that this application amounts to a minor technical change. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the Mitigated Negative Declaration. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

SECTION 6. Adoption of the Addendum to the Mitigated Negative Declaration. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 7. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

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

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 19th Day of December, 2007

I, Carey L. Allen HEREBY CERTIFY that the foregoing Resolution was duly adopted at the regular meeting of the March Joint Powers Commission held on the 19th day of December, 2007, by the following vote of the Joint Powers Commission.

AYES: Buster, Stewart, White, Yarbrough, Landers, Loveridge, Schiavone, Ashley
NOES:
ABSENT:
ABSTAIN:

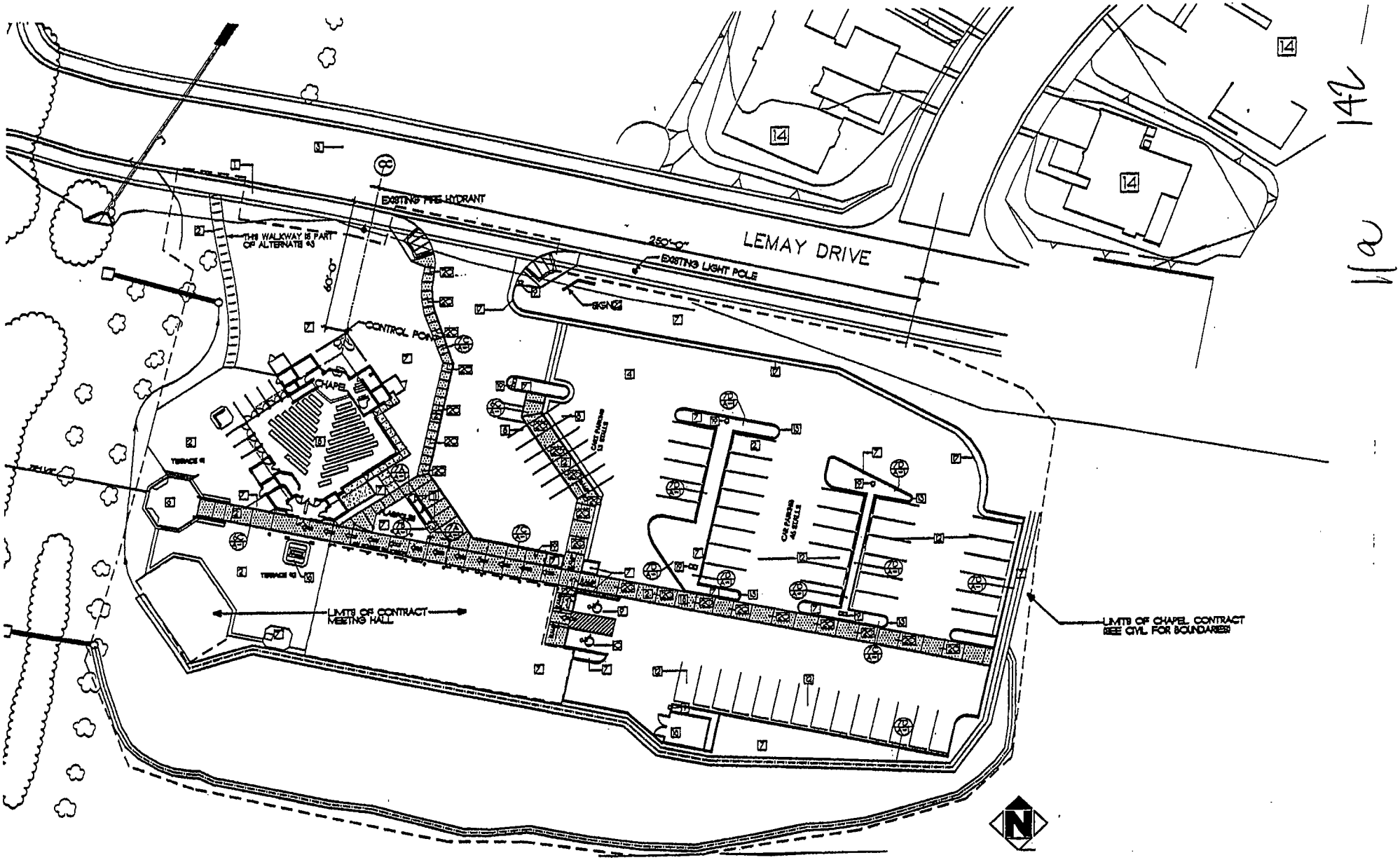
Marion Ashley
Chairman, March Joint Powers Commission

ATTEST:

Carey L. Allen
Secretary of the March Joint Powers Authority

EXHIBIT "A"
Plot Plan Exhibits

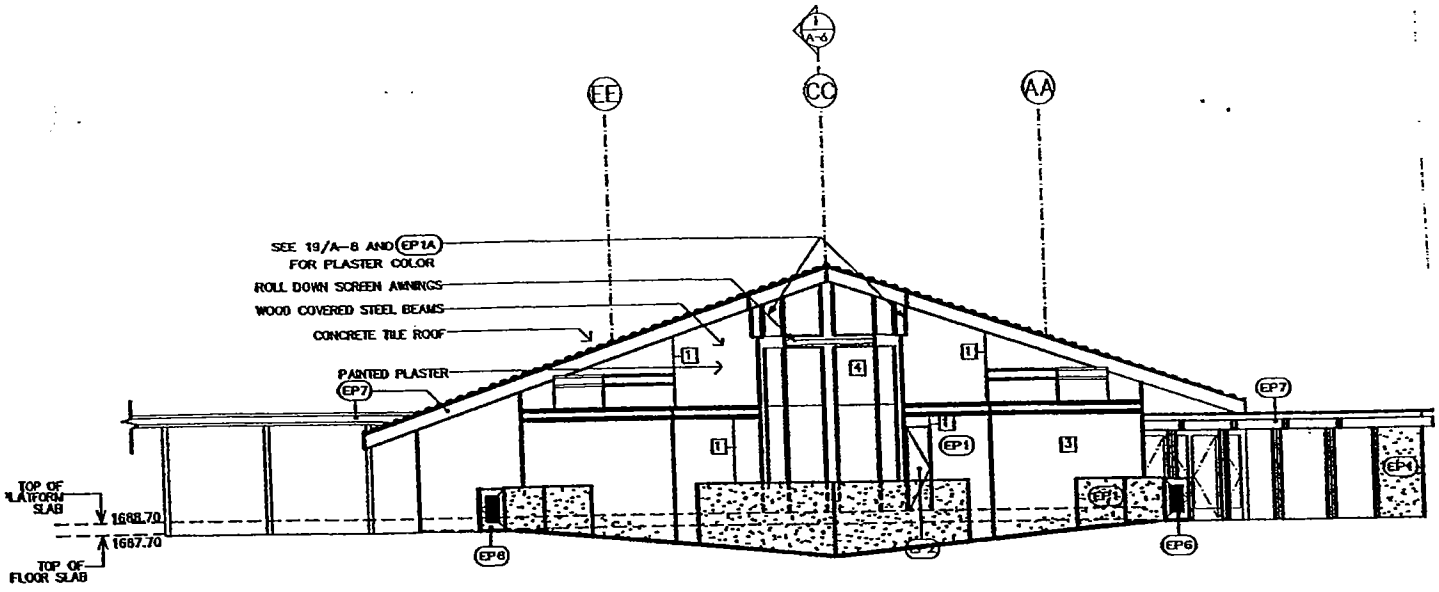
[attached on following pages]



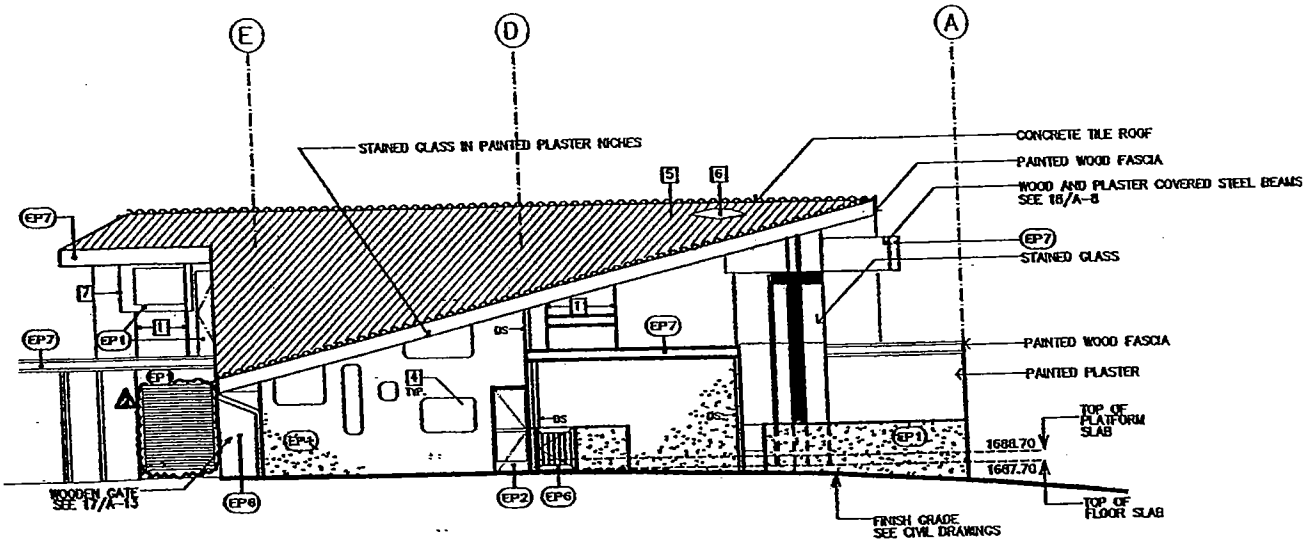
ARCHITECTURAL SITE PLAN

AIR FORCE VILLAGE

CHAPEL



FRONT ELEVATION (VIEW FROM STREET) | 1

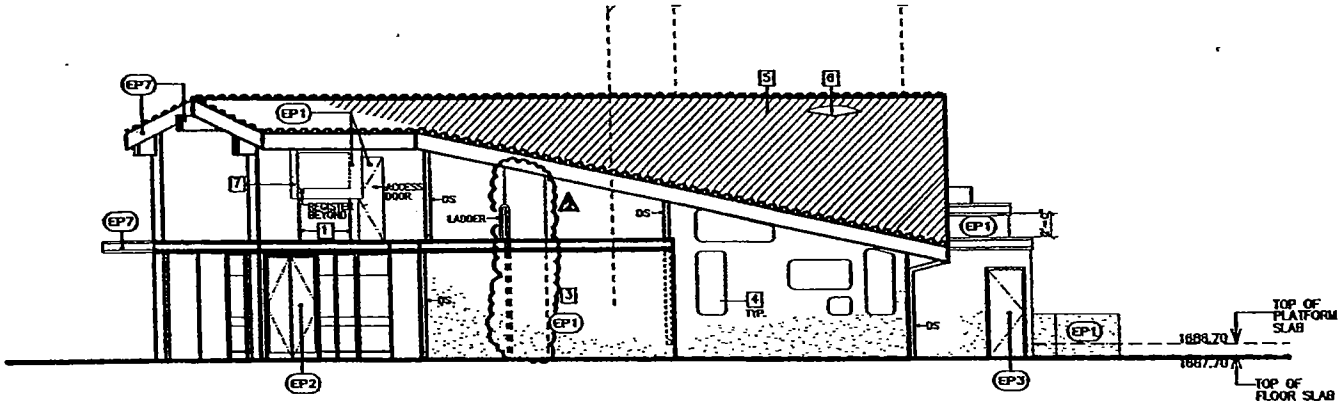


SIDE ELEVATION (VIEW FROM PARKING LOT) | 2

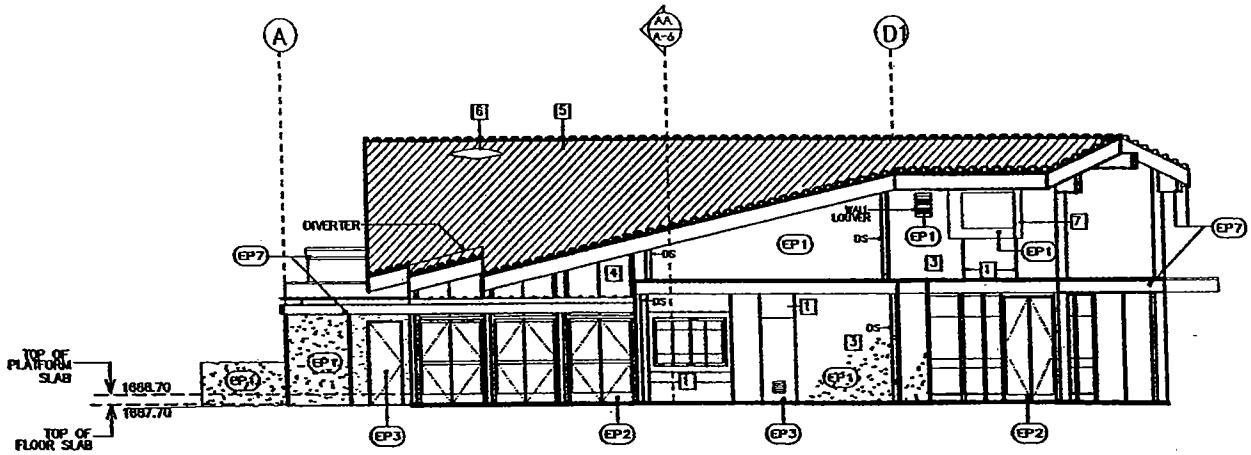
AIR FORCE VILLAGE

CHAPEL

11a 143



SIDE ELEVATION (VIEW FROM PARKING LOT) | 3

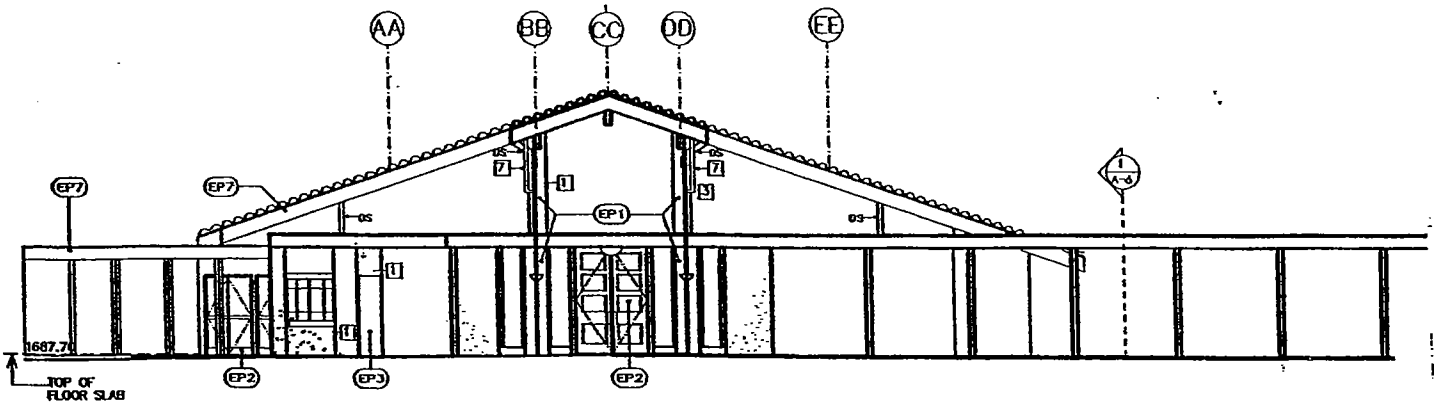


SIDE ELEVATION (VIEW FROM RAVINE) | 5

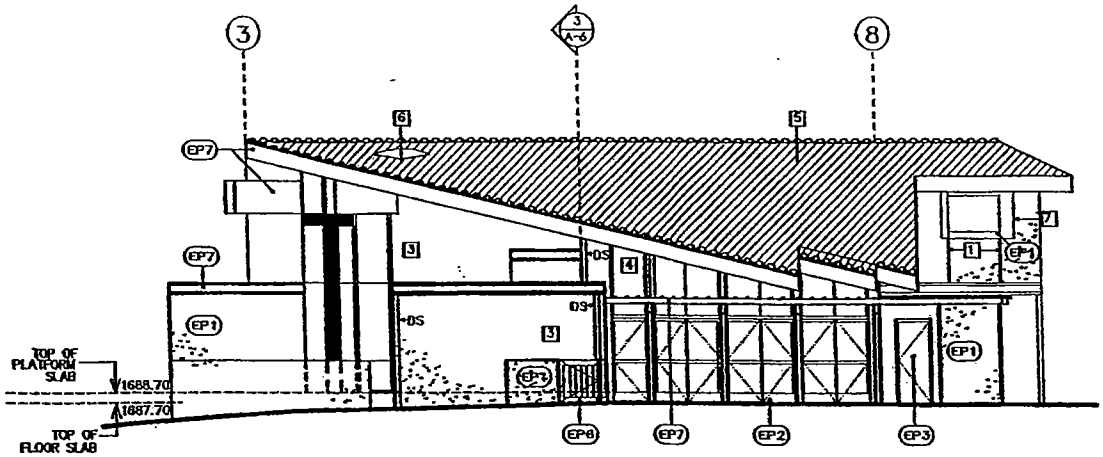
AIR FORCE VILLAGE

CHAPEL

11a 14A



MAIN ENTRY ELEVATION	4

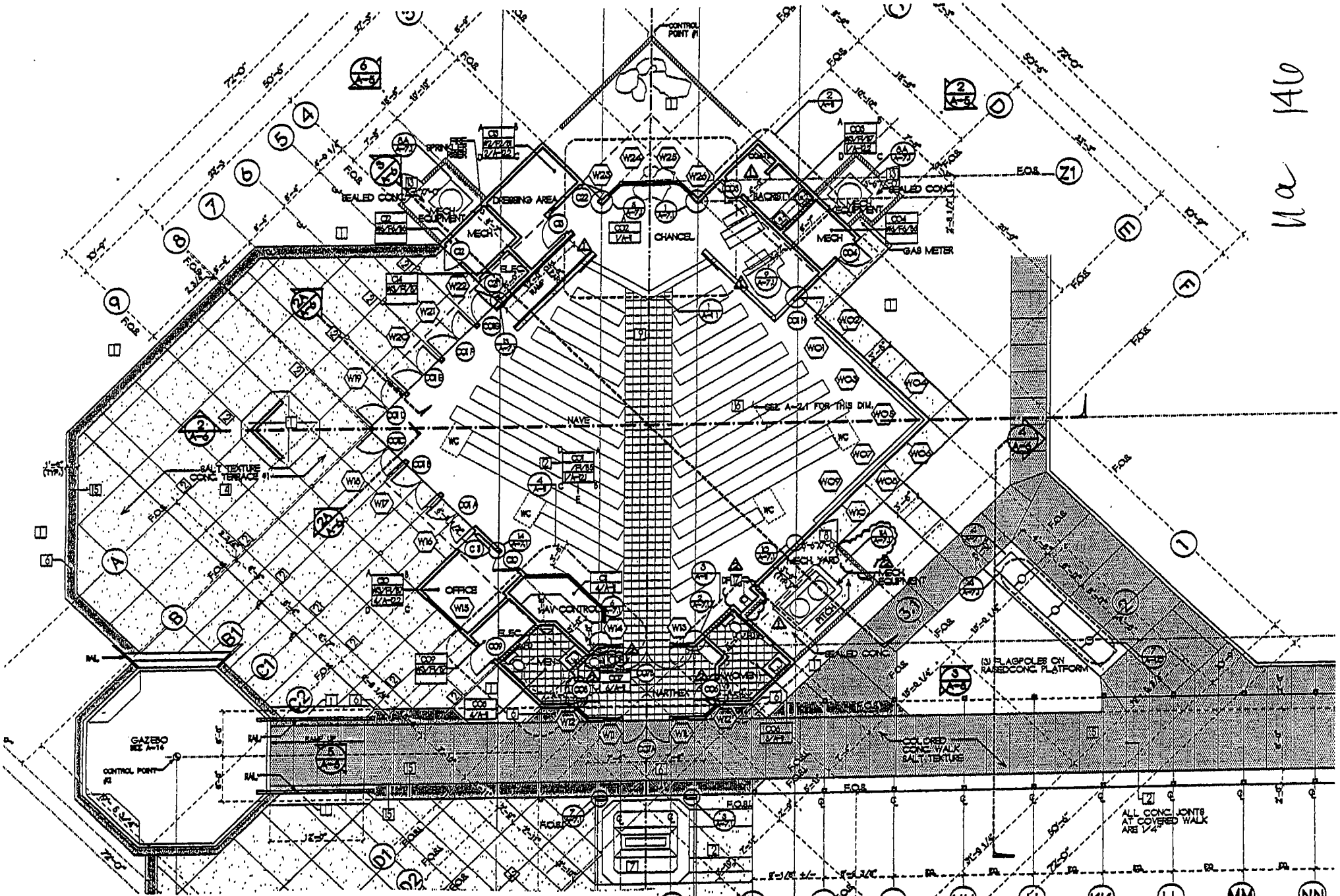


SIDE ELEVATION (VIEW FROM STREET)	6

AIR FORCE VILLAGE

CHAPEL

11a 145



AIR FORCE VILLAGE

CHAPEL

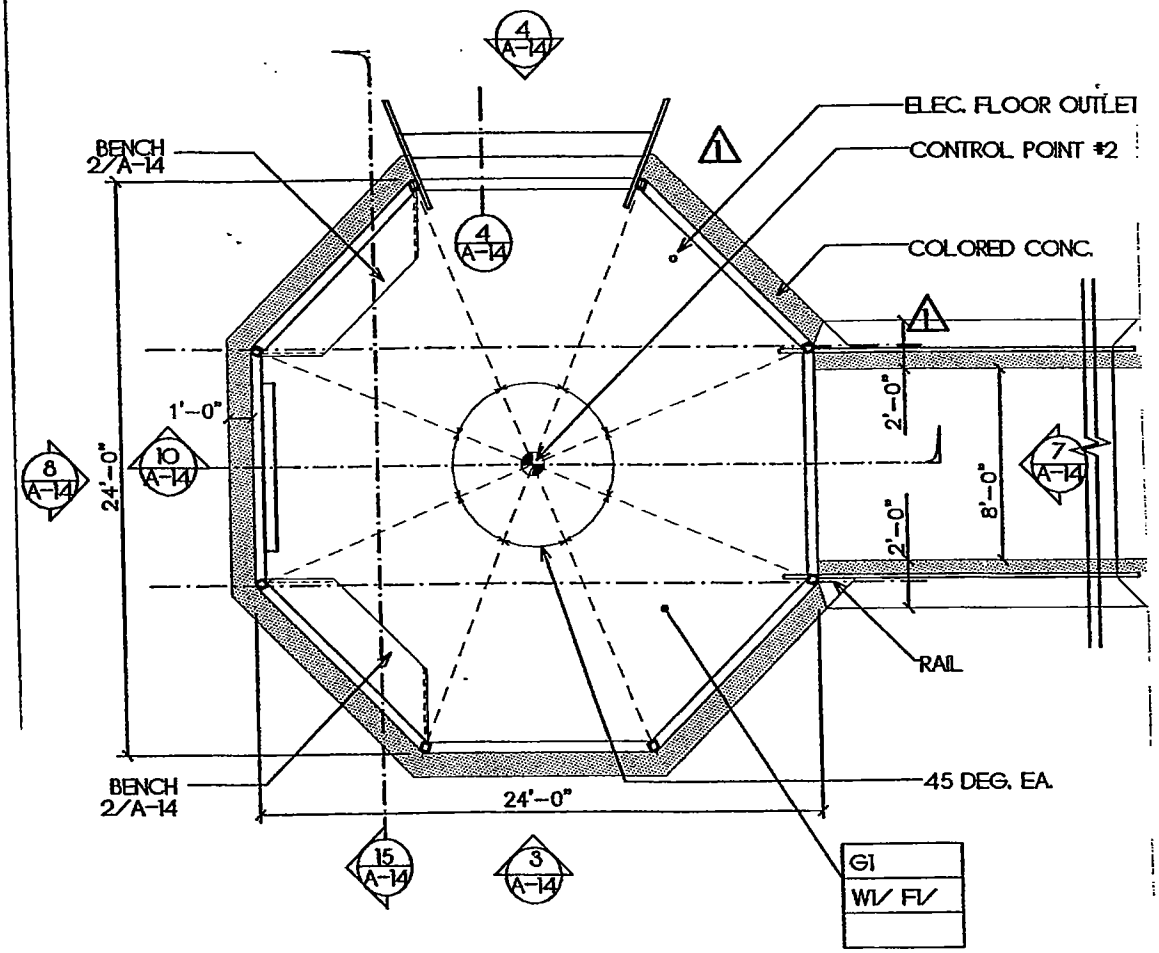
FLOOR PLAN

THESE COVERED WALK COLUMNS ARE PART OF ALTERNATE. BE AWARE THAT THESE COLUMNS ARE NOT NEEDED IF THE HOUSE IS BUILT AT THE SAME TIME.

ALONG GRID G2

A1-2

Ma 140

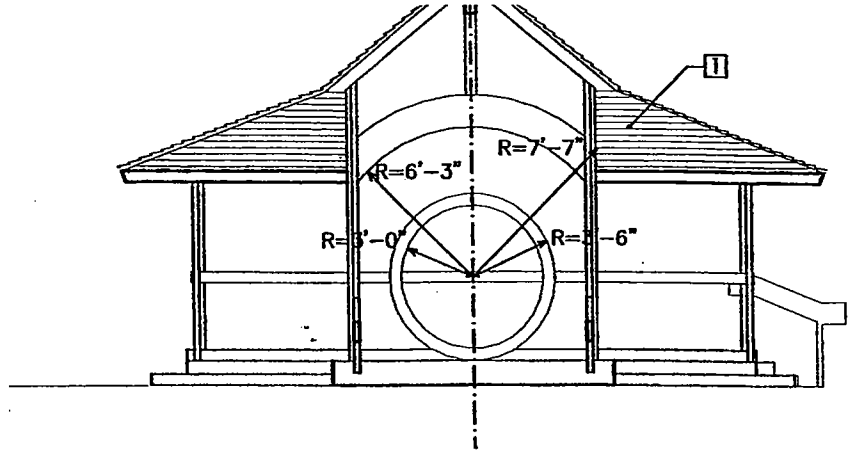


FLOOR PLAN	1/8" = 1'-0"	6

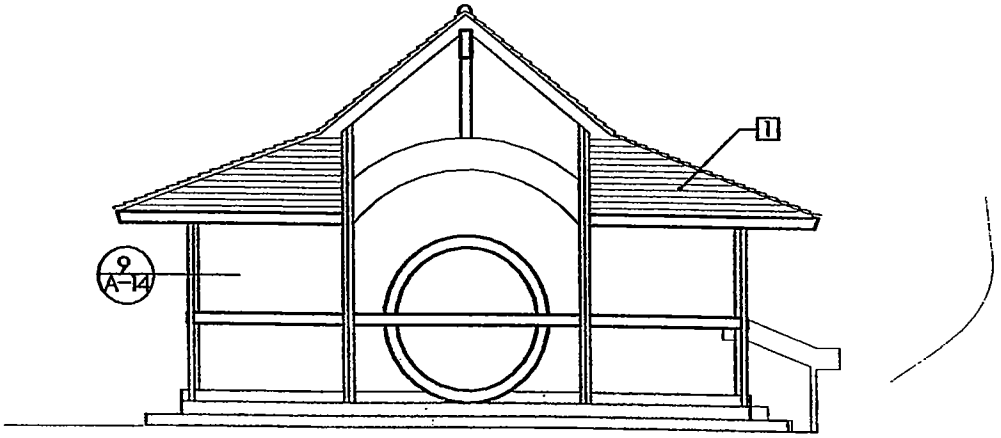
GAZEBO

AIR FORCE VILLAGE

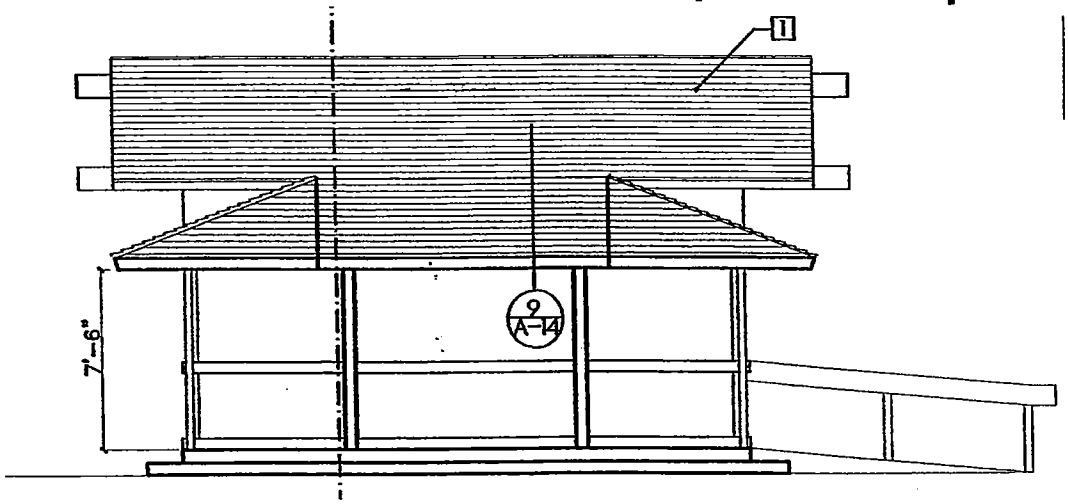
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ELEVATION	1/8" = 1'-0"	7



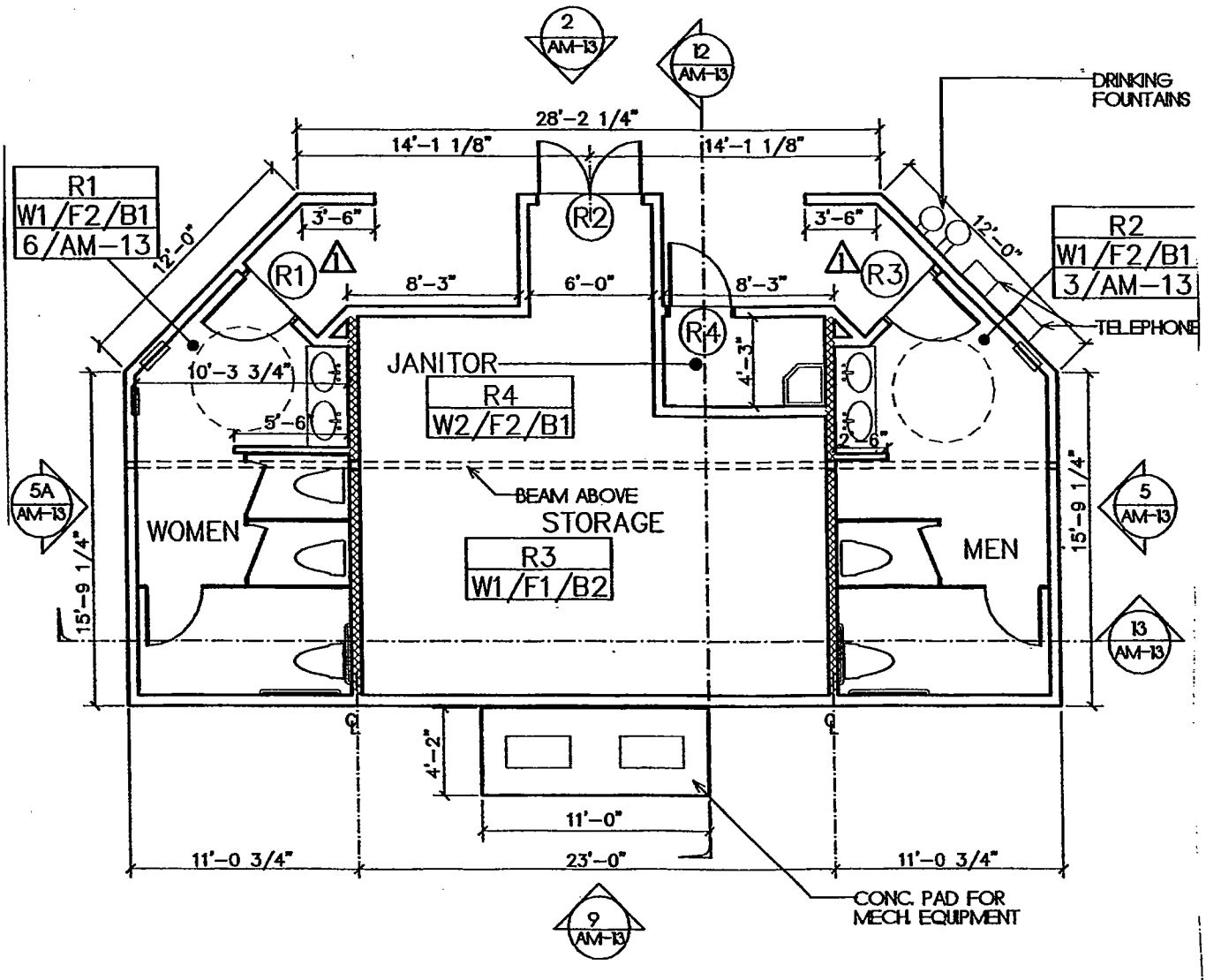
ELEVATION	1/8" = 1'-0"	8



GAZEBO

ELEVATION	1/8" = 1'-0"	3

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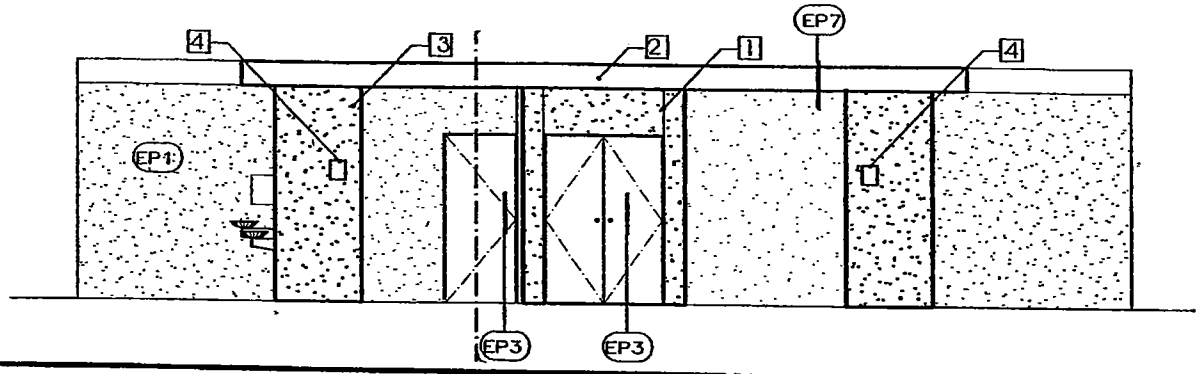


FLOOR PLAN | 1/8" = 1'-0" | 8

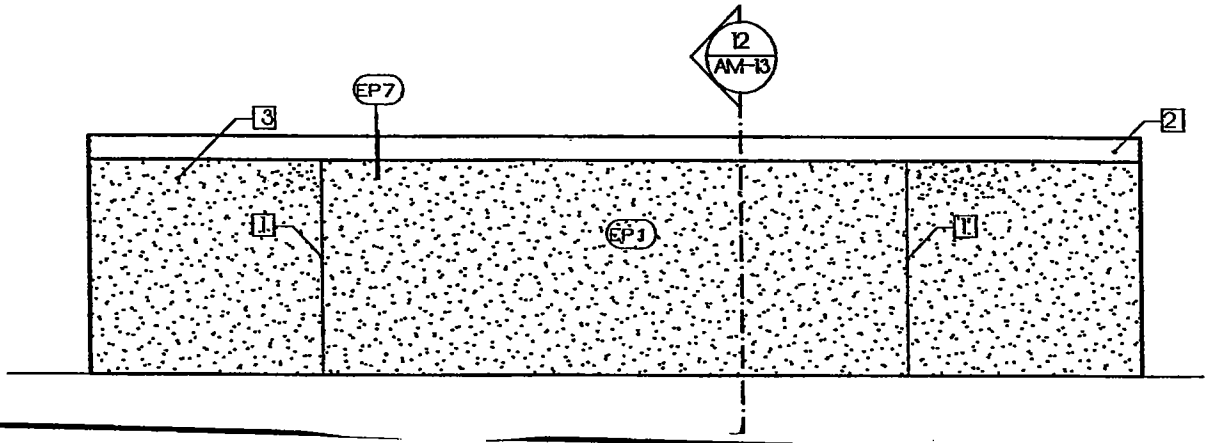
AIR FORCE VILLAGE

TOILET ROOMS

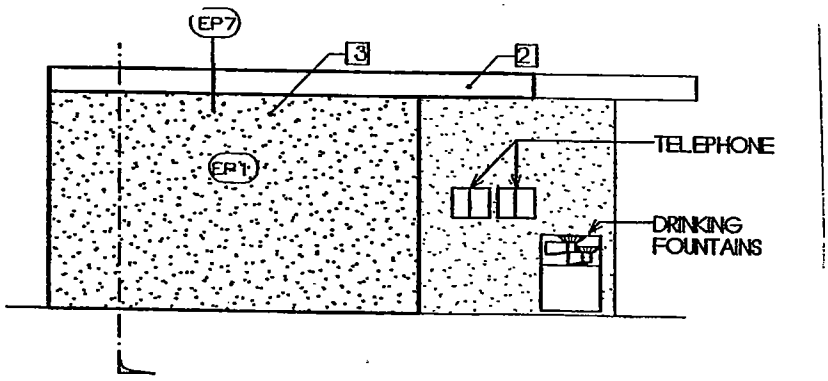
11a 14



ELEVATION	1/8"=1'-0"	2



ELEVATION	1/8" = 1'-0"	9



AIR FORCE VILLAGE

5A SIMILAR WITHOUT TELEPHONES AND DRINKING FOUNTAINS		5A
ELEVATION	1/8" = 1'-0"	5

11a 160
TOILET ROOMS

EXHIBIT "B
Plot Plan PP 07-05
Conditions of Approval

[Attached on following pages]

Conditions of Approval
Air Force Village West Chapel and Meeting Hall

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 07-05 on file in the Planning Division, the Air Force Village West Specific Plan, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Design plan. (MJPA 9.14.020)

2. 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

3. Due to the small size of the parking lot serving the chapel and meeting hall, during large events a shuttle service will be provided from the main assisted living and clubhouse building within Air Force Village West. To accommodate the parking demands of individuals using the chapel and meeting hall.

4. This development is located within the Air Force Village West Specific Plan. The provisions of the specific plan including the permitted uses, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

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

7. 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

11a 152

such claim, action, or proceeding whether incurred by Applicant, March JPA, and/or any parties bringing such forth.

8. All utilities shall be under grounded. (MJPA 9.13.130)

9. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 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)

10. All head in parking adjacent to sidewalks shall not conflict with the clear requirements of ADA accessible sidewalks. (MJPA 9.11.040)

11. Any signs indicated on the submitted plans are not included with this approval. All signs proposed for this development shall be designed in conformance with the sign provisions of the Development Code or approved sign program, if applicable, and shall require separate application and approval by the Planning Division. (MJPA 9.12.020)

12. 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)

13. Prior to Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity.

14. 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 shall be limited to low or high pressure sodium lighting.

15. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

16. In accordance with the protocol for the Burrowing Owl Consortium, it is appropriate to require that thirty days prior to the onset of grading activities, a qualified biologist with appropriate resource

agency permits shall survey the construction limits of the Project for the presence of burrowing owls and occupied nest burrows. Any occupied burrows found during the survey efforts shall be mapped on the plan. To ensure compliance with section 3503.5 of the California Fish and Game Code, if nesting and/or activity is present at any burrow site the active burrow shall be protected until nesting activity has ended. Nesting activity for the burrowing owls in the region of the planning area normally occurs from February 1 to August 31. To protect any burrow site, the following restrictions on construction are required between February 1 and August 31: (1) clearing limits will be established a minimum of 100 feet in any direction from any occupied burrow; and (2) access and surveying will not be allowed within 50 feet of any occupied burrow. Construction during non-nesting season can occur only at the site if a qualified biologist has determined that the burrows are no longer active. If an active burrow is observed during the non-nesting period, the burrow site will be monitored by a qualified biologist, and when the owl is outside the burrow entrance, the biologist will flush any owl to open space areas. The biologist will then excavate the burrow site with tools to fill the burrow with soils so owls cannot return to the burrow site.

17. Stationary source emissions from commercial and industrial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR)

LANDSCAPE PROVISIONS

1. All landscape located adjacent to parking areas shall be protected by a raised 6" extruded curb.

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07).

3. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD.#05-07).

4. All parking shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm.

NPDES

1. 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.

2. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

3. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

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4. Prior to the issuance of building permits, the developer or developer's successor-in-interest applicant shall submit and receive approval of a Water Quality Management Plan addressing long term development storm water mitigation measures.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

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

Engineering Comments, Trilake Engineering

With respect to the Conditions of Approval for the above referenced development, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards in addition to approved conditions of approval for Air Force Village West Chapel (Meeting Hall). It is understood that the specific 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 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 specific plan, MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this development:

    a. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

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.

c. Concurrently with submittal of improvement plans hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulate 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 and WQMP shall be prepared and submitted to MJPA and Water Quality Board as part of the grading plans.

e. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by Planning Department and Water Quality Board.

f. Connection to drainage facilities maintained by County will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Sewer and water plans shall be submitted to WMWD for review and approval.

4. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public Works Engineer's office for review and approval.

5. Driveway approaches shall be installed per Riverside County Standards Commercial Driveway with 15' minimum radii and in compliance with the ADA requirements and standards.

6. If existing pavement is damaged due to construction of this project, additional pavement repair, such as 0.15' minimum grind and overlay along Lemay Drive, shall be installed as determined by MJPA.

Riverside County Fire Department

1. During Construction of this project, the site address should be clearly marked and posted at the job site entrance. This will enable incoming emergency equipment to locate the job site from the assigned street location. Numbers shall be a minimum of 24 inches in height.

2. Building Plan Check fee of $212 or/up to $1063 (Deposit based fee) shall be paid to the Riverside County Fire Department after our office has reviewed and conditioned the plans.

11a 156.

3. Minimum required fire flow should be 1500 GPM for a two hour duration at 20-PSI residual operation pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type J IHR construction per the 2001 CBC,

4. Super fire hydrant(s) (6"X 4"X 2-1/2"X 2-1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

5. Prior to the issuance of building permit the applicant or developer shall separately submit two copies of the water system improvement plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 fee per second. Plans shall conform to the fire requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

6. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

7. Applicant/Developer shall be responsible to install a manual and automatic Fire alarm system. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for alarm plan check is $627.00)

8. Prior to final for occupancy the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required Fire Lanes with appropriate lane painting and/or signs.

9. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be recessed cabinets mounted 48: (inches) to center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

WESTERN MUNICIPAL WATER DISTRICT

1. When water or sewer service is requested for any new parcels, an individual water and sewer service will be required. Installation of water and sewer service requires payment of Western's connection fees and any other costs associated with installation of a commercial water meter assembly.

2. The enclosed "Industrial Waste Survey" needs to be submitted and reviewed by Western prior to any sewer connection. Depending upon the type of process being proposed at each facility, Western may want to review, approve and/or require a private pre-treatment system. Western may also require each building to have a dedicated sewer flow measuring/sampling location.

3. The customer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

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RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to project development or issuance of building permits, the landowner shall convey an avigation easement to the MARB/IPA Airport or shall provide documentation of such existing recorded easement to the satisfaction of the March Joint Powers Authority. A copy of the recorded avigation easement shall be forwarded to the Airport Land Use Commission for its records.

2. All proposed residential, community care, health care, and worship facilities shall be designed to ensure that interior noise levels from aircraft operations do not exceed 45 dB (A) CNEL.

3. 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, or FAA-Approved obstruction lighting.
    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.
    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

4. The attached notice shall be provided to all potential purchasers and tenants. (Exhibit C)

5. Prior to issuance of building permits for any structure or group of structures, the project applicant shall provide evidence of receipt of a determination from the Federal Aviation Administration that the structure or group of structures is "Not a Hazard to Air Navigation"

UNITED STATES POSTAL SERVICE

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

Exhibit A

Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11a 159

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

Exhibit C
Notice of Airport In Vicinity

11a 1161

NOTICE OF AIRPORT IN VICINITY

11a 1/22

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 & Profession Code 11010 12(A)

WESTERN MUNICIPAL WATER DISTRICT

INDUSTRIAL WASTE SURVEY

A. GENERAL INFORMATION

1. Name of Business: _____

   Mailing Address: _____ Phone: _____

   _____

   _____

   Site Address: _____

   _____

   _____

2. Name and Title of Contact Person: _____

   _____

3. Are there discharges to the sanitary sewer other than domestic wastewater (bathroom and kitchen waste?) ☐ YES ☐ NO

B. PRODUCTS, SERVICES, WASTEWATER INFORMATION

1. Major products manufactured or services provided at this location:

   _____

   _____

   _____

2. Number of employees at this location:

   Full Time: _____

   Part Time: _____

   Shifts worked per day: _____ Hours: _____

   _____

   _____

3. Work or Production Schedule at this location:

   _____

   _____

   _____

   _____

   _____

   _____

   (Business hours, if commercial establishment)

4. What is the Standard Industrial Classification (SIC) Code(s) for the business at this location (if known)? _____

5. Types of waste discharged to Western Municipal Water District's sanitary sewer system. Check all that apply:

_____ Sanitary waste from bathrooms
_____ Cleanup waste from floor drains
_____ Kitchen Waste
_____ Wastewater from manufacturing process(es)
_____ Wastewater from laundry equipment or car wash
_____ Wastewater from dry cleaning equipment
_____ Wastewater from paint booth(s)
_____ Wastewater from parts cleaning or preparation
_____ Cooling water discharge
_____ Other (describe)

6. Water use at this location:
_____ thousands of gallons per month or
_____ hundreds of cubic feet per month (from utility bill) or
_____ gallons per day.

7. Is this business required to report discharges to the EPA under the General Pretreatment Regulations (40 CFR 403)? ☐ YES ☐ NO

8. Are there wastewater pretreatment facilities installed? ☐ YES ☐ NO
If yes, please describe type of treatment(s) and capacity of treatment system.
_____
_____
_____
_____
_____

C. CHEMICAL STORAGE

1. Are bulk chemicals received and stored for use in this business? ☐ YES ☐ NO
If yes, please list chemicals used or stored and approximate quantity that will be kept on hand.
_____
_____
_____
_____
(use additional pages if necessary)

2. What methods are in place to prevent toxic and/or hazardous chemicals from entering the sanitary sewer system?
_____

3. Is there a spill containment and control plan in use at this location?

☐ YES ☐ NO

Please describe how spilled chemicals would be contained and disposed of.

D. COMMENTS

I certify under penalty of law that I have personally examined and am familiar with the information in this application form and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and/or imprisonment.

NAME – Authorized Representative

SIGNATURE

OFFICIAL TITLE

DATE

AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR THE AIR FORCE VILLAGE WEST SPECIFIC PLAN

Plot Plan application for the Air Force Village West Chapel and Meeting Hall

December 2007

MARCH JOINT POWERS AUTHORITY

11a 1666

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1. INTRODUCTION
2. PROJECT DESCRIPTION
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INTRODUCTION

The AFVW Specific Plan area is situated west of I-215, south of Van Buren Boulevard, and north of Nandina Avenue on land that was formerly a part of the March Air Force Base (MAFB). Regional access to and from AFVW is provided via Air Force Village West Drive, Van Buren Boulevard and the I-215 freeway.

The AFVW Specific Plan project area was transferred into the March Joint Powers Authority (JPA) on September 2004 through an amendment to the Joint Powers Agreement and an amendment to the March JPA General Plan. The specific plan was designed to guide the development of Air Force Village West within the framework of the March JPA General Plan. AFVW is flanked on the west by the Ben Clark Public Safety Training Center, on the east by the Archie Olds Golf Course, on the north by vacant land planned for park uses, and on the south by vacant land planned for Veterans Administration cemetery expansion. The 2004 Specific Plan details a chapel as a support and recreational facility that may be added to the existing support and recreational facilities.

AFVW is a Section 501 (c) (3) tax exempt, not for profit public benefit corporation, Continuing Care Retirement Community, (CCRC), developed on approximately 153 acres in the northwestern portion of Riverside County, California. Honorably discharged uniformed military officers, their spouses, or their survivors, having attained the age of 62 years, are eligible for residency in Air Force Village West. Residents enter into a continuing care contract and pay an entry fee and a monthly service fee. Residents are not given fee title to their home, but do receive substantial fee reductions over rates non-resident pay, for continuing care as they grow older. As such, this project does not fall within the auspices of the California Subdivision Map Act.

People usually enter Air Force Village West as residents of single family or duplex homes and enjoy independent living. As their care needs increase, they are placed on a waiting list for Assisted Living Units (ALU). These residents are provided with non-medical daily personal care tailored to meet their needs. About 25 to 35 people transition from independent to Assisted Living and/or Special Care units each year. Entry into the Skilled Nursing Facility (SNF) requires hospital or doctor orders and referral to the facility. The skilled nursing unit provides for medical and daily care needs. Vacated homes are turned over to AFVW to be re-occupied.

PROJECT DESCRIPTION

The 2004 Specific Plan details a chapel as a support and recreational facility that may be added to the existing support and recreational facilities. The proposed development consists of a 3,406 square foot chapel, 4,694 square foot meeting hall and a 950 square foot toilet and storage building. The chapel will be located on 21233 Le May Drive, within an existing graded area within Air Force Village West (AFVW).

The existing large commons building within AFVW currently has a chapel and convocation room that has existing activities that will be shifted from the existing location to the new chapel and meeting hall. The chapel and meeting hall will be used for a variety of services to accommodate AFVW residents. In addition to Sunday bible study and services, there will be a mass celebrated on Saturdays. No mid-week activities have been planned in the chapel. The meeting hall will be used for a variety of activities. AFVW encourages music programs for the entertainment of AFVW residents. The Riverside Philharmonic will practice at the facility. Retirement organizations, such as MOAA and AARP will hold monthly meetings at the facility. The Academy Liaison and Distinguished Flying Cross groups will meet there. Special events will be planned. Recently, members of the Palm Springs Follies did a show for the AFVW residents. Attendance at these events varies. MOAA and special events have larger turn outs of about 100 people at each of these events.

The Chapel parking lot contains 47 spaces including handicap, and 12 spaces for golf carts. The total occupancy load for the chapel is 186 people, with 150 fixed seats. The Meeting hall has a total occupancy load of 544. It is not anticipated that different events will not occur within both buildings at the same time. Activities that now occur in the convocation room often draw up to 130 people, of whom, about 50 travel by golf cart. Due to the small size of the church/meeting hall parking lot, the applicant has planned and staff has conditioned a shuttle service to be provided for occasions that will draw a larger number of people. The shuttle service will allow individuals to park in the large common parking lot and be bussed several blocks to the chapel/meeting hall. There is no potential for parking impacts to occur outside of Air Force Village West due to the secured access nature of the facility.

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Air Force Village West Chapel

2. Lead Agency Name and Address:
March Joint Powers Authority
P.O. Box 7480
Moreno Valley, CA 92552

3. Contact Person and Phone Number: Brett Dawson, Associate Planner (951) 656-7000

4. Project Location: 21233 Le May Drive, Riverside CA 92518

5. Project Sponsor's Name and Address: David M. Leonard
David Leonard Associates 1223 University Ave, Suite 240
Riverside, CA 92507

6. General Plan Designation: Institutional Residential

7. Zoning: R-20

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The Air Force Village West (AFVW) is a Continuing Care Retirement Community developed within the northwestern portion of Riverside County, California. Honorably discharged uniformed military officers, their spouses, or their survivors, having attained the age of 62 years are eligible for residency in Air Force Village West.

The AFVW Specific Plan project area was Transferred into the March Joint Powers Authority (JPA) on September 2004 through an amendment to the Joint Powers Agreement and a General Plan Amendment. This Specific Plan was designed to guide the development of Air Force Village West within the framework of the March JPA General Plan. The 2004 Specific Plan details a chapel as a support and recreational facility that may be added to the existing support and recreational facilities. The proposed development consists of a 3,406 square foot chapel, 4,694 square foot meeting hall and a 950 square foot toilet and storage building. The chapel will be located on 21233 Le May Drive, within an existing graded area within Air Force Village West (AFVW).

The existing large common building within AFVW contains a chapel and convocation room that accommodates similar uses for the chapel and meeting hall. These activities will be shifted from the existing location to the new chapel and meeting hall. The chapel and meeting hall will be used for a variety of services to accommodate AFVW residents. In addition to Sunday bible study and services, there will be a mass celebrated on Saturdays. No mid-week standing meeting activities are planned in the chapel, but may be scheduled on an individual basis.

The meeting hall will be used for a variety of activities. AFVW encourages music programs for the entertainment of AFVW residents, thus programmed use includes plans for the facility to be used as a practice venue by the Riverside Philharmonic. Retirement organizations, such as MOAA and AARP will hold monthly meetings at the facility. The Academy Liaison and Distinguished Flying Cross groups will also meet there. The facility is also planned as an entertainment venue for residents of AFVW. Attendance at these events varies accommodating up to 100 individuals.

There are two to three funerals per month at AFVW, with attendance of 100 or more people common. Alternate arrangements are encouraged for off-site facilities for very large funerals.

The Chapel parking lot contains 47 spaces including handicap, and 12 spaces for golf carts. The total occupancy load for the chapel is 186 people, with 150 fixed seats. The Meeting hall has a total occupancy load of 544. It is anticipated that different events will not occur within both buildings at the same time. Activities that now occur in the convocation room often draw up to 130 people, of whom, about 50 travel by golf cart. Due to the small size of the church/meeting hall parking lot, the applicant has planned and staff has conditioned a shuttle service to be provided for occasions that will draw a larger number of people. The shuttle service will allow individuals to park in the large common parking lot and be bussed several blocks to the chapel/meeting hall. There is no potential for parking impacts to occur outside of Air Force Village West due to the secured access nature of the facility.

The total building area of less than 10,000 sq/ft would typically allow the processing of a Class 3 Categorical Exemption, in accordance with section 15303 of the Guidelines for the California Environmental Quality Act. However, as the site is located within 100' of a riparian environment created by an open drainage system, supplemental environmental review was necessary to determine the potential for impacts upon the environment. Accordingly, a supplemental biological study was completed which determined that no impacts are expected to the adjacent drainage/riparian environment.

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

The Chapel is located within the Air Force Village West on 21233 Lemay Drive, south of the intersection of Nimitz Circle, and Le May Drive. Directly north of the chapel site are single family residences, a vacant open space area to the west, a vacant open space area to the south, and a riparian area with walking trails to the east. The Air Force Village West is located approximately 3,500 feet south of the southwest corner of Van Buren Boulevard and Village West Drive. A military themed park approved as a park/open space in conjunction with Meridian (March Business Center) to the north, which is currently hilly terrain with native vegetation. Riverside National Cemetery to the south, currently hilly terrain with native vegetation. General Old Golf Course facility to the east, an irrigated golf course and unimproved land. The Ben Clark Safety Training Center to the west, consisting of existing buildings and improvements.

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

Riverside County Fire Department, and State Water Resources Department (SWPPP).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Mandatory Findings of Significance		

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

X	I Find that this project is a minor technical modification to the previous Mitigated Negative Declaration and all project impacts were fully reviewed by the previously adopted Mitigated Negative Declaration.
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

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EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista? **The proposed development area is not within an area of a scenic vista. The gently sloping terrain does not produce scenic vistas from adjacent or nearby properties. There is no substantial impact to scenic vistas.**				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **An area adjacent to the site contains approximately four acres of sloping terrain with rock outcroppings formed from exposed bedrock. The chapel site will not require removal or impact the rock outcroppings. Development will not substantially impact scenic resources.**				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? **The site is a vacant area, surrounded by existing single and multi-family residential units associated with a retirement community.** **Refer to I a and I b. response. The proposed development is consistent with the architectural design of the existing single family and multifamily residential units, and is compatible with the adjacent nonresidential land uses. The proposed chapel will not result in any degradation of the existing visual character of the site or it's surroundings.**				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **The site is 2.335 acres, including the chapel, meeting hall, and storage/restroom buildings, whereby the parking lot area is very small with limited lighting. Two metal halide lights are proposed on the church property. These lights will shine on the American flag, as well as the stained glass along the chapel.**			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The small number of lights will not create substantial light or glare. Due to the urbanized nature of Air Force Village West, the surrounding area already contains streetlights and parking lot lights. The lights will be fully shielded, and due to the small number of lights, the addition will create little if any impact.				
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **The development is not located on or adjacent to any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The development area is not zoned for agricultural uses, does not contain any agricultural uses, and is not under a Williamson Act contract.**				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **The development area does not contain agricultural resources or land under Williamson Act contract.**				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? **Refer to sections II a and b.**				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? **The proposed development does not conflict with the 2003 Air Quality Management Plan. The development will consist of a total of 9,050 square foot of building space on 2.335 acres. The chapel and meeting hall use will not attract a significant number of people, or a significant increase in traffic.**			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **The majority of the visitors utilizing the chapel are existing residents of the AFVW complex. The majority of those visitors will access the site by golf cart, or shuttle. The increased trips are minimal and essentially replace current trips to the chapel/convocation room. There is no net impact associated with this proposal.**			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **Refer to response III a. and IIIb.**			X	
d) Expose sensitive receptors to substantial pollutant concentrations? **Refer to response IIIa. The development is a chapel, and meeting hall within a senior housing project, which is in itself a sensitive receptor. The surrounding land uses consist of open space uses that have extremely limited air emissions. These uses include a park/open space to the north, golf course and cemetery to the east, cemetery to the south, and public safety training facility to the west.**			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The passive nature of these uses contributes to the residents' isolation from potential external sources of air emissions. As identified within the Mitigated Negative Declaration, mitigation measures already exist and are sufficient to assure limited impacts during construction operations, and have been incorporated into the project conditions of approval to address short-term air quality impacts.				
e) Create objectionable odors affecting a substantial number of people? **The proposed chapel use will not create any objectionable odors.**				X
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? **Prior to any construction, a Burrowing Owl survey will be conducted in conformance with the protocol identified by the California Burrowing Owl Consortium. The March JPA General Plan contains a mitigation measure which requires that thirty days prior to the onset of grading activities, a qualified biologist shall survey the construction limits of the Project for the presence of burrowing owls and occupied nest burrows. Any occupied burrows found during the survey efforts shall be mapped on the plan. To ensure compliance with section 3503.5 of the California Fish and Game Code, if nesting and/or activity is present at any burrow site the active burrow shall be protected until nesting activity has ended. Nesting activity for the burrowing owls in the region of the planning area normally occurs from February 1 to August 31. To protect any burrow site, the following restrictions on construction are required between February 1 and August 31: (1) clearing limits will be established a minimum of 100 feet in any direction from any occupied burrow; and (2) access and surveying will not be allowed within 50 feet of any occupied**			X	

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
burrow. Construction during non-nesting season can occur only at the site if a qualified biologist has determined that the burrows are no longer active. If an active burrow is observed during the non-nesting period, the burrow site will be monitored by a qualified biologist, and when the owl is outside the burrow entrance, the biologist will flush any owl to open space areas. The biologist will then excavate the burrow site with tools to fill the burrow with soils so owls cannot return to the burrow site.				
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? **On September 11, 2007 a General Biological Resources Report was conducted by LSA Associates inc. The biological report reviewed the chapel site area and identifies that the site is not within an MHSCP Criteria Area or within any corridor linkage areas. The site is not located a Narrow Endemic Plant Species Survey Area (NEPSSA) or a Criteria Area Species Survey Area (CASSA). The site is within the MSHCP survey area for burrowing owl. Prior to any construction a Burrowing Owl Study is required (See response IVa.). The site is not located within an MHSCP designated survey area for any other specias and does notontain Delhi series soils.** **On October 25, 2007 a General Biological Resources Report was conducted by LSA Associates inc. which identifies a possible wetland more than 1000 feet from the development site, on the southwest section of the AFVW Grounds near the intersection of Allen Street and Dalla Avenue. The proposed chapel development will not affect the possible wetland site** **The total building area of less than 10,000 sq/ft would typically allow the processing of a Class 3 Categorical Exemption, in accordance with section 15303 of the Guidelines for the California Environmental Quality Act.**				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **Refer to response IV b. The adjacent riparian area is not a federally protected wetland.**				
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? **Refer to response IV b.**				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Refer to response IV b. There are no ordinances or local policies protecting biological resources, inclusive of the tree preservation.** **Site development is consistent with the requirements for the conservation of habitat for endangered species. Development of the original 153-acre site resulted in payment of mitigation fees for 26.9 acres of SKR habitat in conformance with the Riverside County Habitat Conservation Plan. Development on the 2.33 acre chapel area is consistent with the Section 7 Biological Opinion. In conformance with the Biological Opinion, on October 16, 2000 Air Force Village West/March JPA purchased 4 acres of SKR habitat credit within the Goldrich Reserve, from the Southwestern Riverside County Multi-Species reserve, meeting the full mitigation requirements for development within AFVW. The proposed site area is currently graded with no vegetation.**				X
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? **Refer to response IV e. The Development does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community**				X

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Conservation Plan, or other approved local, regional, or state habitat conservation plan.				
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5? **The Project site has been used for the past 60 years with uses associated with March Air Force Base, Camp Hann and most recently Air Force Village West. No significant historical resources remain of Camp Hann, as the integrity of site has been severely compromised.**				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5? **Records indicate that ten archeological surveys have been conducted, with no sites determined to be eligible for inclusion within the national register (Mc Donald and Giacomini 1996, Pritchard-Parker and Puckett 1997, and LSA Associates 1998).** **The site was previously developed as a component of March Air Reserve Base. There are no known archaeological resources known to exist. Should archaeological resources be found during the minor grading, all grading shall be stopped until a qualified archaeologist assesses the significance of the findings, consistent with the mitigation measures in the Master EIR.**			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **The site is previously developed as a component of March Air Reserve Base. There are no known paleontoligical resources known to exist. Should paleontological resources be found during the minor grading, all grading shall be stopped until a qualified paleontologist assesses the significance of the findings, consistent with the mitigation measures in the Master EIR.**				X
d) Disturb any human remains, including those interred				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
outside of formal cemeteries?				X
Refer to response V a. Should grading activities or excavation unearth unknown archaeological or paleontological resources, measures will be put into place consistent with 36 CFR 800 as they relate to archaeological or paleontological protection, as required by the mitigation measures within the Master EIR.				
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
The Development will not expose additional people or structures to substantial adverse effects involving rupture of a known earthquake fault, ground shaking, ground failure, or landslides. The two closest major faults are the Elsinore-Wittier Fault located 13 miles to the southwest, and the San Jancinto Fault located 7 miles to the northeast. The Master EIR determines a threshold of significance that has been established by AEP. The threshold determines that a project will cause significant impacts to earth resources and geology if it exposes people and structures to major geological hazards, and all projects within 500 feet of an active or potentially active fault are considered to have potentially significant geologiocal/geotechnical impacts.				
The project shall be constructed in accordance with the Uniform Building Code (UBC), is not located on a known fault line, and is located on soils that are suitable for this type of development. Accordingly, the proposed Project will have a less than significant impact to soils and geology.				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking? **Refer to response VI i.**			X	
iii) Seismic-related ground failure, including liquefaction? **The Development will not expose additional people or structures to substantial adverse effects involving rupture of a known earthquake fault, ground shaking, ground failure, or landslides. The two closest major faults are the Elsinore-Wittier Fault located 13 miles to the southwest, and the San Jancinto Fault located 7 miles to the northeast. The Master EIR determines a threshold of significance that has been established by AEP. The threshold determines that a project will cause significant impacts to earth resources and geology if it exposes people and structures to major geological hazards, and all projects within 500 feet of an active or potentially active fault are considered to have potentially significant geologiocal/geotechnical impacts.** **The project shall be constructed in accordance with the Uniform Building Code (UBC), is not located on a known fault line, and is located on soils that are suitable for this type of development. Accordingly, the proposed Project will have a less than significant impact to soils and geology.**			X	
iv) Landslides? **Refer to response VI iii.**			X	
b) Result in substantial soil erosion or the loss of topsoil? **Refer to response VI iii. All areas are landscaped in accordance with the March JPA water efficiency ordinance and require mulch and ground cover that preclude erosion.**			X	
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?			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Refer to response VI iii. The Development will not create a significant impact to the geologic nature of the area.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **The 1999 MEIR defines the area as characterized as the Cieneba-Rockland-Fallbrook association. The relatively dense and cohesive nature of the underlying alluvium and the presence of a shallow regional water table, results in a low susceptibility of seismically induced hazards.**				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **The proposed development will not incorporate any septic or alternative wastewater disposal systems. The wastewater system will be connected to the existing sewer operated and maintained by Western Municipal Water District.**				X
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **The proposed chapel use will not result in the routine transport, use or disposal of hazardous materials.**				X
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? **Refer to response VII a.**				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
school? **Refer to response VII a.**				
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? **Government Code Section 65961.5 relates to superfund sites. The March Air Reserve Base is a hazardous waste site listed on the National priority list.** **However the proposed site requires no further action through Superfund investigation. Figure 3.3-2 within the 1996 Final Environmental Impact Statement for Disposal of Portions of March Air Reserve Base, California indicates that the development area is not part of any Installation Restoration Program site or ordinance range. This property is not a Superfund site, and this section therefore does not pertain to the Development site.**			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **The Development is not located within the Clear Zone or Accident Potential Zones designated by the Air Installation Compatibility Use Study (AICUZ). All proposed development is located outside the 60 dB CNEL noise contour, as identified by the 2005 AICUZ, and is acceptable for retirement development in accordance with the General Plan, the Reuse Plan, and the Master EIR. The site is located with Airport Influence Area II of the Riverside County Airport Land Use Plan (ALUP), whereby an avigation easement will be obtained prior to building permit issuance.**			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The site is not located within the vicinity of a private airstrip.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **The development is proposed on an undeveloped lot within an existing urban area. The three buildings total 9,050 square feet, and will accommodate a chapel development. The development will not interfere with an adopted emergency response plan.**				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **The site is surrounded by an urbanized area. The chapel use will not expose people or structures to a significant risk of loss involving wildland fires.**				X
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements? **All project improvements will be completed in accordance with the March JPA building code and standards. The existing development sewers through Western Municipal Water District (WMWD) facilities and the expanded area will also sewer to WMWD facilities. Significant Impacts to storm water discharge will be precluded through the approval of the Storm Water Pollution Prevention Plan (SWPPP) required by the Santa Ana Regional Water Quality Control Board.**			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits			X	

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
have been granted)? **The site will obtain water from the Western Municipal Water District water system. The development does not involve the alteration of a stream or river or substantial change in the site drainage pattern. The implementation of the development will create additional impervious (improved) surfaces. The additional impervious surfaces are less than significant impact on the recharge of ground water, as storm water will be reduced to historic flow levels through detention basins, as approved by the JPA's civil engineer. Site development will not impact the capacity of storm water facilities in the area. All stormwater will flow consistent with historic patterns. No significant degradation in water quality is protected from storm water runoff from the facility, due to the approval of the Storm Water Pollution Prevention Plan.**				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? **Refer to response VIIb.**			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **Refer to response VIII b.**			X	
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? **Refer to response VIII b.**			X	
f) Otherwise substantially degrade water quality? **The development will consist of three small buildings and a parking lot and will require minimal grading. It will not require any changes**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
that would degrade water quality.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **The Development will not create any additional housing and is not located within a 100-year flood hazard area.**				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **The Development is not located within a 100-year flood hazard area.**				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **The Development is not located within a flood hazard area, and nowhere near a levee or dam.**				X
j) Expose people or structures to inundation by seiche, tsunami, or mudflow? **The proposed Development is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. The site is protected from the adjacent area to the west by concrete lined storm drains.**				X
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community? **The Development will utilize existing facilities. No residential communities will be affected.**				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
The proposed development will comply with the approved General Plan Land Use. The surrounding area consists of a retirement community, with the proposed use serving the surrounding community. The approved 2004 AFVW specific plan states the chapel as a proposed support facility. The use will not affect any applicable land use plan.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Development of the site complies with the long-term build-out of this community. The use is consistent with the residential development goals identified within the March JPA General Plan and the development requirements contained within the March JPA Development Code. Based upon the aforementioned, there are no significant impacts to land use.**			X	
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **The site area does not contain any known unique non-renewable or valuable resources or materials, and has no special designation under SMARA.**				X
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? **Refer to response X a.**				X
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **The use involves a chapel use and will not generate noise levels in excess of standards established in the general plan or noise ordinance.**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Refer to response XI a.**				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Refer to response XI a.**				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Refer to response XI a.**				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **According to the 2005 Air Installation Compatibility Use Zone (AICUZ) study for March Air Reserve Base, the proposed chapel development is located within a Community Noise Equivalent Level (CNEL) less than 60 dB. Based on the 2005 AICUZ, public assembly uses are considered compatible in areas of 60 dB CNEL or less. The AFVW Specific Plan Amendment was reviewed by the Riverside County Airport Land Use Commission (RCALUC) on October 11, 2007. The RCALUC found the specific plan amendment conditionally consistent. The report included a condition stating that prior to any building permits an avigation easement is required, and that all worship facilities shall be designed to ensure that interior noise levels from aircraft operations do not exceed 45 dB (A) CNEL.**				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **The Development is not located within the vicinity of a private airstrip.**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? **The Development will consist of a small chapel and meeting hall. These facilities will serve the surrounding AFVW retirement community. The use will not create any population growth in the area.**				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Refer to response XII a.**				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Refer to response XII a.**				X
XIII. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: **The new development is required to adhere to adopted codes and standards. Due to the nature of the retirement community, there is no impact to schools. Air Force Village West is currently served by the Riverside County/California Department of Forestry fire station located at Cajalco Road/Clark Street, with supplemental service available through the mutual aid agreement with local fire providers. The use will pay County of Riverside impact fees for police and fire services. Payment of the fire**			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
impact fees will further the development of the approved fire station site located north of the site within March Business Center. Fire Flow shall meet fire code requirements, and shall be operable prior to the operation of the facility. Recreational needs for the retirement community are provided within the gated Air Force Village West development.				
Fire protection? **Refer to response XIII a.**				X
Police protection? **Refer to response XIII a.**				X
Schools? **Refer to response XIII a.**				X
Parks? **Refer to response XIII a.**				X
Other public facilities? **Refer to response XIII a.**				X
XIV. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **As identified within item 13(a), Air Force Village West is a retirement community with all active and passive recreational opportunities provided within the gated environment of Air Force Village West.**				X
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? **Refer to response XIV a.**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION / TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? **All traffic impacts for the development including street improvements on Village West Drive, traffic signal improvements at the Van Buren/Village West Drive intersection, and payment of a traffic mitigation fee of $150.00 per unit were conditioned and completed through the approval of plot plan 9777. The development impacts for a 9,050 square foot chapel is consistent with the previous traffic study. The chapel use will serve the existing tenants of AFVW, and overall will not cause an increase in vehicle trips as the chapel function is being relocated from another portion of the site. Additionally the majority of the people utilizing the chapel will utilize golf carts and a shuttle service to get to and from the site.**			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? **Refer to response XV a.**			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **The Development will not result in any change in air traffic patterns. The development will not result in a safety risk.**				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **The proposed development has no dangerous design features including dangerous intersections, sharp**				X

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
turns or incompatible land uses.				
e) Result in inadequate emergency access? **The existing Air Force Village West retirement community has excellent emergency access from four means of project access: 1) Village West Drive to main gate (via Van Buren); 3) Clark Street to main gate (via Nandina); and 4) Plummer to southwest access gate (via Allen Avenue). All employee and residential parking is in compliance with the development code. The facility has primary emergency service provided by the Riverside County Fire Department, with crime-related emergency service provided by the Riverside County Sheriff's Department. Adequate access is provided to the site by internal roadways.**				X
f) Result in inadequate parking capacity? **The proposed use specifically serves the surrounding AFVW retirement complex. The majority of the residents will gain access to and from the site via golf cart or shuttle from the large parking lot to the east. Due to the specific circumstances of the retirement community, the standard parking requirements would not apply. The Chapel parking lot contains 47 spaces including handicap, and 12 spaces for golf carts. The total occupancy load for the chapel is 186 people, with 150 fixed seats. The Meeting hall has a total occupancy load of 544. It is not anticipated that different events will not occur within both buildings at the same time. The plot plan will be reviewed and approved by March JPA, Planning, Building and the Riverside County Fire Department prior to building permit issuance, which will ensure the parking lot is adequate.**				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? **It is common within this development for the residents to use battery powered golf carts to visit different areas of Air Force Village West, and the Golf Course. The development is adequately served by existing RTA Bus service and does not conflict**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
with alternative transportation policies, plans or programs.				
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **All project water and sewer needs can be accommodated by existing project infrastructure. All sewer will be disposed of through use of Western Municipal Water District (WMWD) facilities to the sewer treatment plant located one mile west of the site at I-215/Oleander. Water will be provided through the 14" WMWD water line within Village West Drive.**		X		
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **As described in section 3.12 of the MEIR, the March JPA General Plan is not expected to result in significant impacts related to the expansion of wastewater treatment plants. The chapel will be created to serve the existing AFVW retirement community and will not create an additional need for new water or wastewater facilities.**			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **The development would create some incremental increase in site drainage. Due to the small size of the development the drainage can be accommodated by the General Old Golf Course, an existing open space area to the west.**			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). **As described in section 3.12 of the Master EIR, the baseline for water consumption for assessment is set at the level of activity and water usage when March AFB was an active duty military base prior to base realignment in 1996. As an active duty base, the water consumption and usage of the March JPA Planning area were 2.14 million gallons a day for both domestic and irrigation purposes. At the time of base realignment the water consumption reduced to 1.2 million gallons a day. Due to the small size of the development, the proposed development and use would not create any significant increase in water usage.**				
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Refer to response XVI a.**				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **The Development will utilize a small dumpster to house the waste created by the development. The trash services will be serviced by Waste Management. The container will be kept closed at all times and no hazardous materials will be placed into the dumpster. Due to the small development size and the nature of the use, the amount of solid waste will be insignificant.**			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste? **Refer to response XVI f.**				X
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or 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, 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? **The Development, as proposed, has less than significant impacts to the environment, does not contribute to substantial habitat reduction for plant or wildlife communities, and does not have a significant impact to archaeological or paleontological resources as identified in the analysis and approval of the Master EIR.**			X	
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? **This threshold is addressed in section 3.1 of the MEIR. Accordingly, due to the small size of the development, it would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.**			X	
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.) **The cumulative impacts associated with the development are considered less than significant, as identified within the Mitigated Negative Declaration.**				
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **The Development has minor direct or indirect impacts to human beings, which are considered less than significant, as identified in the Mitigated**			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Negative Declaration.				

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South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993, with November 1993 Update.

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U.S. Air Force, August 2005. March AFB AICUZ Study.

Western Riverside Council of Governments, 1994. Subregional Comprehensive Plan, Riverside California.

West Riverside County Natural Hazard Disclosure Map @ http://www.fire.ca.gov?ab6/nhd33w.pdf

Location Where Earlier Analyses, if used, are available for review:

March Joint Powers Authority, 3430 Bundy Avenue, Suite 107, March Air Force Base, CA 92518

11a 200

LSA

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1500 IOWA AVENUE, SUITE 200
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BERKELEY
CARLSBAD
COLMA
FORT COLLINS
IRVINE
PALM SPRINGS
POINT RICHMOND
ROCKLIN
SAN LUIS OBISPO

September 11, 2007

Mr. Bill Deegan
Air Force Village West
17050 Arnold Drive
Riverside, California 92518

Subject: General Biological Resources Report for an approximately 1-acre site within the Air Force West Complex, City of Riverside (LSA Project No. AFV0701)

Dear Mr. Deegan:

LSA Associates, Inc. (LSA) was retained by Air Force Village West to conduct general biological resources assessment of the approximately 1-acre project site located at 100 Village West Drive, City of Riverside in Riverside County, California. The project site is located within portions of Sections 27 and 34, Township 3 South, Range 4 West, as shown on the U.S. Geological Survey (USGS) *Steele Peak, California* and *Riverside East, California* 7.5-minute quadrangles (attached Figure 1). The planned land use is a chapel.

The general biological resources assessment included a site visit on August 3, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley (lisa.wadley@lsa-assoc.com), who is the principal investigator of this study and who prepared this report. The assessment was conducted for the identification of potential jurisdictional areas and to address compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the California Environmental Quality Act (CEQA). The results of the assessment are summarized below.

- The project site is surrounded on the north and south by recently constructed residences. A hiking trail borders the site on the west and vacant land borders the site on the east. The project site has been graded. Vegetation is limited to non-native plants such as London rocket (*Sisymbrium irio*), Russian thistle (*Salsola tragus*), and telegraph weed (*Heterotheca grandiflora*). The trail along the west boundary is vegetated with ornamental species including pine (*Pinus* sp.) and eucalyptus (*Eucalyptus* sp.) trees.
- The project site is not within an MSHCP Criteria Area or within any Proposed Core or Linkage Areas; therefore, the project is not required to meet specific conservation objectives for various planning species, biological issues and considerations, or criteria for the conservation objectives of the March or Mead Valley Area Plan.
- The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) or a Criteria Area Species Survey Area (CASSA); therefore, no NEPSSA or CASSA surveys are required.

- The project site is within the MSHCP survey area for burrowing owl (*Athene cunicularia hypugaea*), but suitable habitat for this species is not present on the site; therefore, no focused burrowing owl survey is required.
- The project site is not located within an MSHCP designated survey area for any other species and does not contain Delhi series soils; therefore, no additional focused species surveys are required by the MSHCP.
- The project will not be subject to MSHCP Urban/Wildlands Interface guidelines because it is not within or adjacent to an identified conservation area.
- The hiking trail adjacent to the west boundary of the site has large trees and a dense area with willows, pines, and other large trees. During the bird breeding season (typically February 1 through August 31), large trees (over 15 feet tall) adjacent to the project site may be used by hawks, ravens, or other large birds for nesting. Trees, shrubs, and other vegetation adjacent to the project site may provide nest sites for smaller birds. Most birds and their active nests are protected from "take" (meaning destruction, pursuit, possession, etc.) under the Migratory Bird Treaty Act and/or Sections 3503–3801 of California Fish and Game Code. Activities that cause destruction of active nests or that cause nest abandonment and subsequent death of eggs or young may constitute violations of one or both of these laws.
- No substantial project impacts to other special interest species are anticipated.

ENVIRONMENTAL SETTING

Existing and Adjacent Land Use

The project site has been graded in preparation for the planned construction of a chapel on the approximately 1-acre parcel. A bulldozer and other construction equipment were present during the site visit on August 3, 2007.

Elevation, Topography, and Soils

The site elevation ranges from approximately 1,631 to 1,732 feet above mean sea level. The site is generally flat. One mapped soil—Fallbrook fine sandy loam, shallow, 8–15 percent slopes, eroded (*Soil Survey for Western Riverside Area, California*, A.A. Knecht 1971)—is present on the project site. Soils observed on the site appear consistent with this designation.

Vegetation and Disturbance

The project site is surrounded on the north and south by recently constructed residences. A hiking trail borders the site on the west and vacant land borders the site on the east. The project site has been graded and consists of bare ground with some scattered ruderal vegetation. Ruderal vegetation on site includes non-native annual grasses, forbs including London rocket, telegraph weed, Russian thistle, and some non-native grasses. Ornamental trees and shrubs align the hiking trail on the west boundary. Those identified include Peruvian pepper tree (*Schinus molle*), eucalyptus, and pine.

Attached Figure 2 shows vegetation, land use, and photograph locations. Site photographs are shown in Figure 2A. A complete list of plant species observed on the site is included in attached Table A.

Wildlife

Wildlife common to urban and disturbed areas was observed on the site, including mourning dove (*Zenaida macroura*) and desert cottontail (*Sylvilagus audubonii*). A complete list of wildlife species observed on the site is included in attached Table A.

METHODS

A literature review was conducted to determine the existence or potential occurrence of sensitive plant and animal species on the project site and in the project vicinity. Database records for the *Steele Peak, California; Riverside East, California; Riverside West, California; Lake Mathews, California; Perris California; and Sunnymead, California* USGS 7.5-minute quadrangles were searched on August 1, 2007, using the California Department of Fish and Game's Natural Diversity Data Base application *Rarefind 3* (version 3.1.0, California Department of Fish and Game, *Natural Diversity Data Base*, dated February 3, 2007) and the California Native Plant Society's *Electronic Inventory of Rare and Endangered Vascular Plants of California* (online edition, v7-07c, California Native Plant Society, 2007, http://www.cnps.org/inventory).

A current aerial photograph (2006) was reviewed and maps of U.S. Fish and Wildlife Service (USFWS) designated critical habitats were used to determine the locations of critical habitats relative to the project site. Volume 1 of the *Western Riverside County Multiple Species Habitat Conservation Plan* was also used to prepare the report. Soil information was taken from *Soil Survey of Western Riverside Area, California* (A.A. Knecht 1971).

A field survey was conducted on August 3, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley. Notes were made on general site conditions, vegetation, potential jurisdictional waters of the U.S. (if any), and suitability of habitat for various sensitive elements. All plant and animal species observed during the field survey were noted. Weather conditions were sunny and warm during the site survey, with temperature of 93 degrees Fahrenheit and a breeze of three miles per hour.

POTENTIAL JURISDICTIONAL WATERS AND STREAMBEDS

The Army Corps of Engineers (ACOE), under Section 404 of the Federal Clean Water Act, regulates discharges of dredged or fill material into "waters of the United States." These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a connection to interstate commerce. This connection may be direct (through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce) or it may be indirect (through a connection identified in ACOE regulations). The ACOE typically regulates as non-wetland waters of the U.S. any body of water displaying an "ordinary high water mark." In order to be considered a "jurisdictional wetland" under Section 404, an area must possess hydrophytic vegetation, hydric soils, and wetland hydrology. The CDFG, under Sections 1600 et seq. of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams. A stream is defined by the presence of a channel bed and banks,

and at least an occasional flow of water. The RWQCB is responsible for the administration of Section 401 of the Clean Water Act, through water quality certification of any activity that may result in a discharge to jurisdictional waters of the U.S. The RWQCB may also regulate discharges to "waters of the State," including wetlands, under the California Porter-Cologne Water Quality Control Act.

No drainage features were observed on the approximately 1-acre site planned for development.

MSHCP COMPLIANCE

Project Relationship to Reserve Assembly

The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consist of quarter-section (i.e., approximately 160 acres) Criteria Cells, each with specific criteria for the species conservation within that cell.

The project site is not within or adjacent to the MSHCP Criteria Area, Public/Quasi Public lands, MSHCP Core Areas and Linkages, or a Criteria Cell.

Riparian/Riverine and Vernal Pool Requirements

The MSHCP requires focused surveys for sensitive riparian bird species when suitable riparian habitat is present; and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat is present.

There are no riparian/riverine areas on site; thus, the project site does not contain habitat suitable for sensitive riparian bird or fairy shrimp species and no focused surveys for riparian bird or fairy shrimp species are required.

Additional Species Survey Requirements

The MSHCP requires focused surveys for certain plant, amphibian, and mammal species for project sites located within designated plant and animal survey areas when potential suitable habitat is present; for example, surveys for Delhi sands flower-loving fly may be required on sites having Delhi soils.

Narrow Endemic Plant Species Survey Areas and Criteria Area Plant Species Survey Areas. The project site is not within NEPSSA or CASSA survey areas and. no focused surveys for NEPSSA or CASSA species are required.

Burrowing Owl. The project site is within the MSHCP burrowing owl survey area. Burrowing owls are found in open, dry grasslands, agricultural and range lands, and desert habitats. They can also inhabit grass, forb, and shrub stages of pinyon and ponderosa pine habitats. They nest in abandoned burrows of ground squirrels or other animals, in pipes, under piles of rock or debris, and in other similar features.

Suitable habitat for the burrowing owl is not present on the proposed project site at this time.

Other Covered Species. The project site is not within designated MSHCP survey areas for any other species nor does the site contain Delhi series soils. Therefore, no surveys for other species are necessary for MSHCP consistency.

Urban/Wildlands Interface Requirements

The project site is not located within or adjacent to a conservation area. Therefore, the project will not be responsible for objectives outlined in the MSHCP Urban/Wildlands Interface.

CEQA COMPLIANCE

Adopted Habitat Conservation Plans

The project site is within the MSHCP area and the project complies with the plan. The project site is not subject to any other adopted habitat conservation plan. Consequently, there is no conflict with any adopted habitat conservation plan.

Threatened and Endangered Species

The USFWS and CDFG may list species as threatened or endangered under the Federal and State Endangered Species Acts. The USFWS can designate critical habitat that identifies specific areas, either occupied or unoccupied, that are essential to the conservation of a listed species. Critical habitat areas may require special management considerations or protections.

The USFWS and CDFG have issued permits for the take of most threatened and endangered species within the MSHCP Area; therefore, compliance with the MSHCP provides sufficient mitigation of impact to these species.

The site is not within designated critical habitat of any species.

Other Special Interest Species

The CDFG, USFWS, local agencies, and special interest groups, such as the California Native Plant Society (CNPS), maintain lists of species that they consider to be in need of monitoring. Legal protection for special interest species varies widely.

Due to the level of disturbance and lack of habitat on the site, no special interest species that may need to be monitored occur on the project site.

Wildlife Movement, Corridors, and Nursery Sites

Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Migrational corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site is located within the Air Force Village West complex and does not provide a wildlife corridor or nursery site; therefore, the proposed project would not substantially limit wildlife movement.

Natural Communities of Interest

Riparian habitats, oak woodlands, and vernal pools are among the natural communities of interest to the CDFG. Coastal sage scrub is considered a sensitive natural community when it is occupied by California gnatcatcher (*Polioptila californica*).

There are no features that might be considered vernal pools on the project site. No other plant communities that might be considered sensitive are present on the project site.

Wetlands

There are no wetlands on the project site.

Local Policies and Ordinances Protecting Biological Resources

City and County General Plans and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas.

There are no other local ordinances applicable to biological resources except for code provisions related to the MSHCP mitigation fee and land credits. Thus, the project will not be in conflict with local policies or ordinances applicable to biological resources.

Indirect Effects

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased dust, noise, lighting, traffic, and stormwater runoff. Because of the small scale of the project and the application of standard mitigation measures, substantial indirect impacts are not anticipated.

Cumulative Effects

Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects.

Compliance with the MSHCP including payment of fees provides sufficient mitigation for cumulative effects.

Sincerely,

LSA ASSOCIATES, INC.

Lisa Wadley
Assistant Wildlife Biologist

Attachments: Figure 1 – Regional and Project Location
Figure 2 – Vegetation, Land Use, and Photograph Locations
Figure 2A – Site Photographs

Table A – Plant and Animal Species Observed

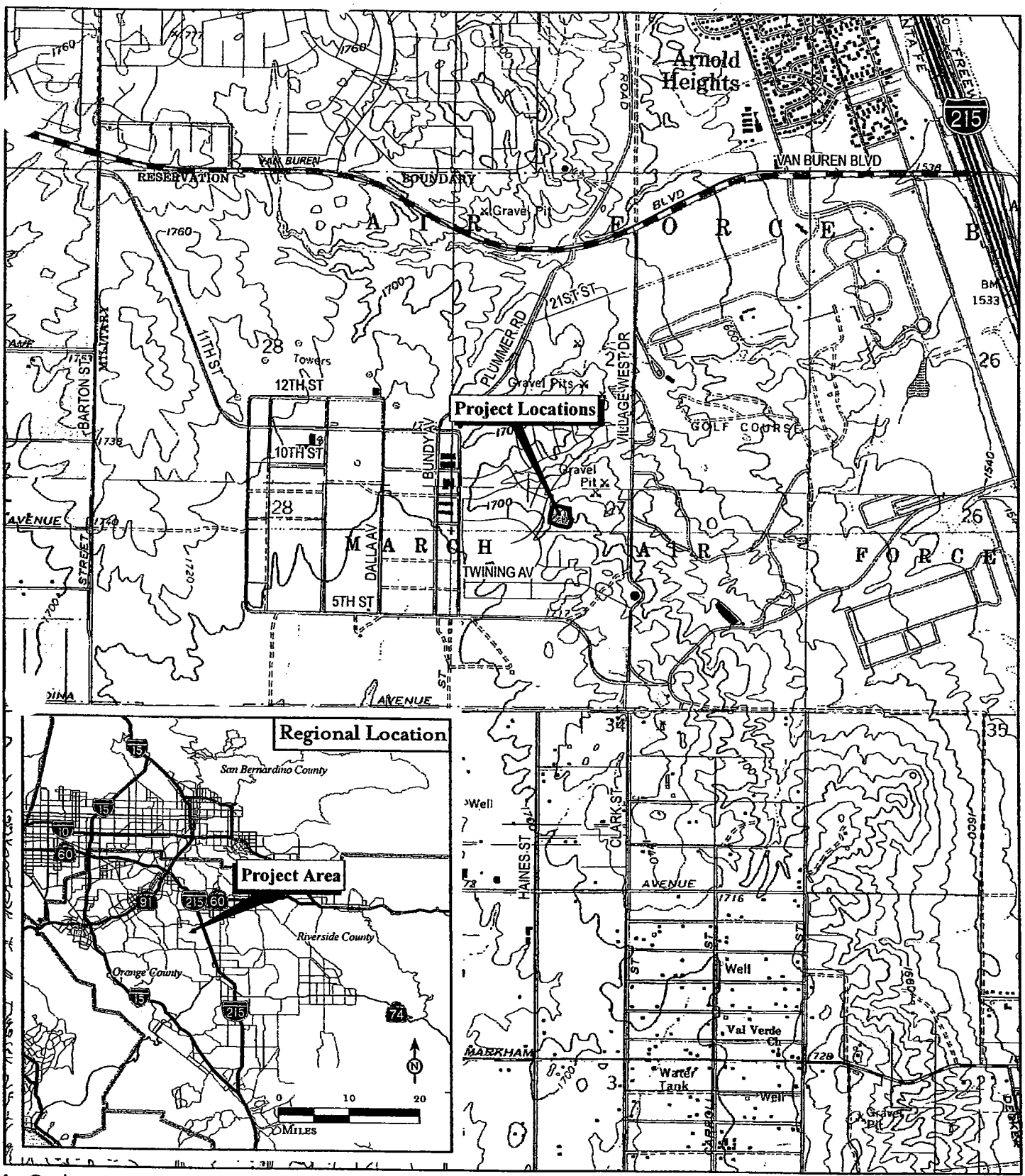
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COUNTY OF RIVERSIDE CERTIFICATION

I hereby certify that I have read this report, and that the statements furnished herein and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: 9-11-07 SIGNED: LSA Wadsley

DATE: _____ SIGNED: _____



LSA

FIGURE 1

PROJECT BOUNDARY

0 1,000 2,000
FEET

SOURCE: USGS 7.5' Quads: Steele Peak (1973), Riverside East (1980), CA

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Regional and Project Location



LSA

FIGURE 2

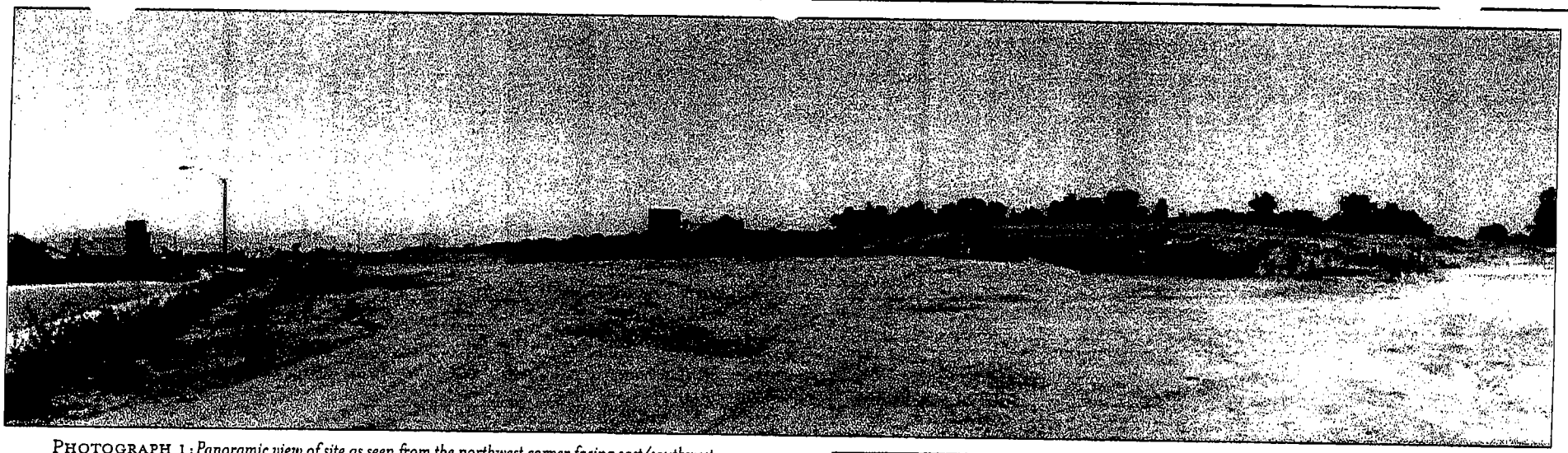
PROJECT BOUNDARY
ROAD
VEGETATION
PHOTOGRAPH LOCATIONS
DISTURBED

SOURCE: ...hotoUSA, 2006.

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Air Force Village Chapel Project
General Biological Assessment

Vegetation, Land Use, and Photograph Locations



PHOTOGRAPH 1: *Panoramic view of site as seen from the northwest corner facing east/southwest.*



PHOTOGRAPH 2: *View of recreational trail adjacent to project site's west boundary as seen facing south.*

LSA

FIGURE 2A

Air Force Village Chapel Project
General Biological Assessment
Site Photographs

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Table A: Plant and Animal Species Observed

Scientific Name	Common Name
PLANTS	
Pinaceae	**Pine family**
Pinus sp.*	Pine
Asteraceae	**Sunflower family**
Heterotheca grandiflora	Telegraph weed
Anacardiaceae	**Sumac family**
*Schinus molle**	Peruvian pepper tree
Brassicaceae	**Mustard family**
Sisymbrium irio	London rocket
Chenopodiaceae	**Saltbush family**
*Salsola tragus**	Russian thistle
Myrtaceae	**Myrtle family**
Eucalyptus sp.*	Eucalyptus
Poaceae	**Grass family**
Bromus sp.	Brome
ANIMALS	
Birds	
Columbidae	**Pigeons and Doves**
Zenaida macroura	Mourning dove
Trochilidae	**Hummingbirds**
Calypte anna	Anna's hummingbird
Mammals	
Leporidae	**Rabbits and Hares**
Sylvilagus audubonii	Desert cottontail

*Non-native species

Air Force Village West
Physical Plant

October 25, 2007

To: March JPA

Re: General Biological Resources Report by LSA Associates, Inc.

Forwarded is the General Biological Recourses Report for an approximately 60 acres in the City of Riverside, Riverside County, California (LSA Project No. AFV0701).

Bill Deegan
Director

Received: _____ Date: _____

11a 213

LSA

LSA ASSOCIATES, INC.
1500 IOWA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92507

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BERKELEY
CARLSBAD
COLMA
FORT COLLINS
IRVINE
PALM SPRINGS
POINT RICHMOND
ROCKLIN
SAN LUIS OBISPO

October 8, 2007

Mr. Bill Deegan
Air Force Village West
17050 Arnold Drive
Riverside, California 92518

Subject: General Biological Resources Report for an approximately 60-acre site in the City of Riverside, Riverside County, California (LSA Project No. AFV0701)

Dear Mr. Deegan:

LSA Associates, Inc. (LSA) was retained by Air Force Village West to conduct a general biological resources assessment of an approximately 60-acre project site located between Village West Drive and Dalla Avenue, in the City of Riverside. The project site is generally located within portions of Sections 27 and 28, Township 3 South, Range 4 West, as shown on the U.S. Geological Survey (USGS) *Steele Peak, California* and *Riverside East, California* 7.5-minute quadrangles (Figure 1, all figures are attached). The planned development is recreational areas in the western portions and houses in the south and east portions of the project site.

The general biological resources assessment included a site visit on August 3, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley (Lisa.Wadley@lsa-assoc.com), who is the principal investigator of this study and preparer of this report. The assessment was conducted for the identification of potential jurisdictional waters and to address compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) and the California Environmental Quality Act (CEQA). The results of the assessment are summarized below.

- The project site borders Air Force Village West Complex (AFV). Fire and police training areas border the site on its northwest corner and western boundary. Vacant land lies to the south and east. The northeast portion of this area is being used for maintenance equipment storage, portable offices, and associated parking. Vegetation is dominated by non-native plants such as London rocket (*Sisymbrium irio*), Russian thistle (*Salsola tragus*), and telegraph weed (*Heterotheca grandiflora*). Figure 2 shows vegetation, land use, and photograph locations. Figure 2A shows site photographs of the area.
- The project site is not within an MSHCP Criteria Area or within any Proposed Core or Linkage Areas. Therefore, the project is not required to meet specific conservation objectives for various Planning Species, Biological Issues and Considerations, and Criteria for the conservation objectives of the March or Mead Valley Area Plans.
- The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) or a Criteria Area Species Survey Area (CASSA). Therefore, no additional plant surveys are required.

- The project site is within the MSHCP survey area for burrowing owl (*Athene cunicularia hypugaea*). Suitable habitat for this species is present on the site and two owls were observed within the west portion of the project site. A focused burrowing owl survey is required to determine extent of use and number of owls on the project site.
- The project site is not located within an MSHCP designated survey area for any other species and does not contain Delhi series soils. Therefore, no additional focused species surveys are required by the MSHCP.
- The project is not subject to MSHCP Urban/Wildlands Interface guidelines because the site is not within, or adjacent to, an identified conservation area.
- No substantial project impacts to other special interest species are anticipated.
- A drainage feature runs through the project site, southwesterly across Allen Street and 5th Street, then south off the project site. This area has components that may be defined as 'riparian/riverine' under the MSHCP.

ENVIRONMENTAL SETTING

Existing and Adjacent Land Use

Approximately 40 acres of the project site lies west of Allen Street and east of Dalla Avenue. The northeast portion of this area is being used for maintenance equipment storage, portable offices, and associated parking (Figure 2C, site photograph 6). The remaining area is occupied by foundations and non-native grasses. The remaining approximately 20 acres lie parallel to the south border of Air Force Village West and to the southeast corner of the site.

A drainage feature runs through the project site, southwesterly across Allen Street and 5th Street, then south off the project site. The source of flow appears to be irrigation runoff from residences along Twining Avenue and George Brown Jr. Avenue.

Elevation, Topography, and Soils

The site elevation ranges from approximately 1,680 to 1,736 feet above sea level. The site is generally flat with remnant foundation material in the western portions of the project site. Mapped soils (*Soil Survey for Western Riverside Area, California*. USDA, 2003) on site are:

- Fallbrook fine sandy loam, 2-8% eroded;
- Fallbrook sandy loam, shallow, 5-8% eroded;
- Fallbrook sandy loam, 8-15% eroded;
- Fallbrook rocky, sandy loam, shallow, 15-50% eroded;
- Monserate sandy loam, 0-5%; and
- Monserate sandy loam, 8-15%.

Vegetation and Disturbance

Dominant vegetation on site includes non-native annual grasses, forbs including London rocket, telegraph weed, and Russian thistle. Some native vegetation was observed along the south boundary. Native vegetation observed included mule fat (*Baccharis salicifolia*), California buckwheat (*Eriogonum fasciculatum*), and dove weed (*Croton setiger*). Figure 2 shows vegetation, land use, and photograph locations. Site photographs are shown in Figures 2A–D. A complete list of plant species observed on the site is included in Table A.

Wildlife

Wildlife common to urban and disturbed areas was observed on the site, including red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), and desert cottontail (*Sylvilagus audubonii*). A complete list of wildlife species observed on the site is included in Table A.

The project site lies within the designated MSHCP survey area for the burrowing owl. Two burrowing owls were observed during the field survey on August 3, 2007, within the west half of the project site. A focused burrowing owl survey is required to determine extent of use and number of owls on the project site.

Most bird species and their active nests are protected from "take" (meaning destruction, pursuit, possession, etc.) under the Migratory Bird Treaty Act (MBTA) and/or Sections 3503–3801 of California Department of Fish and Game Code. Activities during the breeding season (typically February 1 through August 31) that cause destruction of active nests, or that cause nest abandonment and subsequent death of eggs or young, may constitute violations of one or both of these laws. Trees, shrubs, and other non-native grassland vegetation may provide nest sites for smaller birds

METHODS

A literature review was conducted to determine the existence or potential occurrence of sensitive plant and animal species on the project site and in the project vicinity. Database records for the *Steele Peak, California; Riverside East and West, California; Lake Mathews, California; Perris, California; and Sunnymead, California* USGS 7.5-minute quadrangles were searched on August 1, 2007, using the California Department of Fish and Game's (CDFG) Natural Diversity Data Base application *Rarefind 3* (version 3.1.0, CDFG, *Natural Diversity Data Base*, dated February 3, 2007) and the California Native Plant Society's *Electronic Inventory of Rare and Endangered Vascular Plants of California* (online edition, v7-07c, California Native Plant Society, 2007, http://www.cnps.org/inventory).

A current aerial photograph (2006) was reviewed and maps of U.S. Fish and Wildlife Service (USFWS) designated critical habitats were used to determine the locations of critical habitats relative to the project site. Volume 1 of the *Western Riverside County Multiple Species Habitat Conservation Plan* was also used to prepare the report. Soil information was taken from *Soil Survey of Western Riverside Area, California* (USDA 2003).

A field survey was conducted on August 3, 2007, by LSA Assistant Wildlife Biologist Lisa Wadley. Notes were made on general site conditions, vegetation, potential jurisdictional waters of the U.S. (if any), and suitability of habitat for various sensitive elements. All plant and animal species observed during the field survey were noted. Weather conditions were sunny and warm during the site survey, with temperature of 93 degrees Fahrenheit and a breeze of three miles per hour.

POTENTIAL JURISDICTIONAL AREAS ("WATERS" AND "STREAMBEDS")

The U.S. Army Corps of Engineers (ACOE), under Section 404 of the Federal Clean Water Act, regulates discharges of dredged or fill material into "waters of the United States." These waters include wetlands and non-wetland bodies of water that meet specific criteria, including a connection to interstate commerce. This connection may be direct, through a tributary system linking a stream channel with traditional navigable waters used in interstate or foreign commerce, or it may be indirect, through a connection identified in ACOE regulations. The ACOE may regulate as non-wetland waters of the U.S. any drainage displaying an "ordinary high water mark." In order to be considered a jurisdictional "wetland" under Section 404, an area must possess hydrophytic vegetation, hydric soils, and wetland hydrology. The CDFG, under Sections 1600 et seq. of the California Fish and Game Code, regulates alterations to lakes, rivers, and streams. A stream is defined by the presence of a channel bed and banks, and at least an occasional flow of water. The Regional Water Quality Control Board (RWQCB) is responsible for the administration of Section 401 of the Clean Water Act, through water quality certification of any activity that may result in a discharge to jurisdictional waters of the U.S. The RWQCB also regulates discharges to "waters of the State," including wetlands, under the California Porter-Cologne Water Quality Control Act.

There is a drainage feature within the project site that will require a jurisdictional delineation. The findings and conclusions presented in this report, including the location and extent of wetlands and other waters subject to regulatory jurisdiction, represent the professional opinion of LSA. These findings and conclusions should be considered preliminary until verified by the ACOE and CDFG.

MSHCP COMPLIANCE

Project Relationship to Reserve Assembly

The MSHCP provides for the assembly of a Conservation Area consisting of Core Areas and Linkages for the conservation of covered species. The Conservation Area is to be assembled from portions of the MSHCP Criteria Area, which consist of quarter-section (i.e., approximately 160 acres) Criteria Cells, each with specific criteria for the species conservation within that cell.

The project site is not within or adjacent to the MSHCP Criteria Area or Public/Quasi Public lands or MSHCP Core Areas and Linkages or Criteria Cell.

Riparian/Riverine and Vernal Pool Requirements

The MSHCP requires focused surveys for sensitive riparian bird species when suitable riparian habitat is present, and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat is present.

There is a drainage feature resulting from irrigation runoff from residences along Twining Avenue and George Brown Jr. Avenue running through the project site, southwesterly across Allen Street and 5th Street then, south off the project site. Vegetation identified in the drainage includes Goodding's willow (*Salix gooddingii*), tamarisk (*Tamarix* sp.), mule fat (*Baccharis* salicifolia), and rabbitfoot grass (*Polypogon monspeliensis*). This drainage feature may be considered riparian/riverine under the MSHCP. However, per LSA conversation on site with Bill Deegan (Superintendent Air Force Village West), this drainage feature will not be impacted by the proposed development. The planned development is recreational areas in the western portions and residences in the south and east portions of the project site. Residential areas will include green belts that incorporate natural water flow and vegetation. If impacts were to occur, then an MSHCP riparian/riverian assessment and a riparian bird habitat assessment would be required. If the drainage feature qualified as a riparian/rivine and impacts were to occur, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) would be required.

There are no vernal pools on the site. The site does not contain habitat suitable for fairy shrimp species.

Additional Species Survey Requirements

The MSHCP requires focused surveys for certain plant, amphibian, and mammal species for project sites located within designated plant and animal survey areas when potential suitable habitat is present. For example, surveys for Delhi sands flower-loving fly may be required on sites having Delhi soils.

Narrow Endemic Plant Species Survey Area and Criteria Area Plant Species Survey Area. The project site is not within NEPSSA or CASSA survey areas and no focused surveys for NEPSSA or CASSA species are required.

Burrowing Owl. The burrowing owl is protected by the MBTA and under the California Fish and Game Code, and the project site is within the MSHCP burrowing owl survey area. Burrowing owls are found in open, dry grasslands, agricultural and range lands, and desert habitats. They can also inhabit grass, forb, and shrub stages of pinyon and ponderosa pine habitats. They nest in abandoned burrows of ground squirrels or other animals, in pipes, under piles of rock or debris, and in other similar features.

Suitable habitat for this species is present on the site and two owls were observed within the western portion of the project site. A focused burrowing owl survey is required to determine extent of usage and number of owls on the project site.

Other Covered Species. The project site is not within designated MSHCP survey areas for any other species, nor does the site contain Delhi series soils. Therefore, no surveys for other species are necessary for MSHCP consistency.

Urban/Wildlands Interface Requirements

The project site is not located within or adjacent to a conservation area. Therefore, the project will not be responsible for objectives outlined in the MSHCP Urban/Wildlands Interface.

CEQA COMPLIANCE

The project site is within the MSHCP area. The project site is also within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) fee area. Although no SKR surveys are required, payment of a fee is required.

Threatened and Endangered Species

The USFWS and CDFG may list species as threatened or endangered under the Federal and State Endangered Species Acts. The USFWS can designate critical habitat that identifies specific areas, either occupied or unoccupied, that are essential to the conservation of a listed species. Critical habitat areas may require special management considerations or protections.

The USFWS and CDFG have issued permits for the take of most threatened and endangered species within the MSHCP Plan Area. Therefore, compliance with MSHCP provides sufficient mitigation of impact to these species.

The site is not within designated critical habitat of any species.

Other Special Interest Species

The CDFG, USFWS, local agencies, and special interest groups, such as the California Native Plant Society (CNPS), maintain lists of species that they consider to be in need of monitoring. Legal protection for special interest species varies widely.

Due to the level of disturbance and lack of habitat on the site, no other special interest species may occur on the project site that may need to be monitored.

Wildlife Movement, Corridors, and Nursery Sites

Wildlife movement includes seasonal migration along corridors, as well as daily movements for foraging. Migrational corridors may include areas of unobstructed movement of deer, riparian corridors providing cover for migrating birds, routes between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site is located within a rural residential area and is adjacent to the Air Force Village West retirement community. Planned development will not impede wildlife movement the area. Planned development is within an already fenced area in the west and a disturbed area along 5th Street. Surrounding fields will not be affected and wildlife movement can continue to move through the area. The site is not

within a wildlife corridor or nursery site; therefore, the proposed project would not substantially limit wildlife movement.

Natural Communities of Interest

Riparian habitats, oak woodlands, and vernal pools are among the natural communities of interest to the CDFG. Coastal sage scrub is considered a sensitive natural community when it is occupied by California gnatcatcher (*Polioptila californica californica*). There are no riparian habitats or oak woodlands that will be impacted by the proposed development.

There are no features that might be considered vernal pools on the project site. No other plant communities that might be considered sensitive will be impacted by the proposed development.

Wetlands

A drainage feature runs through the project site, southwesterly across Allen Street and 5th Street, then south off the project site. The source of flow appears to be irrigation runoff from residences along Twining Avenue and George Brown Jr. Avenue. A jurisdictional delineation is required to determine extent of jurisdiction of this drainage.

Local Policies and Ordinances Protecting Biological Resources

City and County General Plans and development ordinances may include regulations or policies governing biological resources. For example, policies may include tree preservation, locally designated species survey areas, local species of interest, and significant ecological areas.

There are no local ordinances applicable to biological resources except for code provisions related to the MSHCP mitigation fee and land credits. Thus, the project will not be in conflict with local policies or ordinances applicable to biological resources.

Indirect Effects

Indirect impacts to surrounding areas as a result of the project may include, but are not limited to, increased dust, noise, lighting, traffic, and stormwater runoff. Because of the small scale of the project and the application of standard mitigation measures, substantial indirect impacts are not anticipated.

Cumulative Effects

Cumulative impacts refer to incremental effects of an individual project when viewed in connection with the effects of past projects, current projects, and probable future projects.

Compliance with the MSHCP including payment of fees will provide sufficient mitigation for cumulative effects.

Sincerely,

LSA ASSOCIATES, INC.

Lisa Wadley
Assistant Wildlife Biologist

Attachments: County of Riverside Certification
Figure 1 – Regional and Project Location
Figure 2 – Land Cover and Photograph Locations
Figure 2A – Site Photographs
Figure 2B – Site Photographs
Figure 2C – Site Photographs
Figure 2D – Site Photographs
Table A – Plant and Animal Species Observed

cc: Yvonne C. Moore, Southern California Coordinator, Resource Assessment Program, California Department of Fish and Game

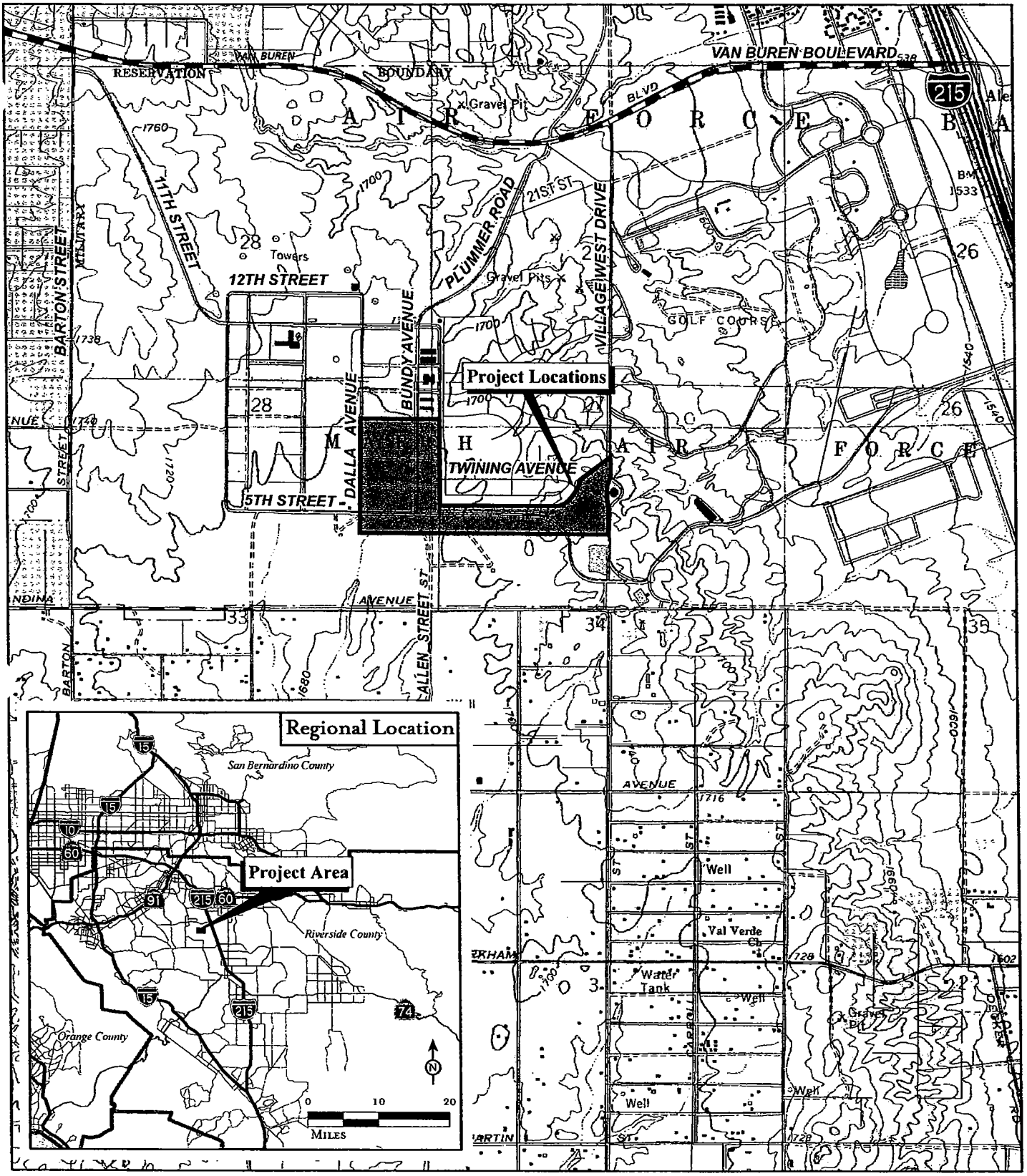
COUNTY OF RIVERSIDE CERTIFICATION

I hereby certify that I have read this report, and that the statements furnished herein and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: 10-08-07 SIGNED: _____

DATE: _____ SIGNED: _____

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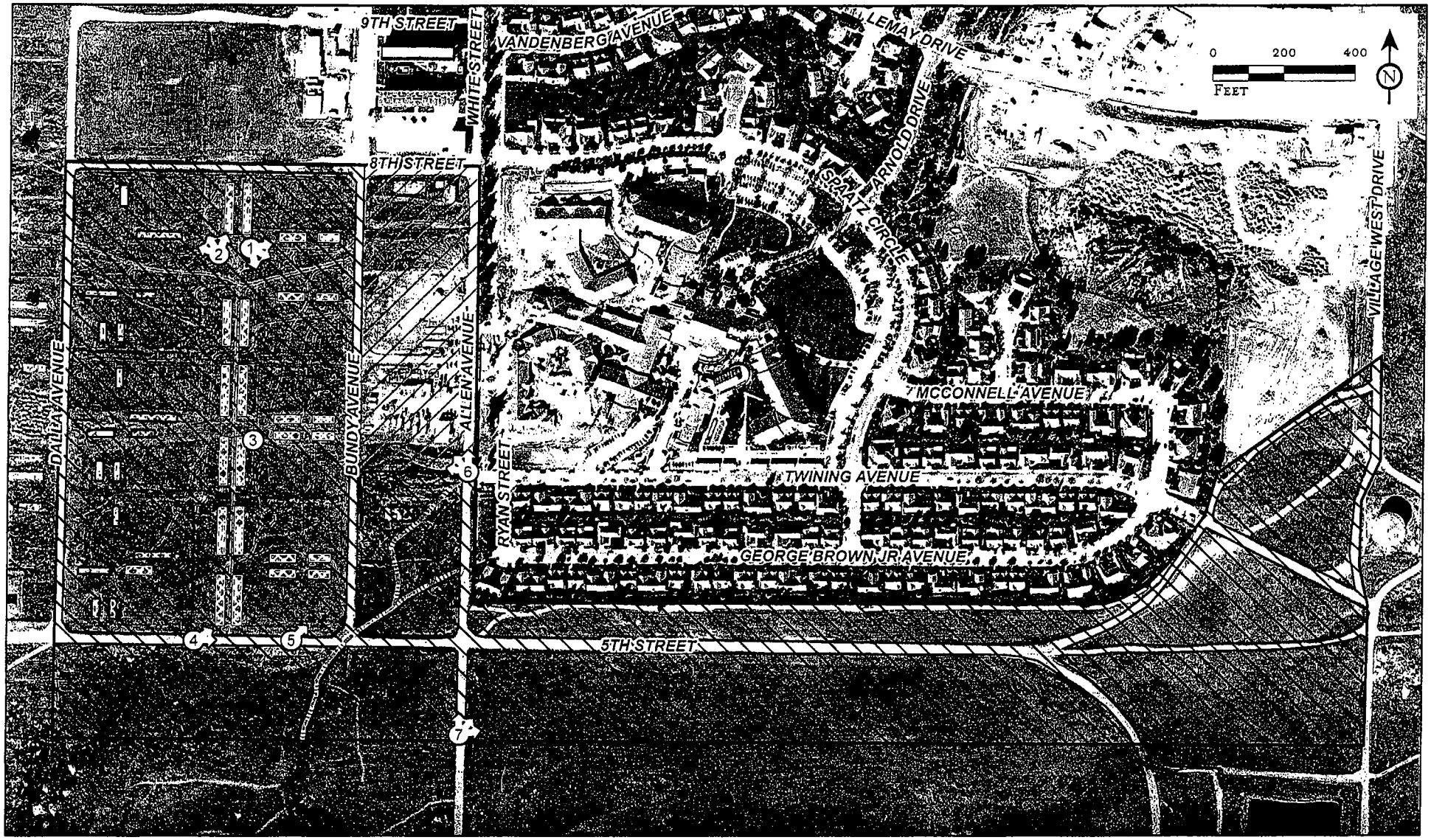


LSA

FIGURE 1

Air Force Village West
±60 Acre Site
General Biological Assessment
Regional and Project Location

SOURCE: USGS 7.5' Quads: Steele Peak (1973), Riverside East (1980), CA; Thomas Bros., 2007
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FIGURE 2

PROJECT BOUNDARY

PHOTOGRAPH LOCATIONS

IMAGE FEATURE

VEGETATION

NON-NATIVE GRASSLAND

DISTURBED

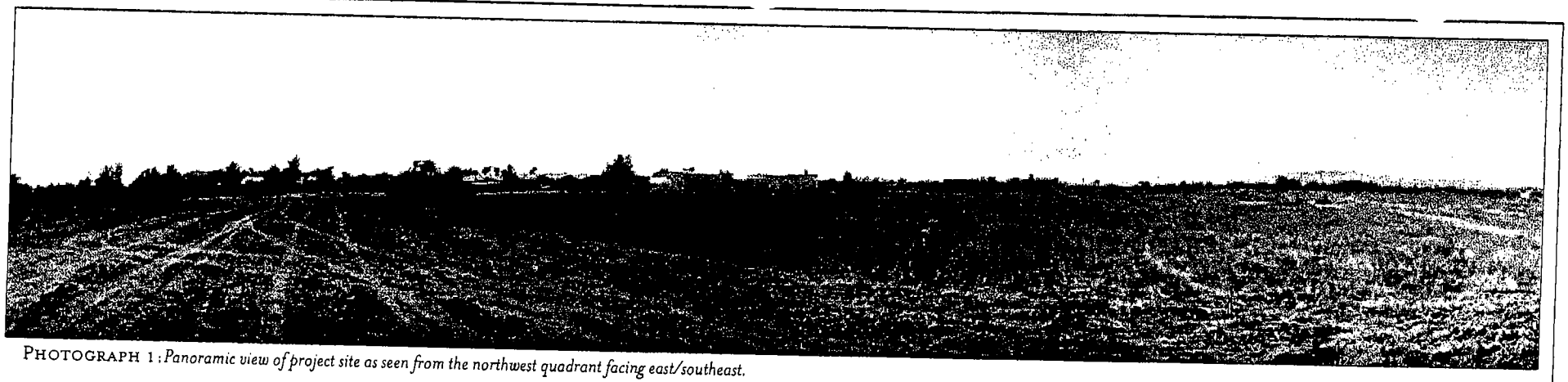
FOUNDATIONS

SOURCE: irPhotoUSA, 2006.

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Air Force Village West
±60 Acre Site
General Biological Assessment Report

Vegetation, Land Use, and Photograph Locations



PHOTOGRAPH 1 : *Panoramic view of project site as seen from the northwest quadrant facing east/southeast.*



PHOTOGRAPH 2: *Panoramic view showing remnant foundations as seen from northwestern quadrant facing north/northwest.*

LSA

FIGURE 2A

Air Force Village West
±60 Acre Site
General Biological Assessment Report

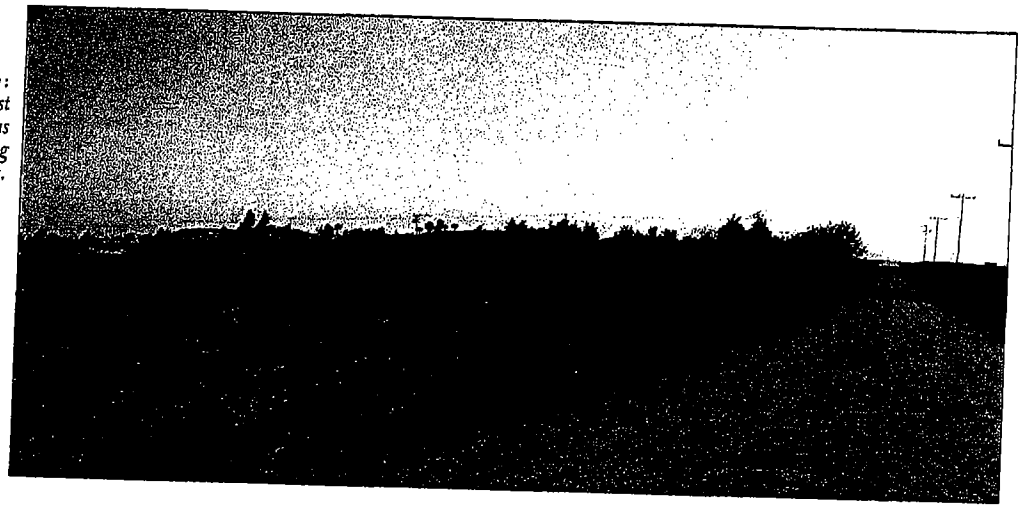
Site Photographs

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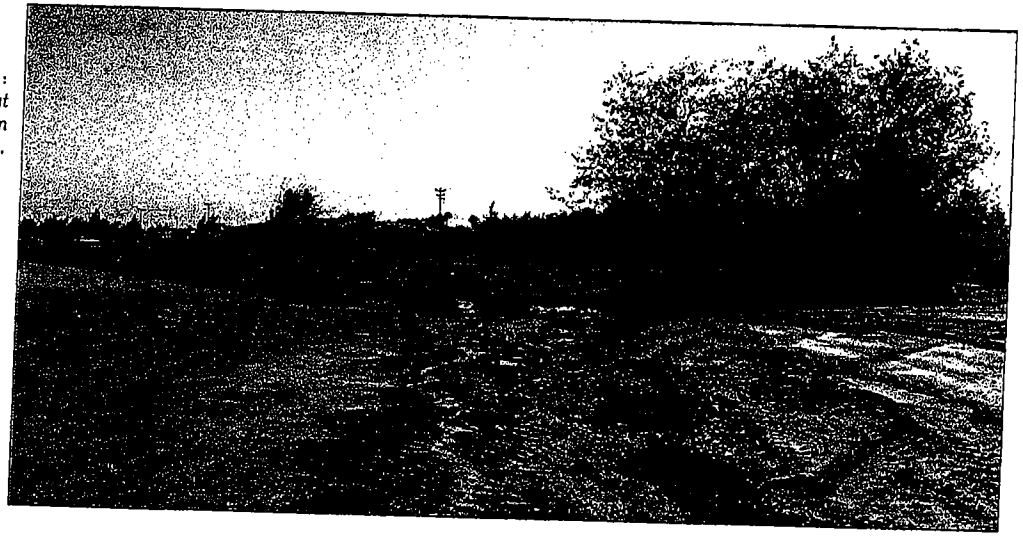


PHOTOGRAPH 3:
One of two burrowing owls observed on the site.

PHOTOGRAPH 4:
View from southwest corner of project site as seen facing northeast/east.



PHOTOGRAPH 5:
View of drainage feature at south boundary as seen facing northeasterly.



LSA

FIGURE 2B

Air Force Village West
±60 Acre Site
General Biological Assessment Report

Site Photographs

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PHOTOGRAPH 6: *Existing facilities with parking lot west of Allen Avenue.*



PHOTOGRAPH 7: *South boundary as seen facing north/northeast into non-native grasslands field that has been disced.*

LSA

FIGURE 2C

Air Force Village West
±60 Acre Site
General Biological Assessment Report

Site Photographs

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TABLE A: PLANTS AND ANIMALS OBSERVED

PLANTS OBSERVED:	
Asteraceae	Sunflower family
Baccharis salicifolia	Mule fat
Cirsium vulgare*	Bull thistle
Conyza canadensis	Canadian horseweed
Corethrogyne filaginifolia	California aster
Ericameria palmeri var. pachylepis	Box Springs goldenbush
Gutierrezia californica	California matchweed
Heterotheca grandiflora	Telegraph weed
Brassicaceae	Mustard family
Hirschfeldia incana*	Shortpod mustard
Sisymbrium irio*	London rocket
Chenopodiaceae	Saltbush family
Salsola tragus*	Russian thistle
Croton setigerus	Dove weed
Polygonaceae	Buckwheat family
Eriogonum fasciculatum	California buckwheat
Rumex crispus*	Curly dock
Salicaceae	Willow family
Salix gooddingii	Goodding's willow
Tamaricaceae	Tamarisk family
Tamarix sp.*	Tamarisk
Poaceae	Grass family
Bromus madritensis*	Foxtail chess
Polypogon monspeliensis*	Rabbitfoot grass
ANIMALS OBSERVED:	
BIRDS	
Accipitridae	Kites, Hawks, and Eagles
Buteo jamaicensis	Red-tailed hawk
Falconidae	Falcons
Falco sparverius	American kestrel
Charadriidae	Plovers and Lapwings
Charadrius vociferus	Killdeer
Columbidae	Pigeons and Doves
Zenaida macroura	Mourning dove

* Non-native species

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TABLE A: PLANTS AND ANIMALS OBSERVED

Strigidae	Typical Owls
Athene cunicularia	Burrowing owl
Trochilidae	Hummingbirds
Calypte anna	Anna's hummingbird
Tyrannidae	Tyrant Flycatchers
Sayornis nigricans	Black phoebe
Sayornis saya	Say's phoebe
Corvidae	Crows and Ravens
Corvus corax	Common raven
MAMMALS	
Leporidae	Rabbits and Hares
Lepus californicus	Black -tailed jackrabbit
Sylvilagus audubonii	Desert cottontail
Sciuridae	Squirrels
Spermophilus beecheyi	California ground squirrel
CARNIVORA	**CARNIVORES**
Canidae	Foxes, Wolves and Relatives
Canis latrans	Coyote
INSECTS	
Pompilidae	Spider Wasps
Pepsis chrysothemis	Tarantula hawk
REPTILIA	**REPTILES**
Phrynosomatidae	Phrynosomatid Lizards
Sceloporus occidentalis	Western fence lizard
Uta stansburiana	Common side-blotched lizard

* Non-native species

MARCH JOINT POWERS AUTHORITY

ADDENDUM TO THE AIR FORCE VILLAGE WEST SPECIFIC PLAN IN SUPPORT OF THE APPROVAL OF A SITE PLAN FOR A 9,050 SQUARE FOOT CHAPEL AND MEETING HALL

A. PROJECT INFORMATION

1.	**Project Title:**	Air Force Village West Chapel
2.	**Lead Agency Name and Address:**	March Joint Powers Authority 3430 Bundy Avenue, Suite 107 March AFB California, 92518
3.	**Contact Persons and Phone Numbers:**	Brett Dawson Associate Planner March Joint Powers Authority (951) 656-7000

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared a Mitigated Negative Declaration, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

When only minor technical changes or additions to a previous EIR or negative declaration are necessary and none of the conditions described in Public Resources Code section 21166 calling for the preparation of a subsequent of supplemental EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(b).)

C. ANALYSIS

The total building area of less than 10,000 sq/ft would typically allow the processing of a Class 3 Categorical Exemption, in accordance with section 15303 of the Guidelines for the California Environmental Quality Act. However, as the site is located within 100' of a riparian environment created by an open drainage system, supplemental environmental review was necessary to determine the potential for impacts upon the environment. Accordingly, a supplemental biological study was completed which determined that no impacts are expected to the adjacent drainage/riparian environment.

The potential environmental consequences associated with the construction and operation of the proposed Chapel were fully examined by the Authority's Mitigated Negative Declaration approved by the March Joint Powers Commission ("Commission") on October 15, 2004. The March Joint Powers Commission ("Commission") finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR in conjunction with the approval of the Project is not required by CEQA.

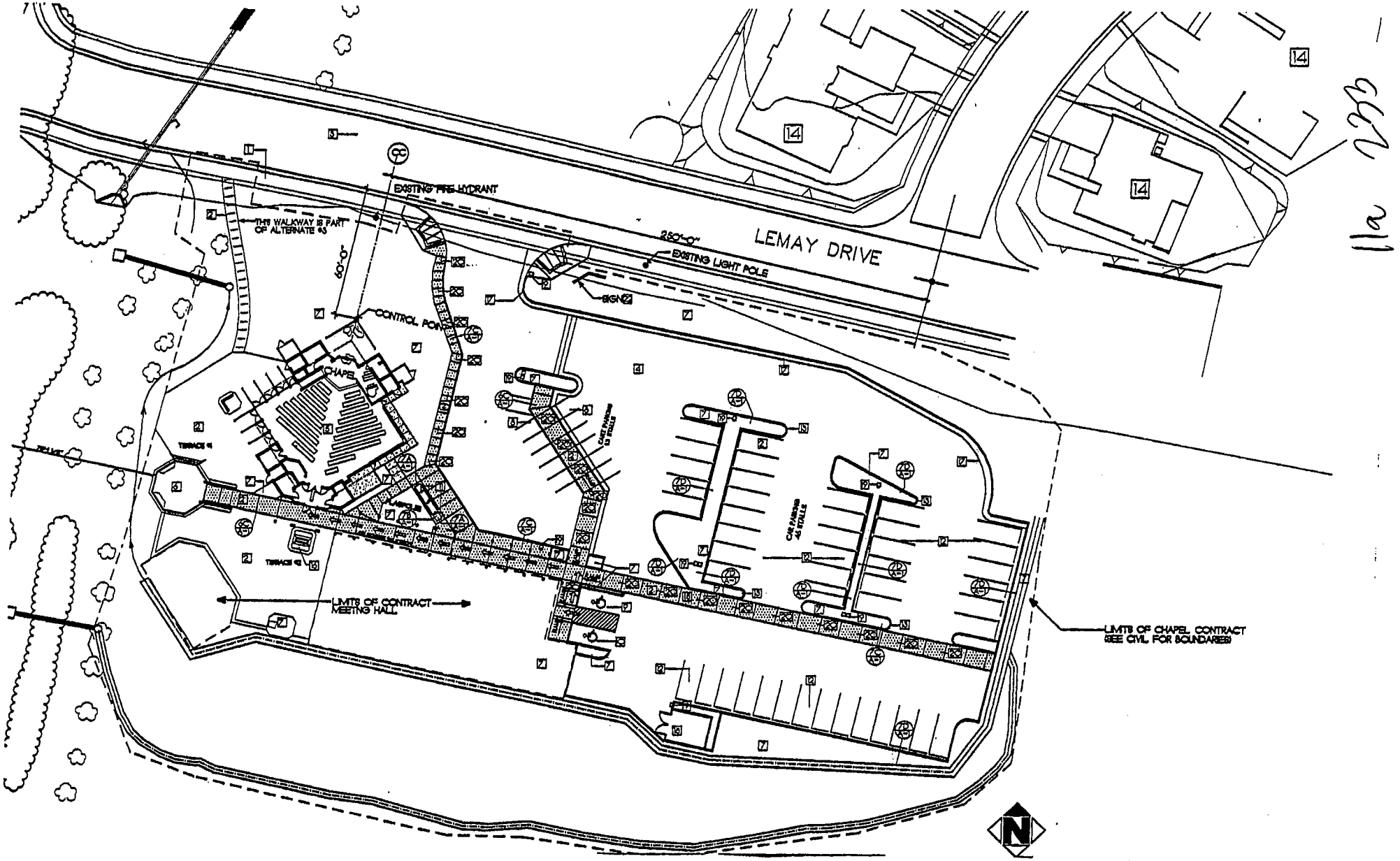
Plot Plan 07-05 is consistent with the surrounding uses within Air Force Village West. The existing large commons building within AFVW currently has a chapel and convocation room that has existing activities that will be shifted from the existing location to the new chapel and meeting hall. The chapel and meeting hall will be used for a variety of services to accommodate AFVW residents. In addition to Sunday bible study and services, there will be a mass celebrated on Saturdays. AFVW encourages music programs for the entertainment of AFVW residents. The Riverside Philharmonic will practice at the facility. Retirement organizations, such as MOAA and AARP will hold monthly meetings at the facility. The Academy Liaison and Distinguished Flying Cross groups will meet there. Special events will be planned. Recently, members of the Palm Springs Follies did a show for the AFVW residents. Attendance at these events varies. MOAA and special events have larger turn outs of about 100 people at each of these events.

The Chapel parking lot contains 47 spaces including handicap, and 12 spaces for golf carts. The total occupancy load for the chapel is 186 people, with 150 fixed seats. The Meeting hall has a total occupancy load of 544. It is not anticipated that different events will not occur within both buildings at the same time. Activities that now occur in the convocation room often draw up to 130 people, of whom, about 50 travel by golf cart. Due to the small size of the church/meeting hall parking lot, the applicant has planned and staff has conditioned a shuttle service to be provided for occasions that will draw a larger number of people. The shuttle service will allow individuals to park in the large common parking lot and be bussed several blocks to the chapel/meeting hall. There is no potential for parking impacts to occur outside of Air Force Village West due to the secured access nature of the facility.

The proposed chapel and meeting hall are located within a retirement community with the sole purpose of serving that community. It is located within the R-20 residential zone, and complies with the Air Force Village West Specific Plan. The use is a relatively low occupancy use and is not subject to the 2005 AICUZ.

D. CONCLUSION

The Commission finds that its approval of the chapel, meeting hall and bathroom/storage building would not result in any changes to the Air Force Village West Specific Plan that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the Air Force Village West Specific Plan's environmental effects or mitigation measures, which would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

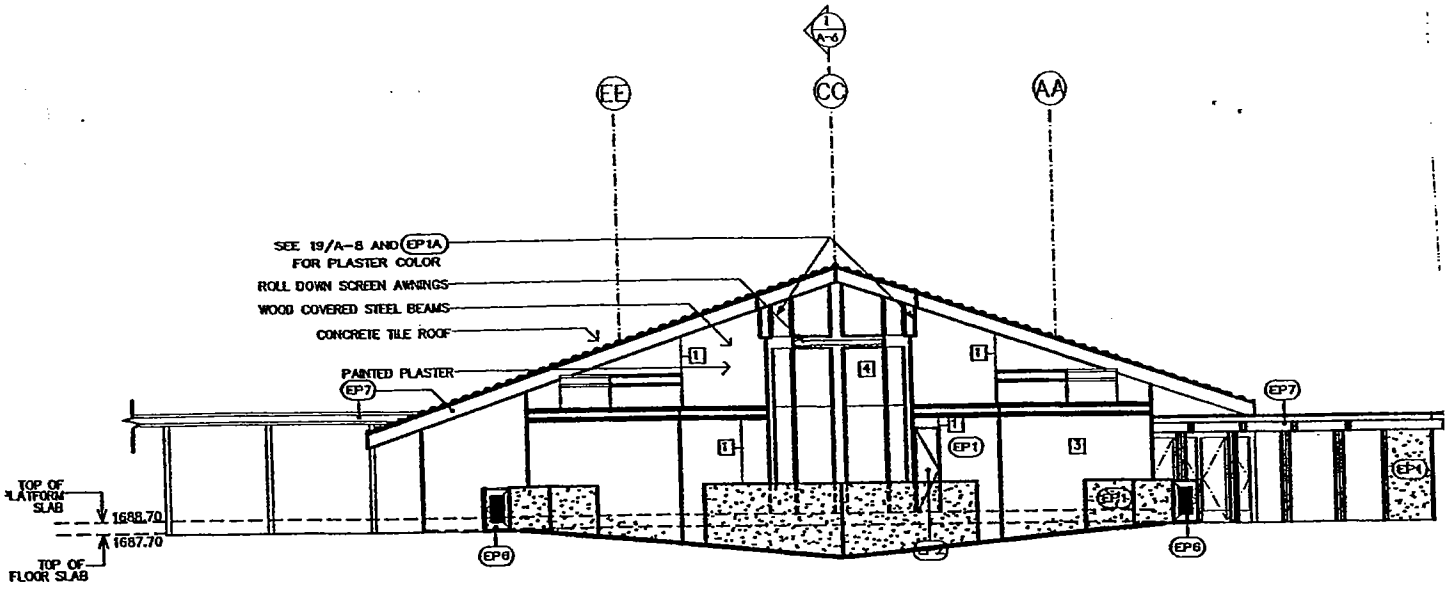


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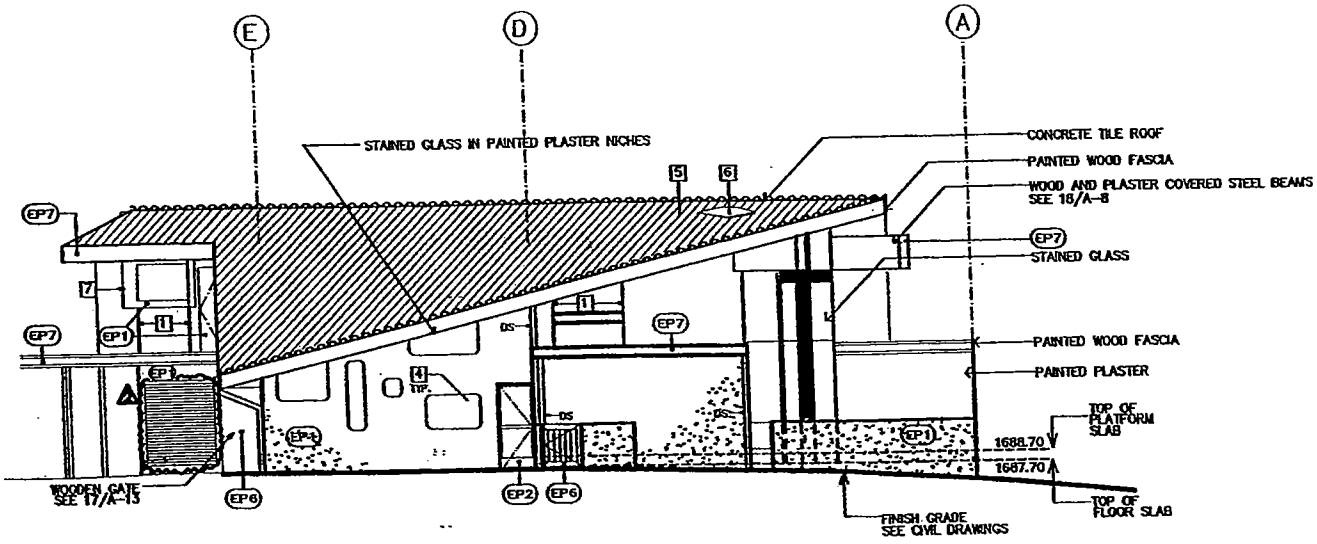
ARCHITECTURAL SITE PLAN

AIR FORCE VILLAGE

CHAPEL



FRONT ELEVATION (VIEW FROM STREET) | 1

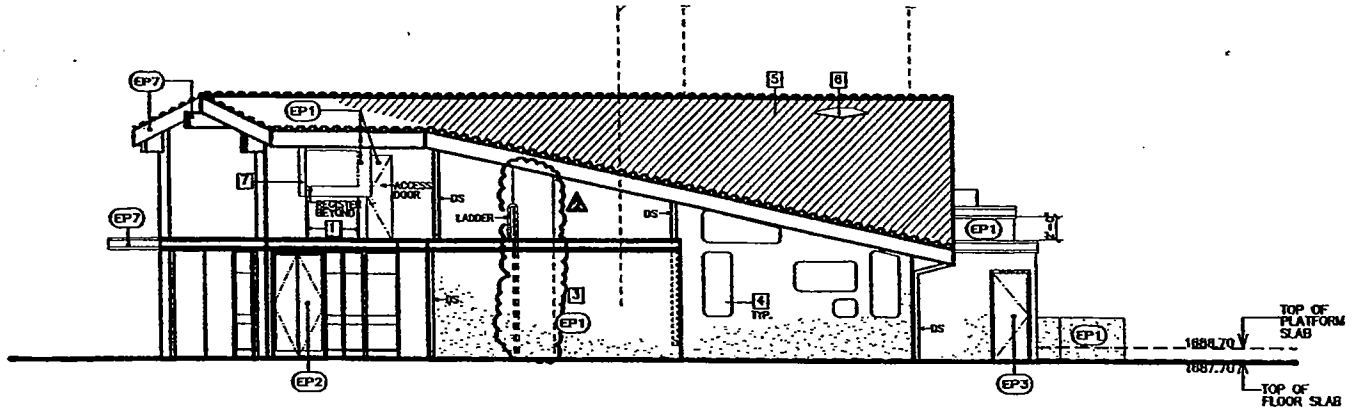


SIDE ELEVATION (VIEW FROM PARKING LOT) | 2

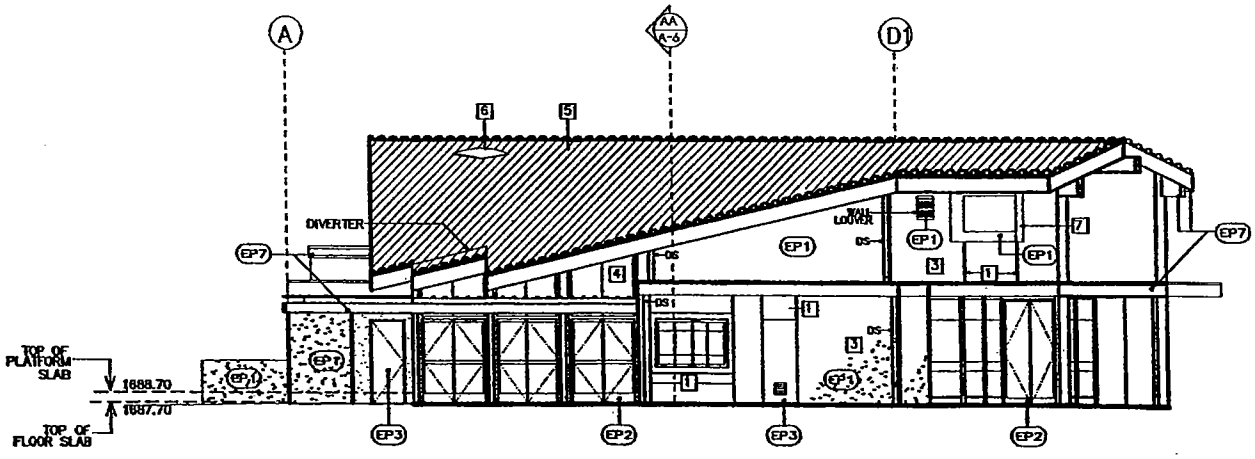
AIR FORCE VILLAGE

CHAPEL

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SIDE ELEVATION (VIEW FROM PARKING LOT) | 3

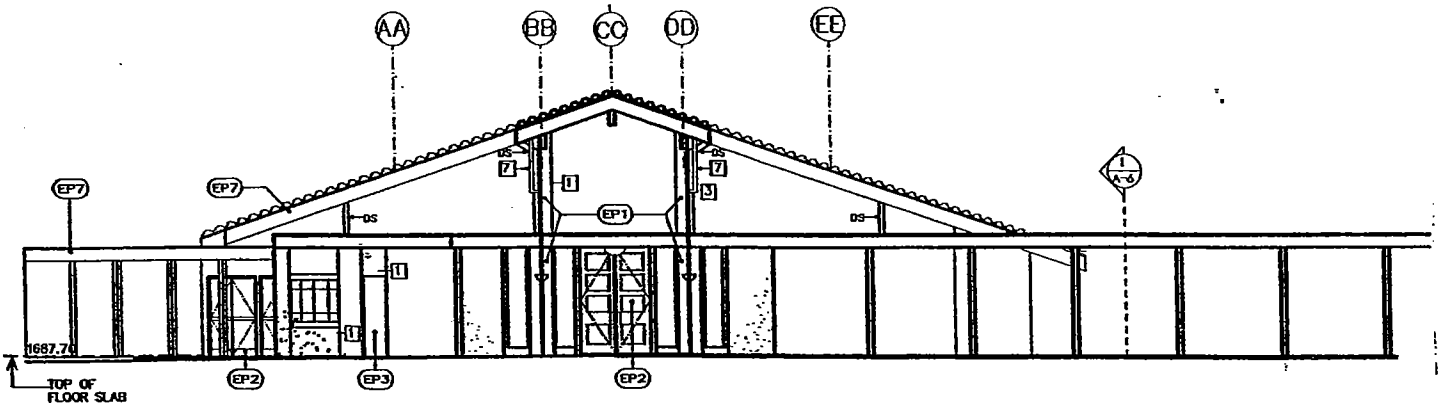


SIDE ELEVATION (VIEW FROM RAVINE) | 5

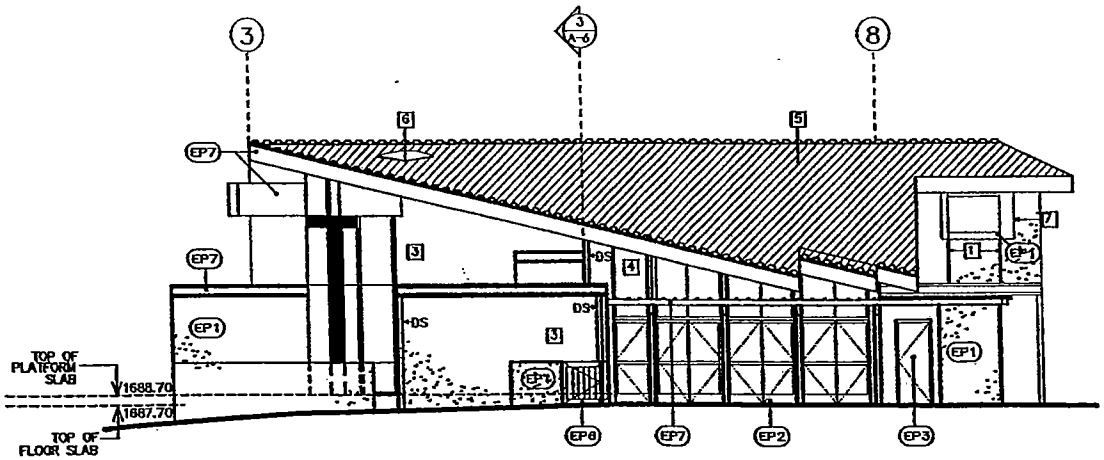
AIR FORCE VILLAGE

CHAPEL

11a 257



MAIN ENTRY ELEVATION	4

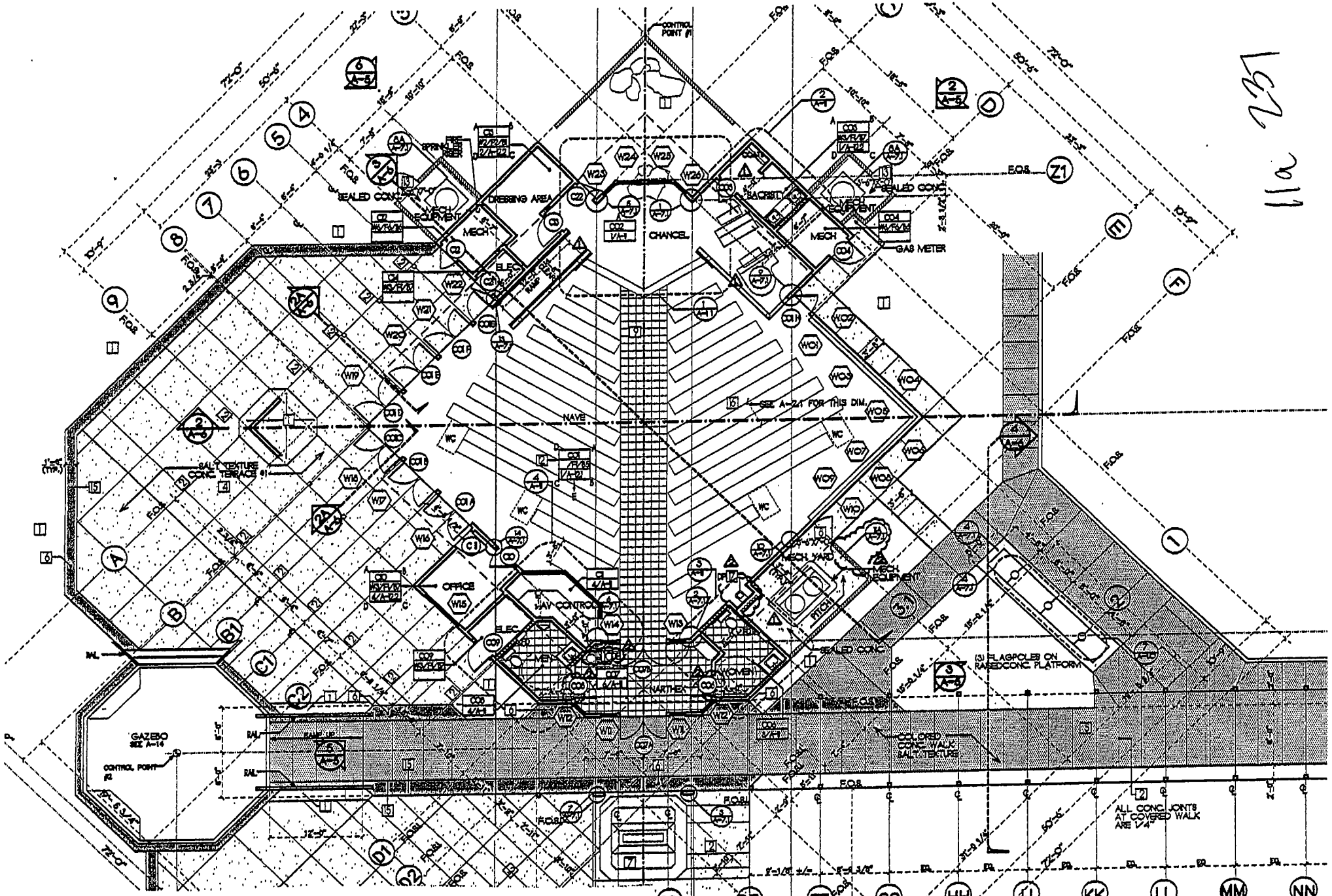


SIDE ELEVATION (VIEW FROM STREET)	6

AIR FORCE VILLAGE

CHAPEL

11a 234



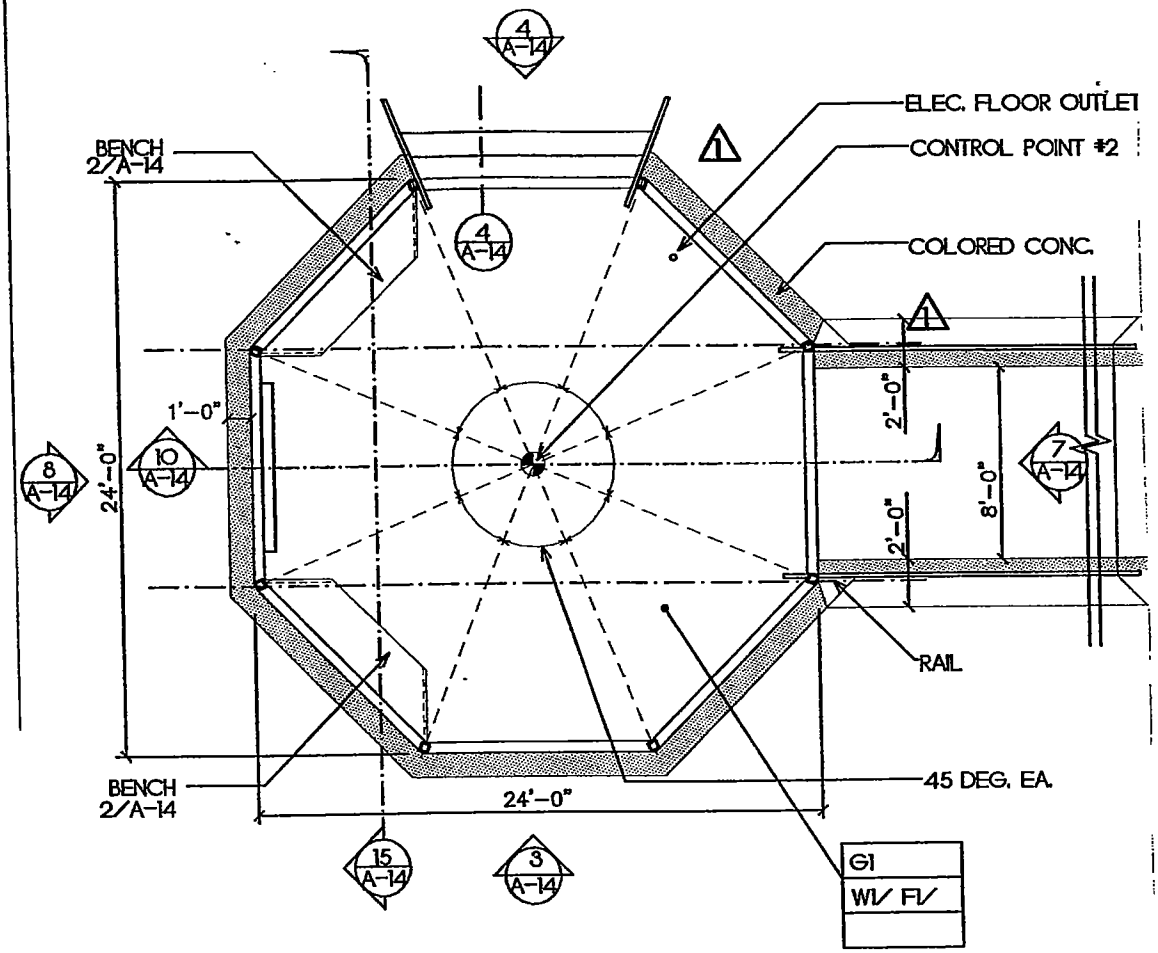
AIR FORCE VILLAGE

CHAPEL

FLOOR PLAN

THESE COVERED WALK COL... ARE PART OF ALTERNATE.
BE AWARE THAT THESE C... ALONG GRID (02)
ARE NOT NEEDED IF THE... HOUSE
IS BUILT AT THE SAME TI... A1-2

11a 27

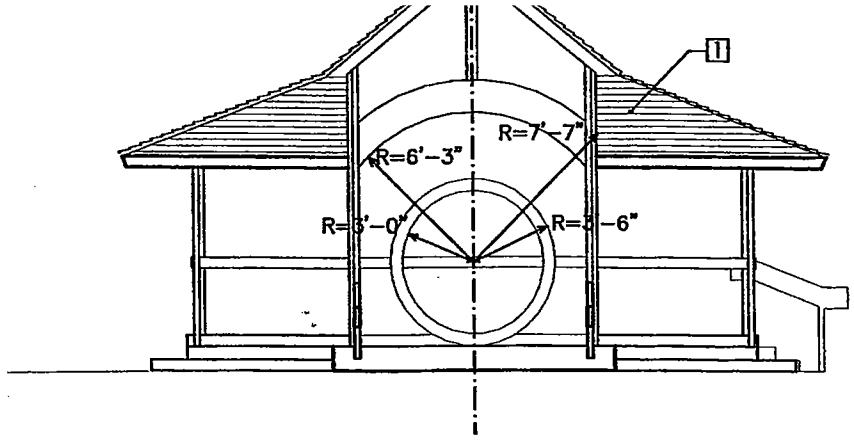


FLOOR PLAN	1/8" = 1'-0"	6

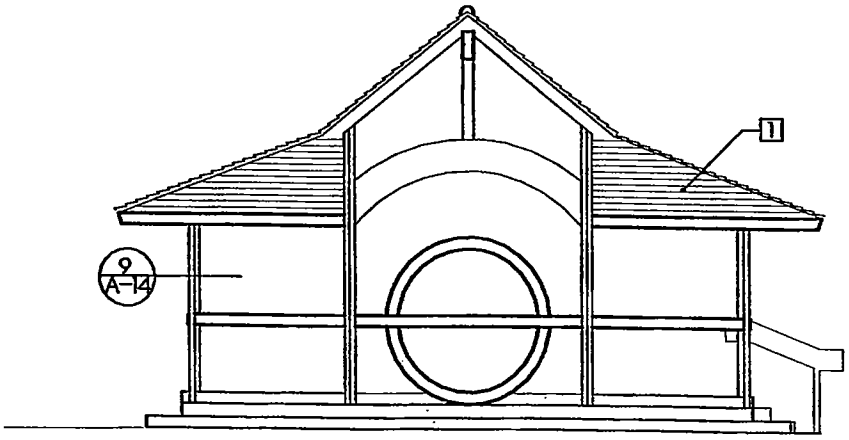
GAZEBO

AIR FORCE VILLAGE

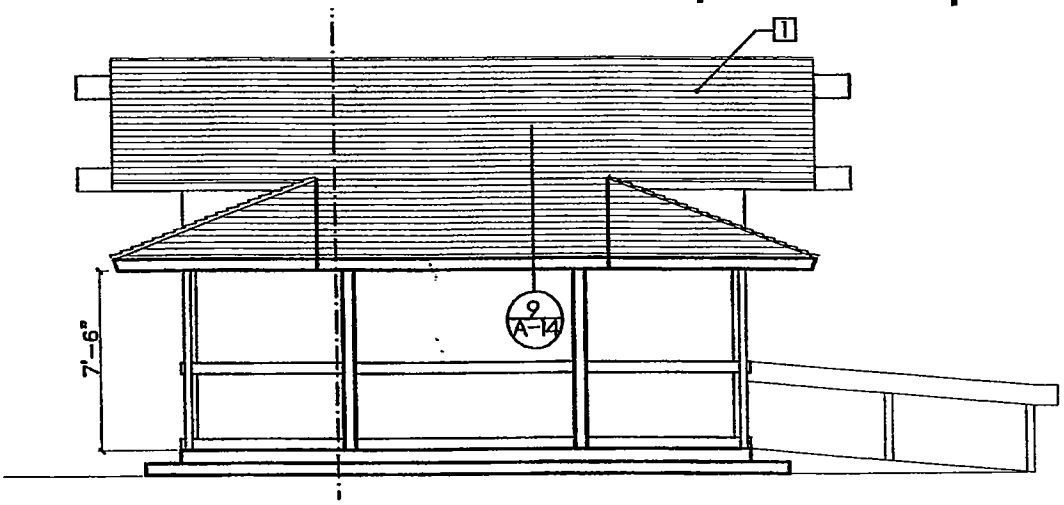
11a 238



ELEVATION	1/8" = 1'-0"	7



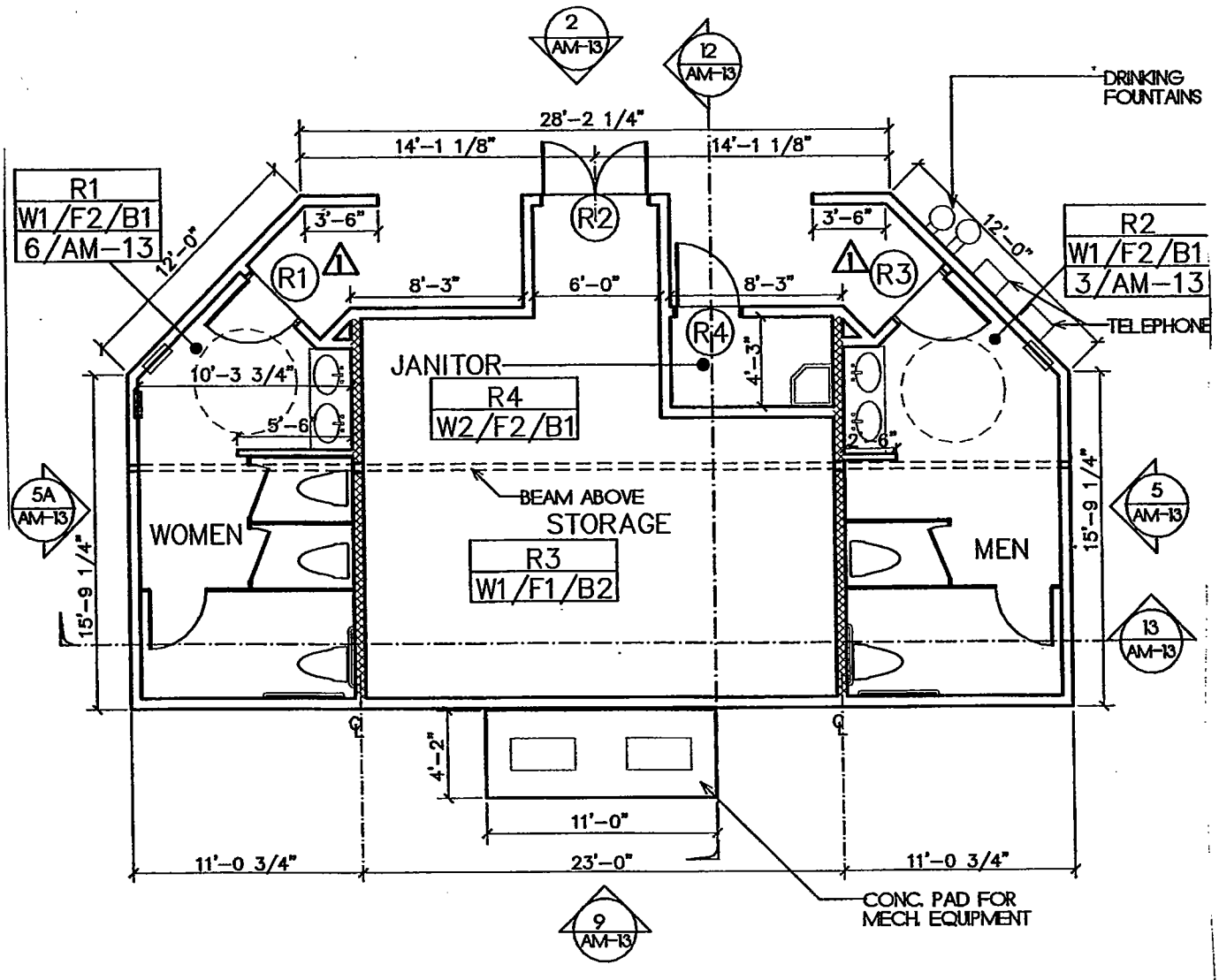
ELEVATION	1/8" = 1'-0"	8



GAZEBO

ELEVATION	1/8" = 1'-0"	3

11a 239



FLOOR PLAN

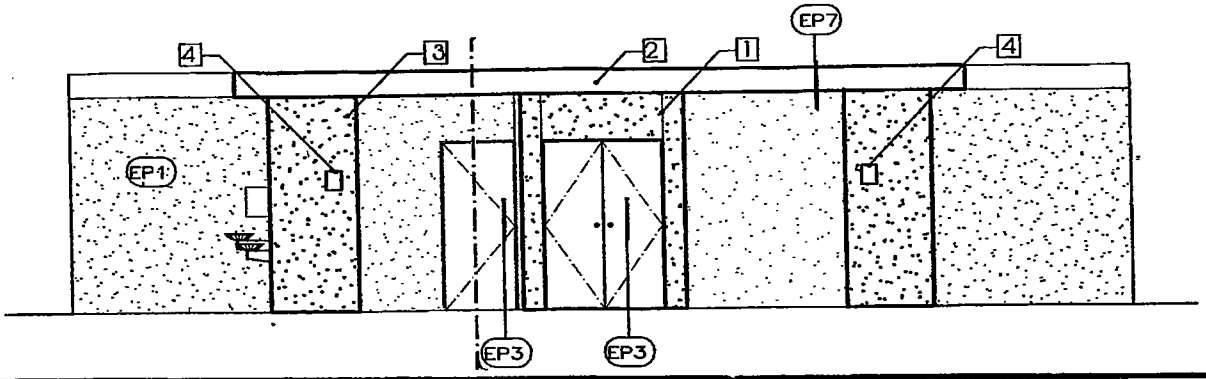
1/8" = 1'-0"

8

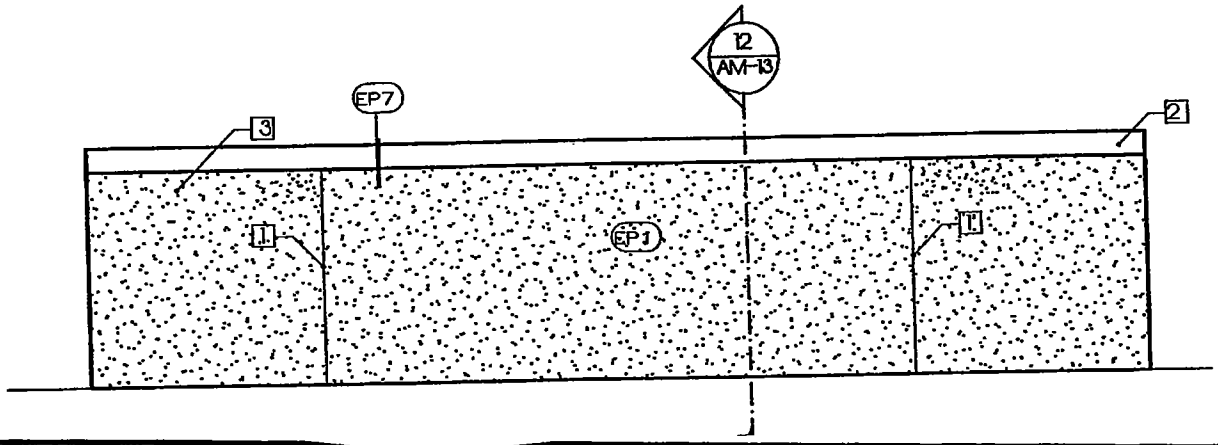
AIR FORCE VILLAGE

TOILET ROOMS

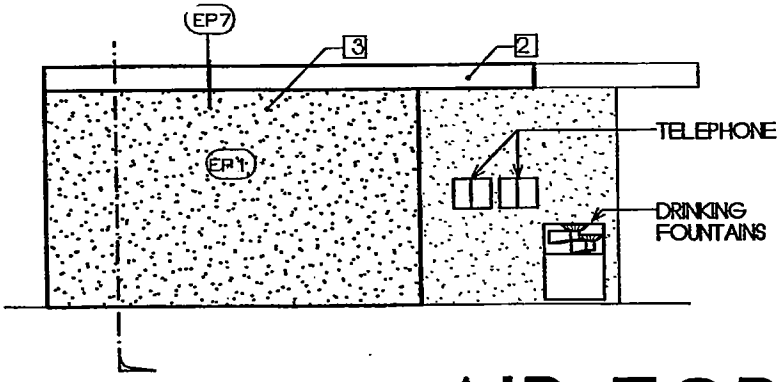
11a 240



ELEVATION	1/8"=1'-0"	2



ELEVATION	1/8" = 1'-0"	9



AIR FORCE VILLAGE

5A SIMILAR WITHOUT TELEPHONES AND DRINKING FOUNTAINS		5A
ELEVATION	1/8" = 1'-0"	5

TOILET ROOMS (Ha 2A!)

JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

Joint Public Hearing – Action Item
Agenda Item No. (11a)

Meeting Date: December 19, 2007

Action: **ADOPT RESOLUTION #JPA 07-37: 1) APPROVING AN ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR THE AIR FORCE VILLAGE WEST SPECIFIC PLAN; AND 2) APPROVING PLOT PLAN PP 07-05 FOR THE AIR FORCE VILLAGE WEST CHAPEL AND MEETING HALL LOCATED AT 21233 LEMAY DRIVE, SUBJECT TO CONDITIONS.**

Planning Commission Proposed Motions:

1) Find that the proposed project is consistent with the Air Force Village West Specific Plan and Mitigated Negative Declaration, that the Addendum to the Mitigated Negative Declaration for Air Force Village West is appropriate as the facility was analyzed in the previous environmental document and the site specific approval reflects only a minor technical change to the previous Mitigated Negative Declaration, that the environmental review reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission approve an addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan; and

2) Adopt the Planning Commission findings and recommend that the March Joint Powers Commission adopt Resolution #JPA 07-37 approving Plot Plan PP 07-05, subject to conditions.

Joint Powers Commission Proposed Motions:

1) Find that the proposed project is consistent with the Air Force Village West Specific Plan and Mitigated Negative Declaration, that the Addendum to the Mitigated Negative Declaration for Air Force Village West is appropriate as the facility was analyzed in the previous environmental document and the site specific approval reflects only a minor technical change to the previous Mitigated Negative Declaration, that the environmental review reflects the independent judgment of the Joint Powers Commission, and approve the addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan;

2) Adopt Resolution # JPA 07-37 approving Plot Plan PP 07-05 subject to conditions; and

3) Direct staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Guidelines for Implementing the California Environmental Quality Act.

Applicant: David Leonard, David Leonard Associates

Project Overview:

The Air Force Village West (AFVW) Specific Plan area is situated west of I-215, south of Van Buren Boulevard, and north of Nandina Avenue on land that was formerly a part of the March Air Force Base (MAFB).

Air Force Village West is a tax-exempt, not for profit continuing care retirement community developed as a secured, access-restricted private community. Honorably discharged military officers, their spouses, or their survivors, 62 years or older, are eligible for residency in Air Force Village West.

The AFVW Specific Plan project area was included into the March Joint Powers Authority planning area in September 2004 through an amendment to the Joint Powers Agreement and amendment to the March JPA General Plan. The 2004 Specific Plan identifies the proposed chapel as a future support and recreational facility that may be added to the existing support and recreational facilities. The proposed development consists of a 3,406 square foot chapel, 4,694 square foot meeting hall and 950 square foot of ancillary detached buildings (restroom and storage buildings). The chapel is proposed at 21233 Lemay Drive, on an existing graded pad within Air Force Village West.

The existing large common building within AFVW contains a chapel and convocation room that accommodates similar uses for the chapel and meeting hall. These activities will be shifted from the existing location to the new chapel and meeting hall. The chapel and meeting hall will be used for a variety of services to accommodate AFVW residents. In addition to Sunday bible study and services, there will be a mass celebrated on Saturdays. No mid-week standing meeting activities are planned in the chapel, but may be scheduled on an individual basis.

The meeting hall will be used for a variety of activities. AFVW encourages music programs for the entertainment of AFVW residents, thus programmed use includes plans for the facility to be used as a practice venue by the Riverside Philharmonic. Retirement organizations, such as MOAA and AARP will hold monthly meetings at the facility. The Academy Liaison and Distinguished Flying Cross groups will also meet there. The facility is also planned as an entertainment venue for residents of AFVW. Attendance at these events varies accommodating up to 100 individuals.

There are two to three funerals per month at AFVW, with attendance of 100 or more people. Alternate arrangements are encouraged for off-site facilities for very large funerals.

Activities that now occur in the convocation room often draw up to 130 people, of whom, about 50 travel by golf cart. Due to the small size of the church/meeting hall parking lot, the applicant has planned and staff has conditioned a shuttle service to be provided for occasions that will draw a larger number of people. The shuttle service will allow individuals to park in the large common parking lot and be bussed several blocks to the chapel/meeting hall. There is no potential for parking impacts to occur outside of Air Force Village West due to the secured access nature of the facility.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Institutional Residential / R-10 Residential	Single Family Residences
West	Institutional Residential / R-20 Residential	Undeveloped land area
South	Institutional Residential / R-20 Residential	Undeveloped land area
East	Institutional Residential / R-20 Residential	Drainage facility with walking trails

Analysis:

Conformance with the General Plan:

This application is consistent with the following General Plan Land Use Policies:

- General Plan Land Use Policy 1.4: Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive, comprehensive development.
- General Plan Land Use Policy 3.5: Permit the development of service facilities ancillary to primary development.
- General Plan Land Use Policy 11.2: Provide and maintain existing infrastructure and enhance service levels to meet the needs of the March JPA Planning Area.

Conformance with the Air Force Village West Specific Plan:

The AFVW Specific Plan identifies that there are various support and recreational facilities that may be added to existing support and recreational facilities. It identifies the Chapel as an anticipated support facility, but does not detail the specific location. There is an existing chapel and convocation room within AFVW that has uses that will be moved to the new chapel and meeting hall. The chapel and meeting hall will be used for a variety of uses that will support AFVW.

Notification:

The plot plan was routed to 12 responsible agencies on November 12, 2007. A Notice of Public Hearing was advertised in the Press Enterprise on December 8, 2007. On December 6, 2007, a notice of Public Hearing was mailed to 17 interested parties, inclusive of all

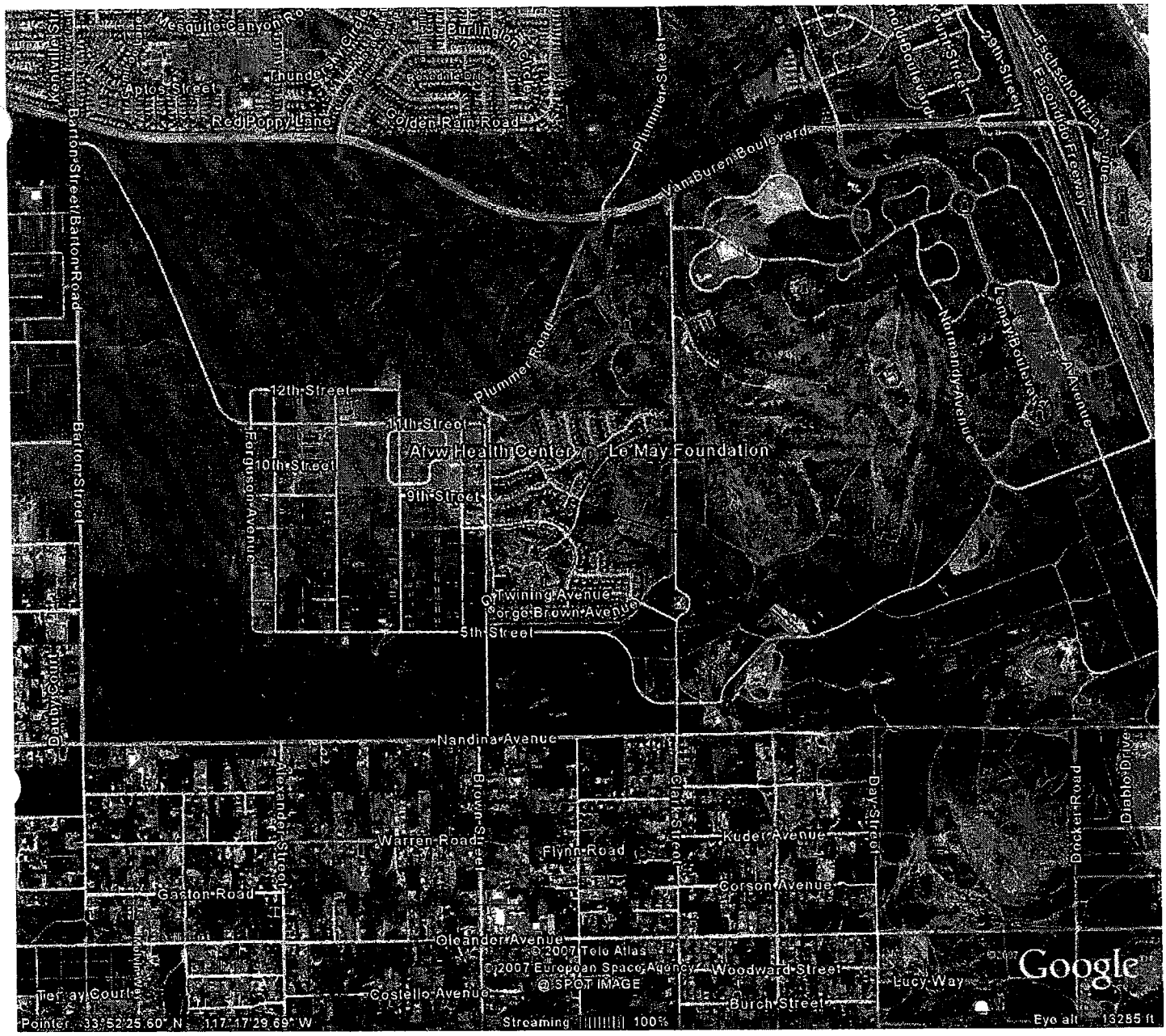
property owners within 300', all servicing utilities, all public service providers, applicable school districts and adjacent jurisdictions.

CEQA Compliance:

The total building area of less than 10,000 sq/ft would typically allow the processing of a Class 3 Categorical Exemption, in accordance with section 15303 of the Guidelines for the California Environmental Quality Act. However, as the site is located within 100' of a riparian environment created by an open drainage system, supplemental environmental review was necessary to determine the potential for impacts upon the environment. Accordingly, a supplemental biological study was completed which determined that no impacts are expected to the adjacent drainage/riparian environment.

Attachments:

1) Location of Site.
2) Required Findings.
4) Resolution #JPA 07-37 including Project Conditions of Approval.
5) Addendum to the Air Force Village West Specific Plan.


Mesquite Canyon Road
Thunderbird Road
Aptos Street
Red Poppy Lane
Golden Rain Road
Plummer Street
Van Buren Boulevard
Barton Street/Barton Road
Plummer Road
12th Street
11th Street
10th Street
9th Street
5th Street
Ferguson Avenue
AIVW Health Center
Le May Foundation
Lemay Boulevard
Normandy Avenue
A Avenue
Owining Avenue
Sergeant Brown Avenue
Nandina Avenue
Alexander Street
Brown Street
Day Street
Kuder Avenue
Warren Road
Flynn Road
Gaston Road
Corson Avenue
Oleander Avenue
Woodward Street
Lucy Way
Burch Street
Costello Avenue
Tierra Court
Diablo Drive
© 2007 Tele Atlas
© 2007 European Space Agency
© SPOT IMAGE
Google
Pointer 33°52'25.60" N 117°17'29.69" W
Streaming 100%
Eye alt 13285 ft

Planning Commission Findings

Findings for Resolution #JPA 07-37
Approving an Addendum for the Mitigated Negative Declaration for the Air Force Village West Specific Plan, and approving design plan 07-05 for the Chapel and Meeting Hall subject to conditions.

1) The proposed project is consistent with the Air Force Village West Specific Plan and Mitigated Negative Declaration for Air Force Village West (AFVW).

2) The proposed project complies with all applicable zoning and other regulations.

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.

4) The project conforms with any applicable provisions of any March JPA Redevelopment Plan.

5) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

6) The Addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan reflects the independent judgment of the Planning Commission.

7) The Planning Commission recommends that the March Joint Powers Commission approve an addendum to the Mitigated Negative Declaration for the Air Force Village West Specific Plan;

8) The Planning Commission recommends that the March Joint Powers Commission adopt Resolution # JPA 07-37 approving Design Plan PP 07-05 subject to conditions.

RESOLUTION #JPA 07-35

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED FOCUSED EIR FOR MARCH BUSINESS CENTER, APPROVING PARCEL MAP 36577, TENTATIVE TRACT MAP 35678, PLOT PLAN PP 07-03 AND THE CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, John Russo representing Enterprise Center LLC ("Applicant") has applied for two subdivision maps ("Parcel Map 36577" and Tentative Tract Map 35678") pursuant to Chapter 9.14.100 and ; a plot plan ("Plot Plan 07-03") approval pursuant to Chapter 9.02.070 of the March JPA Development Code, to subdivide 4.97 acres of business park property into two lots, subdivide Lot 1 into a commercial condominium lot, and construct a 40,000 square foot office condominium building on 2.03 acres in the Business Park zoning district within the March Business Center Specific Plan, located at 14127 Meridian Parkway. The Applicant intends to lease this office building to one or more tenants;

WHEREAS, the requested plot plan is closely and intricately related to the subdivision maps, thus staff has scheduled all applications before the Commission of the March Joint Powers Authority ("Commission") for final determination;

WHEREAS, the Commission, acting as the planning agency, considered Parcel Map 36577, Tentative Tract Map 35678 and Plot Plan 07-03 on the 19th day of September 2007, at which time they heard all testimony offered regarding these applications;

WHEREAS, Parcel Map 36577 and Tentative Tract Map 35678 have been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that PM36577 and TR35678 do meet the required findings for commercial/industrial subdivisions, and the applications are consistent with the requirements for subdivision approval pursuant to Chapter 9.14.100 of the March JPA Development Code;

WHEREAS, Plot Plan 07-03 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 07-03 is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR"), and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that all potential environmental impacts from the Project were considered in the Focused EIR for the March Business Center development and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the certified EIR should be prepared for the Project;

WHEREAS, Plot Plan 07-03 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the proposed Plot Plan were examined by the Focused EIR certified by the Commission on February 19, 2003, (SCH# 2002071089).

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Plot Plan is not required by CEQA;

WHEREAS, the Addendum to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

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

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

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

SECTION 2. Approval of Parcel Map 36577 and Tentative Tract Map 35678. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 07-03 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 3. Approval of Plot Plan PP 07-03 and the Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 07-03 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 4. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Certified EIR, Initial Study, including any oral or written comments received, and administrative record for the Project prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 5. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the Certified Focused EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

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

SECTION 7. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

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

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 19th day of September, 2007.

Marion Ashley
Chairman, March Joint Powers Commission

ATTEST:

I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 19th day of September, 2007, by the following vote of the Commission .

AYES: Buster, Busch, White, Stewart, Yarbrough, Loveridge, Schiavone, Ashley
NOES: None
ABSTAIN: None
ABSENT: None

Carey L. Allen
Secretary of the March Joint Powers Authority

JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

JPA Operations – Joint Public Hearing
Agenda Item No. 10(a)

Meeting Date: September 19, 2007

Action: **ADOPT RESOLUTION #JPA 07-35: 1) ADOPTING AN ADDENDUM TO THE CERTIFIED EIR FOR MARCH BUSINESS CENTER SPECIFIC PLAN; 2) APPROVING PARCEL MAP 36577, TENTATIVE TRACT MAP 35678 AND PLOT PLAN PP07-03 FOR ENTERPRISE CENTER LOCATED AT 14127 MERIDIAN PARKWAY, SUBJECT TO CONDITIONS OF APPROVAL; AND 3) DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION**

Planning Commission Proposed Motions:

1) Find that the proposed project is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission adopt the EIR Addendum;
2) Adopt the Planning Commission Findings;
3) Recommend that the Joint Powers Commission adopt the Project Conditions of Approval for Parcel Map 36577, Tentative Tract Map 35678 and Plot Plan 07-03; and
4) Recommend that the March Joint Powers Commission adopt Resolution #JPA 07-35 approving Parcel Map 36577, Tentative Tract Map 35678 and Plot Plan 07-03.

Joint Powers Commission Proposed Motions:

1) Find that the proposed project is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Joint Powers Commission, and adopt the EIR Addendum;
2) Adopt the Planning Commission findings;
3) Adopt the Project Conditions of Approval for Parcel Map 36577, Tentative Tract Map 35678 and Plot Plan PP07-03;
4) Adopt Resolution # JPA 07-35 approving Parcel Map 36577, Tentative Tract Map 35678 and Plot Plan PP07-03; and

5) Direct staff to file a Notice of Determination in accordance with the March Joint Powers Authority's CEQA Guidelines.

Applicant: Enterprise Center, LLC

Previous Action: None.

Description of Project:

The proposed Enterprise Center development consists of two office buildings on 4.95 acres. The buildings will be developed in two phases. PP07-03 will be developed as the first phase with a 40,000 SF single story office building on 3.07 acres. The development would include 132 parking spaces (3.3 spaces per 1000 SF for office), 7 bicycle parking spaces, and 13,395 SF of landscaping (62% of landscaping required for the whole site). The second phase of Enterprise Center will be submitted for review under a separate plot plan application and would include a 28,288 SF two story office building on 1.88 acres.

The project site is located outside of the Accident Potential Zones, as identified in the 2005 March Air Installation Compatible Use Zone (AICUZ) study. As such, it is not subject to the provisions of Resolution #JPA 05-17, which limits the allowed building area and permitted uses consistent within the AICUZ. The proposed project includes the following applications:

Parcel Map No. 36577: The proposed commercial/industrial parcel map will subdivide 4.97 acres (Lot 8, TR30857-2) into two parcels. Lot 1 will be 3.07 acres in size, while Lot 2 is proposed on 1.88 acres.

Tentative Tract Map No. 35678: The proposed tract map is for an 8 unit commercial/industrial condominium use, on Lot 1 of PM36577.

Plot Plan No. 07-03: The proposed plot plan will develop a 40,000 square foot, single story, 8 unit office condominium on Lot 1 (14127 Meridian Parkway) of PM36577. The building will be used for business offices and two of the units will be utilized as office space and training centers for Subway and Bajio restaurants. While the Bajio restaurant training facility will provide professional training to restaurant managers, it will not open to the public for food services. The Subway training facility however, will be open to the public during lunch hours as part of their training program. Each condominium unit will be 5,000 square feet in size.

Hours of operation for Enterprise are expected to be consistent with typical business hours for professional office use. Individual users are required to be consistent with the March Business Center Specific Plan list of permitted uses. Each individual office use will be reviewed and approved through a tenant improvement approval process.

Pursuant to the March Business Center Specific Plan, permitted uses in the Business Park land use designation include administrative, financial, governmental, and community support services, research and development centers; light manufacturing; vocational education and training facilities; business and trade schools; and emergency services.

The proposed project conforms to all of the development standards outlined in the March Business Center Specific Plan and March JPA Development Code for a business park use. The maximum number of stories allowed on this site is two above ground stories with a third partially

subterranean basement, whereas the proposed plot plan is for a single story building. In accordance with the approved development standards and Floor Area Ratio, the allowed building square footage for this site is 60,281 square feet (Floor Area Ratio of 0.45 per Table III-2 in the Specific Plan), whereas the proposed development is 40,000 square feet (FAR of 0.30). The proposed building height of 26'-6" is consistent with Table III-2, which allows building heights of up to 35 feet. As shown on the Project site plan, the minimum distance to the southern, eastern, northern and western property lines and the building is 41 feet, while the minimum allowed setback is 15' in accordance with the specific plan.

Also proposed as part of the project, is a public art pedestrian walkway along the southeast property line. The 14' wide Sports Walk of Fame will be a shared project between the applicant and neighboring property owner (Global Corporate Park). The walkway will connect foot traffic from the Metrolink Station to the future regional sports park anticipated west of the project site.

The site incorporates two points of ingress/egress. A shared driveway with the adjacent site to the south (Lot 7, TR30857-2) is used on Meridian Parkway to meet driveway spacing requirements and to reduce driveway conflicts on Meridian Parkway. The site is adjacent to a road alignment planned to provide bus access to the Metrolink Station site (Lot 4, TR30857-2). In accordance with the Focused EIR for March Business Center (Appendix B, Figure V-2), a traffic signal is planned for the intersection. The site planning complies with the requirements of the Design Guidelines.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
Site	Business Park	Vacant, rough graded lot within Meridian Business Park
North	Business Park	Vacant, undeveloped land
West	Business Park	Vacant, undeveloped land
South	Business Park	Vacant, rough graded lot within Meridian Business Park
East	Business Park	Metrolink Station site adjacent to site with vacant Business Park lots (Meridian lots 9, 10 and 5)

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area:	N/A	40,000 s/f
Gross Site Area:	30,000 s/f (minimum)	215,624 s/f
# of Buildings (range in size)	N/A	1 building
Floor Area Ratio (Max):	45%	29.86%
Setbacks: Required	F-20' S-15/0' R-10' (min)	F-59' S-60'/54' R-79'
Landscape Required	20% (min allowed)	26% (per landscape plan)
Max. Building Height	35'/2 stories (max allowed)	1 story: 26'-6"
Parking	Business park: 132 spaces required	Business park: 138 provided

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:
The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The following Policies are consistent with the objectives of developing the proposed Enterprise Center use within the March Business Center (Meridian) Development:

The General Plan Land Use Map designates this property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02.

The General Plan definition of Business Park uses identifies that, "Business park uses include administrative, financial, commercial service, governmental, and community support services; research and development centers, light manufacturing; vocational education and training facilities; business and trade schools; and emergency services". Business Park areas are generally served by arterial roadways, proving automobile and public mass transit access. These areas are characterized as major employment concentrations. Development in this category, except for warehousing, is generally within a campus like setting or cluster development pattern.

General Plan Land Use Policy 1.1: Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offers a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

Conformance with the March Business Center Specific Plan:
The March Business Center Specific Plan, adopted on February 26, 2003 provides the framework for the development of the 1,290-acre Meridian development. The Specific Plan divides the Business Park into land use designations, including Business Park, Industrial, Commercial, Office, Mixed-Use and Park/Recreation and Open Space. Within each land use designation, the Specific Plan further establishes the development standards and permitted uses. The proposed development complies with the requirement of the Specific Plan, as listed below:

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of required building setbacks, site landscaping, building height, FAR and parking requirements.

The development of this site into business offices, with a vocational and educational training component, is consistent with permitted uses allowed in the Business Park Specific Plan designation.

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establishes the development requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage, as listed below:

Architecture/Color Palette: Buildings are constructed of tilt-up concrete panels designed in a contemporary, geometric design with a reoccurring grid module to create development consistency. Prominent entry features are used to emphasize entrances and provide variation in the building elevations. All roofs have parapet designs to screen roof mounted equipment.

The buildings incorporate a Linen White (DEC 749) field color, Rincon Cove (DEC 757) wainscot, Mesa Tan (DEC 718) accent, and glass entry features to provide contrast at development entry features. Window Millions are finished aluminum with low reflectance glazing (Versalux Green 2000R). The proposed architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Screening: The site does not incorporate perimeter screen walls as the future uses are primarily office related and there is no outdoor storage. The business park building is designed for low intensity uses with no dock doors proposed. All sanitation facilities are fully screened by 6' screening walls and placed behind the building. Screening of parking is accomplished by a continuous hedge and heavily landscaped setbacks, as identified in the development landscape plans. The Design Guidelines do not require perimeter screening walls and all screening complies with the requirements of the March Business Center Design Guidelines.

Landscaping: The project street frontage is dominated by landscape installed and maintained by the project Landscape and Lighting Maintenance District (LLMD), consisting of a double row of Magnolia and Mondell pine trees on Meridian Parkway. All internal landscape is consistent with the landscape palette identified in the Design Guidelines. Both the LLMD landscaping and internal on-site landscaping are irrigated with a reclaimed water system.

Exterior Lighting: Given the proximity of the airport, the March Business Center Design Guidelines provide specific requirements that restrict all exterior project lighting to low or high pressure sodium lighting, fully shielded fixtures with the source of illumination not visible above the horizon, maximum of 24' above finished grade, and a maximum illumination of 0.5 candle/foot^2 at the property line. Accordingly, the project conditions of approval require that the developer complies with the exterior lighting requirements of the March Business Center Design Guidelines requirements.

Development Signage: All development signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. This development requires a Unified Sign Program, as it is a multi-tenant development. This is a separate review which has not been submitted to date for this development, but is required to be approved by staff prior to the issuance of signage permits.

14' Wide Sports Walk of Fame: A 14' wide pedestrian walkway dubbed "The Sports Walk of Fame", is located on a property line shared by Lots 7 (Enterprise Center LLC) and 8 (Operon Group) of TR30857-2. The walkway is intended to connect foot traffic from the future Metrolink Station (Lot 4, TR30857-2) to the regional sports park anticipated west of Lots 7 & 8. The walkway is located along the southerly property line for the Enterprise Center, and will be improved by the property owners as part of their project. The owners of Lots 7 & 8 of TR30857-

2 have drafted a reimbursement agreement that allows the first to develop their project to install the complete 14' wide pathway, and then later be reimbursed 50% of improvement costs by the neighboring owner. The walkway will be granted to the March JPA as an easement for public use, so the JPA will assume maintenance responsibilities after improvements have been made. Improvements for the full easement that will be installed by the developers include: enhanced paving, lighting and landscaping. Public art related to sports use and additional lighting will be installed by the March JPA during the development of the regional sports park anticipated west of the Lots 7 & 8. The development of The Sports Walk of Fame must comply with the approved walkway plans, and project conditions of approval prior to occupancy.

CEQA Analysis:

Master EIR

March Air Force Base realigned to March Air Reserve Base on April 1, 1996. Conversion of the base from an active duty military installation to an air reserve base resulted in the transfer of approximately 4,400 acres of land from the Air Force to March JPA. The potential environmental effects of the re-development of 4,400-acres described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Focused EIR for March Business Center

The Focused EIR for the 1,290-acre March Business Center development was certified by the March Joint Powers Commission on February 26, 2003. The Focused EIR analyzed the development of approximately 13 million square feet of various land uses, including Business Park, Industrial, Mixed-Use, Office and Commercial land use designations. The Focused EIR analysis included the generation of 74,900 external trips from the business park, which were considerably less than the 131,400 trips projected in the Master EIR (MBC Focused EIR pg. IV-16). Through the environmental analysis, the Focused EIR identified project level and cumulative air quality impacts that would remain significant after mitigation, and thus a Statement of Overriding Considerations was adopted by the March Joint Powers Commission. The MBC Focused EIR further found that all other environmental impacts associated with the proposed project would either be less than significant or could be mitigated to less-than-significant levels for impacts on land use planning, transportation/traffic, hazards and hazardous materials, hydrology/water quality, aesthetics, noise, geology and soils, public services, biological resources, and utilities and service systems (MBC Focused EIR pg. VI-2).

Addendum to the Certified EIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional

environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached EIR Addendum for the proposed Project Enterprise Center tiers off the previous environmental analysis from the Master EIR and Focused EIR, and finds that all environmental impacts associated with the proposed project would either be less than significant or could be mitigated to less-than-significant levels.

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

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

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

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

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

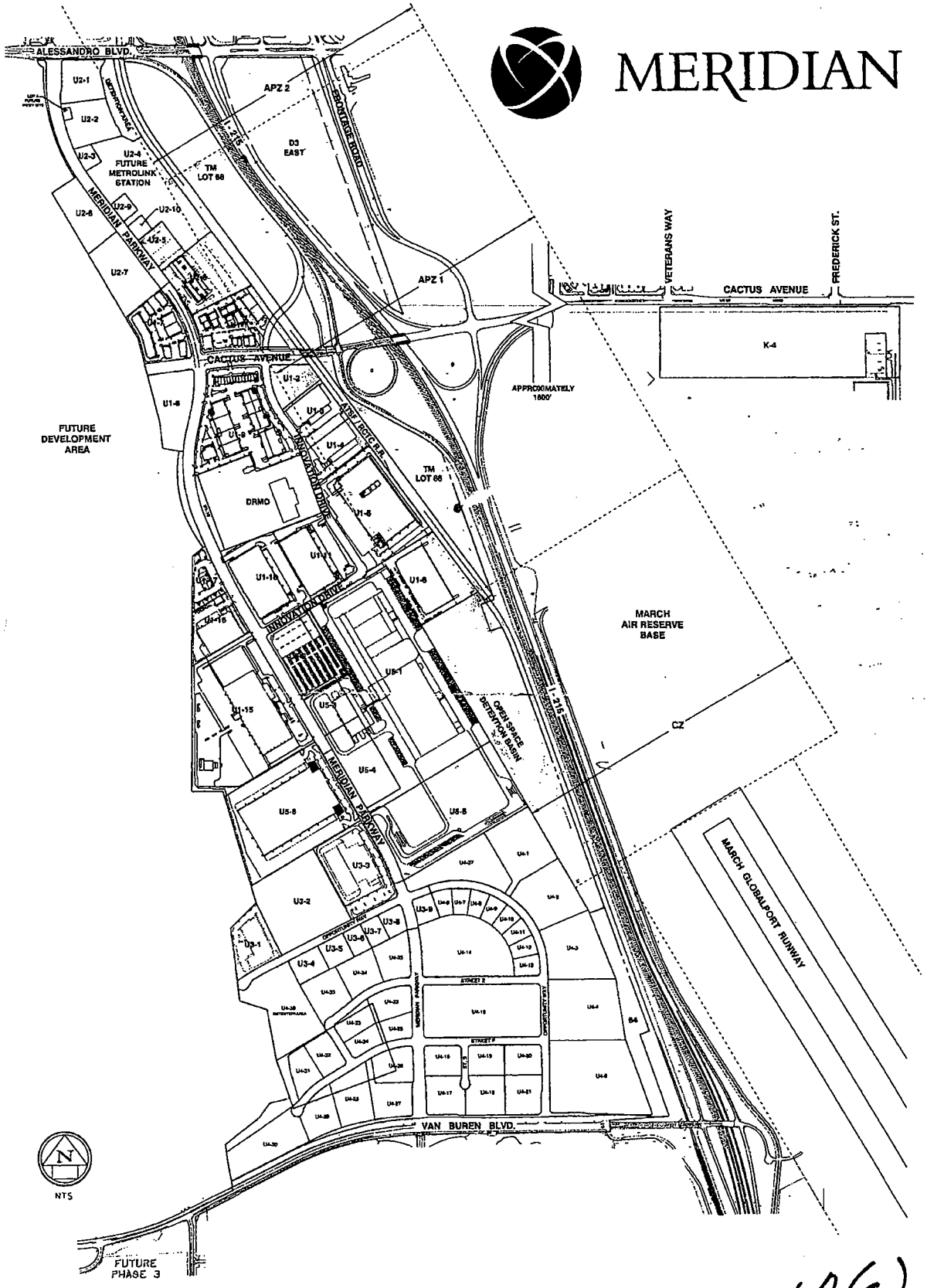
Conclusions:

Staff concludes that the proposed plot plan meets all requirements of the Specific Plan and Design Guidelines. Furthermore, the Addendum to the Certified EIR for March Business Center (Meridian) provides full analysis under CEQA, and appropriately identifies that impacts of the proposed Enterprise Center development are less than significant with project mitigation as identified in the Addendum and project conditions of approval.

Attachments:

1) Meridian Land Use Plan.
2) Conditions of Approval.
3) Applicant's Narrative.
4) Reduced Site Plan.
5) Reduced Building Elevations.
6) Reduced Landscaping Plans.
7) Reduced Pedestrian Pathway Plan.
8) Planning Commission Findings.
9) Resolution # JPA 07-35 for the adoption of the Addendum to the Certified EIR (SCH2002071089), approval of PM36577, TTM35678 and PP07-03 subject to conditions of approval.
10) Initial Study.

MERIDIAN



10(a) 39C

NORTH CAMPUS COMPOSITE

March 27, 2007

LNR Property Corporation

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
501 Fourth Avenue • Suite 301 • San Diego, Ca. • 92101
Tel (619) 234-9411 Fax (619) 234-9413

Conditions of Approval
Enterprise Center
Parcel Map 36577
Tentative Tract Map 35678
Plot Plan 07-03

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 07-03 on file in the Planning Division, the March Business Center Specific Plan, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with 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, 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 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. The development and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. Additional ALUC review is required for objects taller than 50 feet in the Height Caution Zone. (MMRP)

6. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

7. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

8. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

9. 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, implementing compressed work week schedules. (SCAQMD)

10. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

11. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

12. Stationary source emissions from commercial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR)

13. 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)

14. All head in parking adjacent to sidewalks shall not conflict with the clear requirements of ADA accessible sidewalks. (MJPA 9.11.040)

15. All utilities shall be under grounded. (MJPA 9.13.130)

16. Prior to map recordation, the pedestrian pathway easement for public use shall be identified on the final parcel map and shall be reviewed and approved by the March JPA. The easement shall include 6' of sidewalk and 4' of landscaping along the north side of the 40' shared driveway access (not included on the easement to the MJPA), 7' for the "pedestrian pathway" along the southerly property line, and landscaping along the pathway.

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

18. Prior to the issuance of building permits, a letter of compliance from the Riverside County Environmental Health Department shall be submitted for the Subway and Bajio training facilities. All state permitting (if applicable) shall be obtained and maintained by the training facility operators, and according to Environmental Health regulations.

19. Prior to the issuance of building permits, the final plans of design shall be submitted for the 14' wide pedestrian walkway, including the landscaped area abutting the walkway. The pathway design shall comply with the requirements of the Americans with Disabilities Act. Items to be identified shall include lighting, plant types and materials, as well as enhanced concrete (or pavers) materials and colors. Plans must show kiosks and entry monuments/ archways and shall identify that these elements will be implemented at a later time by the JPA. Unique lighting shall be used along the pathway to feature architectural and landscape elements. A copy of the signed reimbursement agreement between the owners of Lots 7 and 8 of TR30857-2, shall also be submitted to the JPA for our records.

20. Prior to the issuance of building permits, final landscaping and irrigation plans shall be approved as a component of the construction plan review. (MJPA 9.02.030) Landscaping plans shall include landscaping and irrigation along the southerly 14' wide pedestrian pathway (shared with the neighboring developer for Lot 7 of TR30857-2).

21. Prior to the issuance of building permits, a sign program for the proposed use shall be submitted to the March JPA for review and approval. The plan shall comply with the Uniform Building Code, JPA Development Code and the National Electrical Code Requirements. (MJPA 9.12.020) The plan shall comply with the approved Design Guidelines for the March Business Center Specific Plan. Any signs indicated on the submitted plans are not included with this approval.

22. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

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

24. Prior to the 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 design. (MJPA Design Guidelines)

25. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum and shall not be mounted more than 24' above finished grade. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot illumination beyond the property line. (MJPA 9.08.100) All pedestrian walkways and building entries shall be illuminated to provide secure routes of travel. Building entries may be lit with soffit, bollard, step or comparable lighting.

26. Prior to the issuance of building permits, the applicant or affected party shall provide a recorded copy of a joint access easement providing shared access between lot 7 and lot 8 of Final Map 30857-2, as approved by the March JPA Planning Manager. The shared access easement shall assure legal access in perpetuity.

27. Prior to the issuance of a Certificate of Occupancy, the implementation of the approved 14' wide pedestrian pathway along the southerly property line, and adjacent lighting and landscaping shall be installed as outlined in approved plans.

28. Prior to the issuance of a Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, commercial gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and commercial gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity. (MJPA Design Guidelines)

29. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

LANDSCAPE PROVISIONS

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

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07). All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP) The use of reclaimed water, analysis of micro climates and water use zones, reduction in overspray, and seasonal analysis of irrigation schedules will be performed during construction plan review.

3. The landscape irrigation schedule, identifying appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD.#05-07). A separate water meter shall be placed along the 14' wide pedestrian pathway to the south, for landscaping along the pathway that the March JPA will maintain.

4. All parking shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

1. Prior to the issuance of grading or building permits, the developer shall submit evidence of a Storm Water Pollution Prevention Plan (SWPPP) and acknowledgement by the State Water Resources Control Board that a Notice of Intent has been processed for this site.

2. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

3. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

4. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall submit and receive approval of a Storm Water Quality Management Plan addressing long term development storm water mitigation measures.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

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

CC&R'S FOR REVIEW AND APPROVAL BY THE MARCH JPA

1. At least 90 days prior to recordation of final map, applicant shall submit three (3) sets of a draft declaration of covenants, conditions and restrictions ("CC&Rs") to the Planning Department for review by the General Counsel of the March Joint Power Authority ("MJPA"). The CC&Rs shall be submitted with the following:
   a. A copy of the Conditions of Approval along with an indication of where the applicable conditions are addressed in the CC&Rs;
   b. A copy of the proposed Final Parcel or Tract Map;
   c. A current preliminary title report (not later than 60 days old); and
   d. A copy of the Articles of Incorporation or other organizational document evidencing formation of a Property Owners Association. The Property Owners Association shall be operated in compliance with the Davis-Sterling Common Interest Development Act, including adequate safeguards to guarantee the Property Owners Association maintains adequate cash reserves for long-term project maintenance.

2. The applicant shall submit to the JPA a deposit in the amount of $5,000 for the review of the CC&Rs by the MJPA's General Counsel. In accordance with the fee schedule adopted by the MJPA, filing fee shall also be paid to the MJPA for administrative review purposes.

3. The CC&Rs shall be recorded concurrently with the Final Parcel or Tract Map.

4. Common maintenance by Property Owners Association of:
   a. All landscaping, irrigation, project signs, drive aisles and parking spaces.

b. Any private utilities and drainage systems that service more than one building or unit.

c. Trash receptacles and storage areas.

d. Traffic control signs, pavement markings, and other traffic control devices, street name signs, street and parking area lighting shall be maintained in a serviceable and attractive condition by individual Owners if not maintained by a Property Owners Association.

e. List any specific improvements required by Conditions:_____
_____

5. Individual Owner Maintenance:
   a. All lighting, utilities and drainage facilities, including rain gutters mounted to buildings, which individually service an Owner's lot or unit.
   b. All hardscape, concrete, asphalt, driveways, drive aisles and parking restricted by a gated area and not maintained by a Property Owners Association. Such improvements shall be maintained and resurfaced at appropriate intervals and kept free from potholes and hazards to vehicular and pedestrian traffic.

   c. All tenant signage, as approved by the JPA, not maintained by a property owners association.

7. Law Enforcement/Emergency Services. CC&Rs to include authorization for local law enforcement officers to enforce local and state traffic and penal codes within the project, and authorization for emergency service personnel to enter the property to render services.

8. MJPA Rights. The CC&Rs shall grant the MJPA the right of enforcement of the CC&R provisions. The enforcement rights shall include a specific methodology/procedure for the MJPA to enforce adequate maintenance, including the right to enter the property, correct deficient maintenance (as determined solely by the MJPA), the right to impose assessments for reimbursement of the costs of such maintenance, and the right to foreclose liens for any such unpaid assessments. The MJPA's attorney will provide sample language.

9. Storm Water Quality and Environmental Compliance. The CC&Rs shall provide for the Property Owners Association and Individual Owners to reduce and/or eliminate negative effects on the environment within the Project and to comply with federal, state and local requirements. Sample language will be provided by the MJPA's attorney.

10. Indemnity. Applicant to indemnify the MJPA, its officers, officials, employees, agents, and authorized volunteers for Applicant's alleged negligent acts, willful misconduct, and/or omissions.

PUBLIC WORKS DIVISION (Trilake Engineering)

With respect to the Conditions of Approval for the above referenced projects, 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. New onsite drainage facilities located outside road right-of-way, maintained by JPA or Flood Control shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.
    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.
    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.
    d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.
    e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.
    f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by Planning Department and Water Quality Board. The parkway and on and offsite landscaping may be utilized for this purpose.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to MJPA for review and approval.

4. This project is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. All new owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. Onsite landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans and the final maps along with hydrology shall be submitted to MJPA Public Works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County Standard for commercial driveways in compliance with the ADA requirements and standards. Anticipating the development of the future Metrolink Station along the north side of Meridian Parkway directly across from the most easterly driveway, this project shall upgrade the driveway to accommodate the future intersection. This driveway shall be converted to intersection with 25' curb returns, minimum of 30' ½-width right-of-way dedication within this property. The design and construction of this intersection shall be coordinated with adjacent lot to accommodate future 40' wide (curb to curb) improvements and 60' ultimate right-of-way.

7. The final map shall be submitted to MJPA for review and approval.

8. Onsite striping, lighting, and landscaping shall be reviewed and approved by Planning Department.

9. No building shall be constructed on existing or proposed utility easements. Letter of non interference from the Gas Company and WMWD shall be submitted prior to issuance of any permit or recordation of the final maps.

10. Prior to recordation of the final maps, the applicant shall install all monumentation or submit in lieu cash deposit for said work.

11. On and offsite grading, paving, drainage, WQMP, onsite private water and sewer improvement plans shall be submitted to MJPA for review and approval.

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BUILDING & SAFETY DIVISION (Willdan)

1. The proposed development shall comply with the following codes: 2001 CBC, 2001 CMC, 2001 CPC, 2004 CEC, 2001 Title–24 State Energy Standards.

FIRE DIVISION (Riverside County Fire Department)

1. 10.FIRE.999 CASE – CITY CASE STATEMENT: With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards. Legion

2. 10.FIRE.999 USE - #50-BLUE DOT REFLECTOR: Blue retro-reflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

3. 10.FIRE.999 USE #23 MIN REQ FIRE FLOW: Minimum required fire flow shall be 2500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VN construction per the 2001 CBC and Building (s) having a fire sprinkler system.

4. 10.FIRE.999 USE #19-ON/OFF LOOPED HYD: A combination of on-site and off-site super fire hydrants, on a looped system (6"x 4" x 2 ½" x 2 ½"), shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants (s) in the system.

PRIOR TO BLDG PRMT ISSUANCE

6. 80. FIRE. 999 USE- #17A-BLDG PLAN CHECK $: Building Plan check deposit base fee of $1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

7. 80.FIRE.999 USE - #4 – WATER PLANS: The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PRIOR TO BLDG FINAL INSPECTION

8. 90.FIRE.999 USE - #45-FIRE LANES: The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

9. 90.FIRE.999 USE - #12A-SPRINKLER SYSTEM (High Risk System): Install a complete fire sprinkler system per NFPA 13, 1999 edition (13D and 13R system are not allowed) in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system (s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building (s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. (current sprinkler plans check deposit base fee is $614.00 per riser)

   Applicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is $192.00)

11. 90.FIRE.999 USE - #27- EXTINGUISHERS: Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

12. 90.FIRE.999 USE - #36- HOOD DUCTS: A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection) (current plan check deposit base fee is $215.000)

Exhibit A
Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

10(9) 408

Exhibit B

Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

10(g) 409

CONDITIONS OF APPROVAL

MJ-038
July 9, 2007
Parcel Map 36577, Tract Map 35678, Plot Plan 07-03

With respect to the Conditions of Approval for the above referenced projects, 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. New onsite drainage facilities located outside road right-of-way, maintained by JPA or Flood Control shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed

10(a) 4/10

drainage easements shall be kept free of any building, structures, and obstructions.

b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.
c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.
d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.
e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.
f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by Planning Department and Water Quality Board. The parkway and on and offsite landscaping may be utilized for this purpose.
g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to MJPA 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. Onsite landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans and the final maps along with hydrology shall be submitted to MJPA Public Works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County Standard for commercial driveways in compliance with the ADA requirements and standards. The proposed driveways shown on the maps are not in conformance with approved Phase 2 improvement plans. **The easterly driveway shall be a 40' wide driveway utilized by lots 7 & 8 of Tr. 30857-2. The westerly driveway shall be 30' wide.**

7. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

8. Onsite striping, lighting, and landscaping shall be reviewed and approved by Planning Department.

9. No building shall be constructed on existing or proposed utility easements. Letter of non interference from the Gas Company and WMWD shall be submitted prior to issuance of any permit or recordation of the final maps.

10. Prior to recordation of the final maps, the applicant shall install all monumentation and submit in lieu cash deposit for said work.

Habib Motlagh

Habib Motlagh
Public Works Engineer

10(9) 4/2

MARCH JOINT POWERS AUTHORITY

June 29, 2007

To: Riverside County Fire Department
2300 Market St
Suite 150
Riverside, CA 92501

RECEIVED
JUL 03 REC'D
By

Re: PM36577: Enterprise Center 2-lot Subdivision
TR35678: Enterprise Center Condo Map
PP 07-03: Enterprise Center PP (8 Suites)

Dear ~~Ken Gutierrez~~,

March JPA has received a business park project within Lot 8 of TR30857-2 of the Meridian Specific Plan. The project includes a two lot parcel map, an 8 unit tract map, ~~and a related plot plan for~~ Lot 1 of the proposed parcel map.

Tentative Parcel Map No. 36577: The proposed map would subdivide 6.06 acres into two parcels ~~with a minimum~~ lot size of 3.03 acres. The map is for a business park, and proposes to develop the whole site into two phases.

Tentative Tract Map No. 35678: The proposed condominium map will subdivide the proposed building on Lot 1 of PM36577, into 8 units.

Plot Plan No. 07-03: This plot plan proposes a 40,000 square foot, single story, 8 unit condominium on Lot 1 (14127 Meridian Parkway) of PM36577. The units will be used for business offices and training centers for a Subway and Bajio. Each condominium unit will be 5,000 square feet in size.

Please contact Grace Williams, Senior Planner at (951) 656-7000 for further information.

ATTACHMENTS:
1. Tentative Parcel Map No. 36577
2. Tentative Tract Map No. 35678
3. Plot Plan 07-03
4. Meridian Specific Plan land use plan

10(a) 4/3

RIVERSIDE COUNTY
FIRE DEPARTMENT
In cooperation with the
California Department of Forestry and Fire Protection

2300 Market Street, 1st Fl. Suite 150 • Riverside, California 92501 • (951) 955-4777 • Fax (951) 955-4886

John R. Hawkins
Fire Chief

Proudly serving the unincorporated areas of Riverside County and the Cities of:

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- Indian Wells
- Indio
- Lake Elsinore
- La Quinta
- Moreno Valley
- Palm Desert
- Perris
- Rancho Mirage
- San Jacinto
- Temecula

Board of Supervisors

Bob Buster, District 1

John Tavaglione, District 2

Jeff Stone, District 3

Roy Wilson, District 4

Marion Ashley, District 5

ATTN: Grace Williams
RE: MTPA - PM 36577

The following is a list of TENTATIVE conditions only. Requirements may change based on revised exhibit or plans.

2a) Shell buildings will receive a shell final only. No certificate of occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant, a Fire Protection Analysis report may be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

2b) A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within _____ days. The foregoing is necessary to classify the building (s) occupancy. Failure to provide comprehensive data and/or highly technical information will result in project delay and requirement for a complete Fire Protection Study for review.

2c) A complete "Third Party" Fire Protection Study will be required before the occupancy can be classified and document processing begins. Report content must be in keeping with Uniform fire Code, Section 103.1.1.

21) The land division is located in the "hazardous fire Area" of riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

005) All the buildings shall be constructed with class B roofing material as per the California Building Code.

10(g) 4/4

Economic Development Agency

Fast Track Case

003) During the construction of this project, the site address should be clearly marked and posted at the job site entrance. This will enable incoming emergency equipment to locate the job site from the assigned street location. Numbers shall be a minimum of 24 inches in height.

17a) Building plan check fee of $212 or/up to $1,063 (Deposit based fee) shall be paid to the Riverside County Fire Department after our office has reviewed and conditioned the plans.

30a) Please be advised the proposed project may not be feasible since the existing water mains will not meet the required fire flow of _____GPM.

23) Minimum required fire flow should be 2500 GPM for an 2 Hour duration at 20-PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-N _____ construction per the 2001 CBC and Building (s) having a fire sprinkler system.

23a) A fire flow letter was faxed / mailed to _____ on _____. It is imperative the Riverside County Fire Department receives the fire low letter back prior to conditioning of the Plot Plan.

20) Super fire hydrant (s) (6" x 4" x 2-1/2" x 2-1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

19) will On-site super fire hydrants, on a looped system (6" x 4" x 2-1/2" x 2-1/2") be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.

31) On-site super fire hydrants (6" x 4" x 2-1/2" x 2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(S) in the fire system.

51) Prior to the issuance of a building permit the Applicant or Developer shall be responsible to submit written Certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering _____ GPM fire flow for an _____ hour duration at 20-PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

10(a) 415

Economic Development Agency

Fast Track Case

4) Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system improvement plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 fee per second. Plans shall conform to the fire hydrant types, location and spacing; system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

001a) Prior to the issuance of Building Permits, the developer shall deposit with the Rubidoux Community Services District, a check or money order equaling the sum of $400.00 per unit as mitigation for fire protection impacts.

001b) Prior to the issuance of Building Permits, the developer shall deposit with the Rubidoux Community Services District, a check or money order equaling the sum of $ .25 cents per square foot as mitigation for fire protection impacts.

THE APPLICANT / DEVELOPER SHALL COMPLY WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

50) Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

12) Install a complete fire sprinkler system in all buildings requiring a fire flow of 1500 GPM or greater. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement included on the title page of the building plans. (Current deposit based fee for sprinkler plan check is $614 per riser).

Applicant / Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. That monitors fire sprinkler system water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for monitoring plan check is $192.00)

35) Applicant / Developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. Contact Fire Department for guideline handout. (Current deposit based fee for alarm is $627.00)

10(9) 4/6

83) Applicant / Developer shall be responsible to install a manual and automatic Fire alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for alarm plan check is $627.00)

32) Comply with Title 19 of the California Administrative Code.

37) Floor – Level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

45) Prior to final for occupancy the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required Fire Lanes with appropriate lane painting lane painting and/or signs.

27) Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48: (inches) to center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

36) Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contract a certified Fire Protection Company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored by the building fire alarm system. (Current deposit based fee for plan check is $215.00)

84) Applicant / Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel / mixed liquid tank(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SWRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current deposit based fee for plan check is $217.00 for first tank, plus $32.00 for each additional tank)

66) Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within the complex. These directories shall be a minimum (4' x 4') in dimension and located next to roadway access.

10(a) 417

89) The Rapid Entry System Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current deposit based fee for plan check is $212.00)

25) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius will be used.

88a) Gate(s) shall be automatic or manual operated, minimum _____ feet in width. Gate access shall be equipped with the Knox Company rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot-pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the Knox System shall remain open until closed by the Knox System. (Current plan check fee is $212.00; fee is subject to change.)

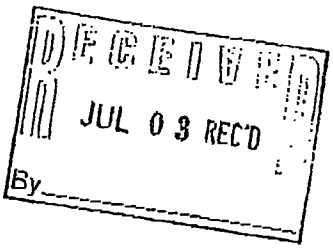
22) Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

10(a) 418

MARCH JOINT POWERS AUTHORITY

June 29, 2007

To: Riverside County Fire Department
2300 Market St
Suite 150
Riverside, CA 92501



Re: PM36577: Enterprise Center 2-lot Subdivision
TR35678: Enterprise Center Condo Map
PP 07-03: Enterprise Center PP (8 Suites)

Dear ~~Ken Gutierrez~~,

March JPA has received a business park project within Lot 8 of TR30857-2 of the Meridian Specific Plan. The project includes a two lot parcel map, an 8 unit tract map, and a related plot plan for Lot 1 of the proposed parcel map.

[redacted] The proposed map would subdivide 6.06 acres into two parcels with a minimum lot size of 3.03 acres. The map is for a business park, and proposes to develop the whole site into two phases.

[redacted] proposed condominium map will subdivide the proposed building on Lot 1 of PM36577, into 8 units.

Plot Plan No. 07-03: This plot plan proposes a 40,000 square foot, single story, 8 unit condominium on Lot 1 (14127 Meridian Parkway) of PM36577. The units will be used for business offices and training centers for a Subway and Bajio. Each condominium unit will be 5,000 square feet in size.

Please contact Grace Williams, Senior Planner at (951) 656-7000 for further information.

ATTACHMENTS:

1. Tentative Parcel Map No. 36577
2. Tentative Tract Map No. 35678
3. Plot Plan 07-03
4. Meridian Specific Plan land use plan

RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

2300 Market Street, 1st FL Suite 150 • Riverside, California 92501 • (951) 955-4777 • Fax (951) 955-4886

John R. Hawkins
Fire Chief

7-12-07

ATTN: Grace Williams
RE: MTPA TR 35678

The following is a list of TENTATIVE conditions only. Requirements may change based on revised exhibit or plans.

2a) Shell buildings will receive a shell final only. No certificate of occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant, a Fire Protection Analysis report may be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

2b) A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within _____ days. The foregoing is necessary to classify the building (s) occupancy. Failure to provide comprehensive data and/or highly technical information will result in project delay and requirement for a complete Fire Protection Study for review.

2c) A complete "Third Party" Fire Protection Study will be required before the occupancy can be classified and document processing begins. Report content must be in keeping with Uniform fire Code, Section 103.1.1.

21) The land division is located in the "hazardous fire Area" of riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

005) All the buildings shall be constructed with class B roofing material as per the California Building Code.

Proudly serving the unincorporated areas of Riverside County and the Cities of:

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10(9) 420

Economic Development Agency

Fast Track Case

4) Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system improvement plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 fee per second. Plans shall conform to the fire hydrant types, location and spacing; system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

001a) Prior to the issuance of Building Permits, the developer shall deposit with the Rubidoux Community Services District, a check or money order equaling the sum of $400.00 per unit as mitigation for fire protection impacts.

001b) Prior to the issuance of Building Permits, the developer shall deposit with the Rubidoux Community Services District, a check or money order equaling the sum of $ .25 cents per square foot as mitigation for fire protection impacts.

THE APPLICANT / DEVELOPER SHALL COMPLY WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

50) Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

12) Install a complete fire sprinkler system in all buildings requiring a fire flow of 1500 GPM or greater. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement included on the title page of the building plans. (Current deposit based fee for sprinkler plan check is $614 per riser).

Applicant / Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. That monitors fire sprinkler system water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for monitoring plan check is $192.00)

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10(a) 4/21

Economic Development Agency

Fast Track Case

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17a) Building plan check fee of $212 or/up to $1,063 (Deposit based fee) shall be paid to the Riverside County Fire Department after our office has reviewed and conditioned the plans.

30a) Please be advised the proposed project may not be feasible since the existing water mains will not meet the required fire flow of _____GPM.

23) Minimum required fire flow should be 2500 GPM for an 2 Hour duration at 20-PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type II N construction per the 2001 CBC and Building (s) having a fire sprinkler system.

23a) A fire flow letter was faxed / mailed to _____ on _____. It is imperative the Riverside County Fire Department receives the fire low letter back prior to conditioning of the Plot Plan.

20) Super fire hydrant (s) (6" x 4" x 2-1/2" x 2-1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

19) will On-site super fire hydrants, on a looped system (6" x 4" x 2-1/2" x 2-1/2") be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.

31) On-site super fire hydrants (6" x 4" x 2-1/2" x 2-1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(S) in the fire system.

51) Prior to the issuance of a building permit the Applicant or Developer shall be responsible to submit written Certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering _____ GPM fire flow for an _____ hour duration at 20-PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

10(a) 422

83) Applicant / Developer shall be responsible to install a manual and automatic Fire alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for alarm plan check is $627.00)

32) Comply with Title 19 of the California Administrative Code.

37) Floor – Level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

45) Prior to final for occupancy the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required Fire Lanes with appropriate lane painting lane painting and/or signs.

27) Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48: (inches) to center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

36) Install a U.L. 300 hood duct fire extinguishing system. Wet chemical extinguishing systems shall provide automatic shutdown of all electrical outlets under the hood. Contract a certified Fire Protection Company for proper placement. Plans must be approved by the Fire Department prior to installation. The automatic fire extinguishing system installed in the cooking equipment hood shall be monitored by the building fire alarm system. (Current deposit based fee for plan check is $215.00)

84) Applicant / Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel / mixed liquid tank(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SWRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current deposit based fee for plan check is $217.00 for first tank, plus $32.00 for each additional tank)

66) Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within the complex. These directories shall be a minimum (4' x 4') in dimension and located next to roadway access.

10(g) 4/23

: Economic Development Agency
Fast Track Case

89) The Rapid Entry System Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current deposit based fee for plan check is $212.00)

25) Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius will be used.

88a) Gate(s) shall be automatic operated, minimum 24 feet in width. Gate access shall be equipped with the Knox Company rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot-pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the Knox System shall remain open until closed by the Knox System. (Current plan check fee is $212.00; fee is subject to change.)

22) Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

10(a) 424

WESTERN MUNICIPAL WATER DISTRICT

John V. Rossi
General Manager

Charles D. Field *Division 1* | Thomas P. Evans *Division 2* | Brenda A. Dennstedt *Division 3* | Donald D. Galleano *Division 4* | S.R. Al Lopez *Division 5*

June 12, 2007

Mr. Greg Dellenbach
Riverside County Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

WATER AND SEWER AVAILABILITY
TRACT 30857-2, LOT 8 ALESSANDRO BLVD & MERIDIAN, ENTERPRISE CENTER
ID No. 3, SEC. 15, T3S, R4W

Tract 30857-2 is within Western Municipal Water District's (Western) Improvement District No 3 and will be eligible for domestic water and sewer service upon completion and acceptance of the water and sewer systems under construction.

This development will receive water from Northern California via Metropolitan Water District's Mills Filtration Plant. Upon payment of all fees and charges, Western will furnish domestic water and sewer service. There will be additional charges prior to water meter installation. Such costs may include, but are not limited to: Added Facilities Charges (AFC), Participation in existing or proposed water pipelines, Distribution System Fees (DSF), meter assembly cost, and billing deposit.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. There will be additional charges due prior to sewer connection. Such costs may include, but are not limited to sewer connection fees and capacity charges.

The owner and/or developer should contact Western's Engineering Department to help establish the exact improvements needed for the project and to provide Western with the following information:

- Water and Sewer Improvement Plans
- Irrigation and landscaping needs.
- Fire Department requirements.
- Grading and street improvement plans for Western's review and approval prior to issuance of construction permits.

District facilities are intended for normal domestic use only and will be sufficient in quantity for this purpose. The District cannot issue a guarantee of water availability for fire protection as the District does not operate a fire protection district.

Mail to: P.O. Box 5286, Riverside, California 92517-5286
450 E. Alessandro Blvd. Riverside, California 92508
(951) 789-5000 • FAX (951) 780-3837
www.wmwd.com

18(a) 425

All requirements referred to in this letter are subject to change without notice. This "Will Serve" letter shall remain in effect for twelve months and any improvements not completed within that time shall require re-evaluation.

Should you have any questions regarding this letter, please contact Development Services at (951) 789-5000.

ABRAHAM S RIVERA
Sr. Engineer Technician

AR/

Cc: Orion Bondar 4197 Brockton Ave, Riverside CA. 92501

Enterprise Center

Project Narrative

Enterprise Center is a three (3) acre subdivision, located just south of the intersection of the 215 & 60 freeways, in the Meridian Business Park, in Riverside, CA.

Enterprise Center will be developed in two phases, in which the first phase will consist of a Forty Thousand (40,000) square foot, single story, single building, will be developed into office condominiums and will include approximately three (3) acres. The first phase will consist of eight (8), five thousand (5,000) square foot office condominiums, which have all been pre-sold to developers/owners-users. Combined with modern day architecture, tilt up construction techniques will be applied in the development of both the first and second phases of this project. Parking spaces are within a short walk of each respective unit, and all parking spaces shall include reciprocal use by all occupants.

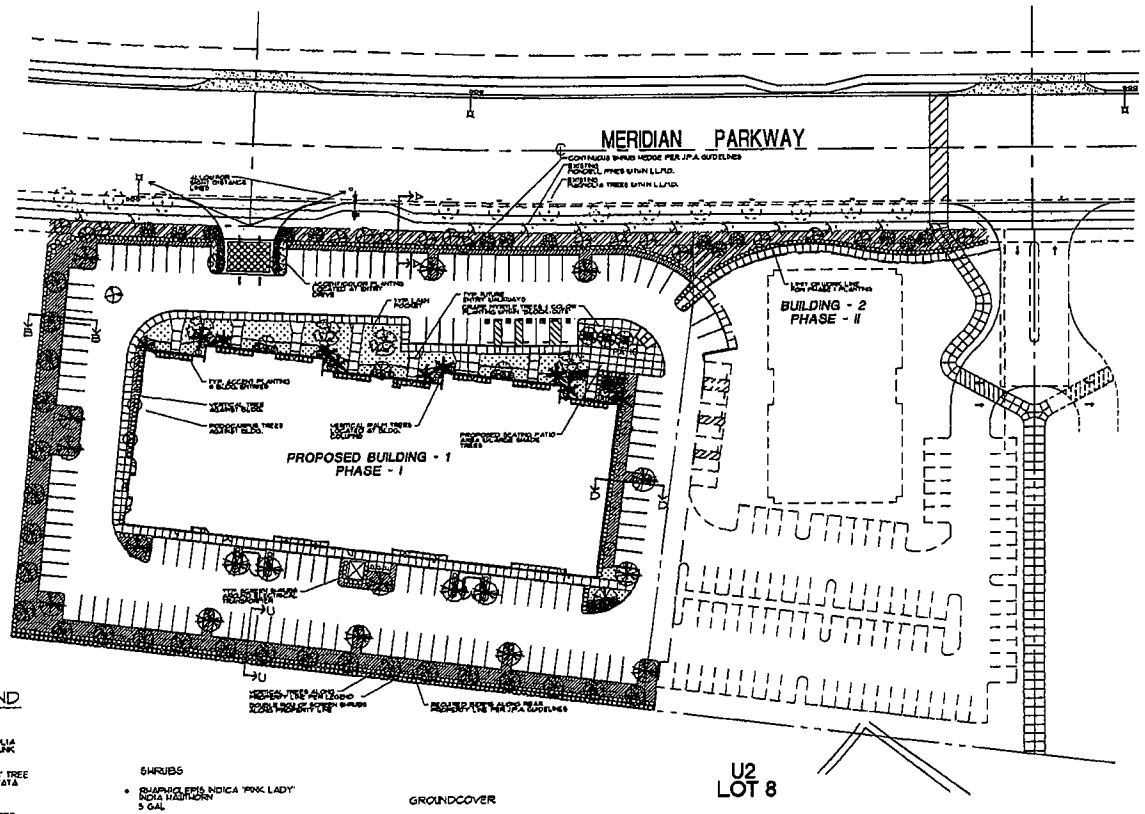
The second phase will consist of an approximate twenty-eight thousand (28,000) square foot, two story office building on approximately two (2) acres. This building has been plotted close to Meridian Parkway to lend itself to being "pedestrian friendly" to the nearby future Metro Link Station. The approximate start date of this building is projected to be within twenty-four (24) months from the completion of the first phase.

The three principles of the project currently have successful businesses in Riverside, which include the following:

- Master franchiser for Subway Sandwich Corporation / 6 – 5,000 sq. ft. condos
  - Franchise Sales and Training for Riverside, San Bernardino and Imperial Counties
  - All Franchise legal and accounting departments
  - Software Development
  - Management Development
- Home Gallery Magazine / 1 – 5,000 sq. ft. condos
  - Sales and Training
  - All Graphic Artwork
- J.A. Russo Enterprises/Enterprise Equities / 1 – 5,000 sq. ft. condos
  - Investment Division
  - Real Estate Division
  - Construction Division
  - Training Division

All aspects of the development shall comply with the requirements of JPA, and other governmental conditions and regulations.

10(a) 427



PLANT LEGEND

TREES

- JACARANDA MIMOSIFOLIA — JACARANDA MULTI TRUNK — 36" BOX
- PARKING LOT CANOPY TREE — KOELREUTERIA BIPINNATA — CHINESE FLAME TREE — 24" BOX
- FLOWERING ACCENT TREE — LAGERSTROEMIA INDICA — CRAPE MYRTLE, WATERMELON RED — 24" BOX
- SCREEN TREES ALONG STREET FRONTAGE — PINUS ELDARICA — MONDELL PINE — 24" BOX
- VERTICAL TREE SUCH AS PODOCARPUS MACROPHYLLUS — LONG-LEAFED YELLOW WOOD — 24" BOX
- SCREEN TREES @ PROPERTY LINE — TRISTANIA CONFERTA — BRISBANE BOX — 15 GAL, 24" BOX & 36" BOX (MIX)
- PLATANUS ACERIFOLIA — LONDON PLANE TREE — ALONG STREET FRONTAGE — 24" BOX (BACKDROP TREES)
- APPROX. LOCATION OF EXISTING MAGNOLIA & PINE TREES WITHIN LLMD. STREET FRONTAGE. VERIFY EXACT LOCATION IN THE FIELD
- WASHINGTONIA ROBUSTA — MEXICAN FAN PALM — 18 FT. BTH BANNED

SHRUBS

- RHAPHIOLEPIS INDICA 'PINK LADY' — INDIA HAWTHORN — 5 GAL
- XYLOSMA CONGESTUM 'COMPACTA' — SHINY LEAF XYLOSMA — 5 GAL
- PITTOSPORUM TOBIRA 'VARIEGATA' — VARIEGATED MOCK ORANGE — 5 GAL
- NANDINA DOMESTICA — HEAVENLY BAMBOO — 5 GAL
- LIGUSTRUM TEXANUM — TEXAS PRIVET — 5 GAL
- PHOTINIA FRASERI — RED TIP PHOTINIA — 5 GAL
- PITTOSPORUM TOBIRA 'WHEELERS DWARF' — DWARF MOCK ORANGE — 1 GAL
- PHOENIX ROEBELENII — PIGMY PALM — 15 GAL
- PHORMIUM TENAX — NEW ZEALAND FLAX — 15 GAL

GROUNDCOVER

- HEMEROCALLIS HYBRID — DAY LILY
- LANTANA MONTEVIDENSIS 'DWARF PURPLE' — LANTANA
- ROSEMARINUS OFFICINALIS — ROSEMARY
- TRACHELOSPERMUM JASMINOIDES — STAR JASMINE
- EXISTING STREET FRONTAGE AREAS (LLMD)
- SOD LAWN TALL FESCUE ALONG BUILDING FRONTAGE

0' 30' 60' 90' 120'
SCALE: 1"=30'-0"

rkz
RKZ, INC.
3200 Bay Avenue SUITE 110
Fullerton, California 92780
714/ 736-1436 FAX 714/ 736-1980

SCOTT PERKINSON
LANDSCAPE ARCHITECT, INC.
1307 Arden Road Arcadia, CA 91006
PH: 909-357-8884
FX: 909-357-8884

New Multi-Tenant Office Building for:

Enterprise Center

March Business Center, County of Riverside, CA

8-1-07

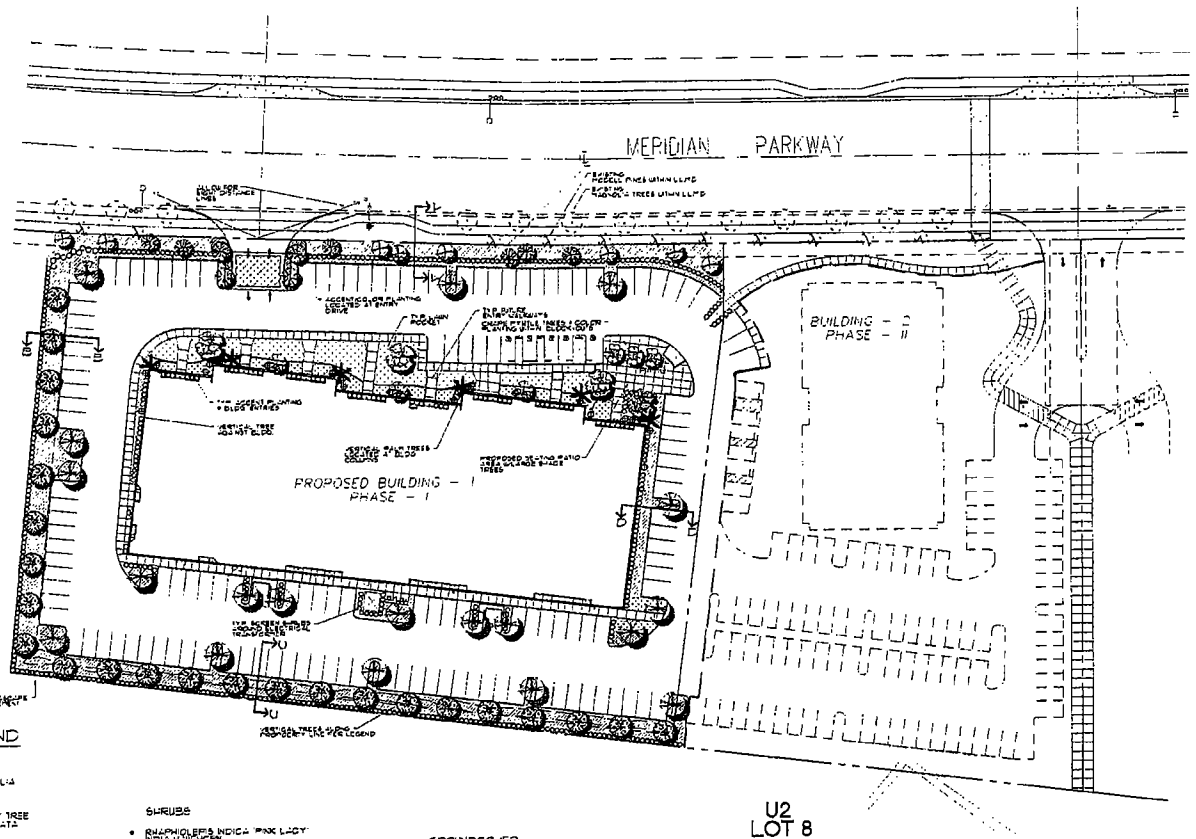
PLANTING PLAN

L-4

1 of 4 Plan(s) 428

Enterprise Center
New Multi-Tenant Office Building for:
PHASE I
March Business Center, County of Riverside, CA
Enterprise Center LLC.
Applicant
4197 Brockton Avenue
Riverside, California 92501
Tel : 951 / 784 - 9545
Fax : 951 / 784 - 1166
KEYNOTES :
GLAZING NOTES :
GLAZING LEGEND :
EXTERIOR COLORS
EAST ELEVATION (SIDE)
WEST ELEVATION (SIDE)
NORTH ELEVATION (FRONT)
SOUTH ELEVATION (REAR)
WALL SECTION-"A"
WALL SECTION-"B"
EXTERIOR ELEVATIONS
A-4

10(a) 4/29



PLANT LEGEND

TREES

- JACARANDA MIMOSIFOLIA JACARANDA 24" BOX
- PARKING LOT CANOPY TREE KOELREUTERIA BIPINNATA COMPACTA FLAME TREE 24" BOX
- FLOWERING ACCENT TREE LAGERSTROEMIA INDICA CRAPE MYRTLE 'LATER-ELEN RED' 24" BOX
- SCREEN TREES ALONG STREET FRONTAGE PINUS ELDARICA MONDELL PINE 24" BOX
- VERTICAL TREE SUCH AS PODOCARPUS MACRO LONG-LEAFED YELLOW WOOD 24" BOX
- SCREEN TREES @ PROPERTY LINE TRISTANIA CONFERTA BRISBANE BOX 15 GAL.
- PLATANUS ACERIFOLIA LONDON PLANE TREE ALONG STREET FRONTAGE 24" BOX
- APPROX. LOCATION OF EXISTING MAGNOLIA / PINE TREES WITHIN 5' TO STREET FRONTAGE, VERIFY EXACT LOCATION IN THE FIELD
- WASHINGTONIA ROBUSTA MEXICAN FAN PALM 15 FT. BTH BRANCH

SHRUBS

- RHAPHIOLEPIS INDICA 'PINK LADY' INDIA HAWTHORN 5 GAL
- XYLOSMA CONGESTUM 'COMPACTA' SHINY LEAF XYLOSMA 5 GAL
- PITTOSPORUM TOBIRA 'VARIEGATA' VARIEGATED MOCK ORANGE 5 GAL
- NANDINA DOMESTICA HEAVENLY BAMBOO 5 GAL
- LIGUSTRUM TEXANUM TEXAS PRIVET 5 GAL
- PHOTINIA FRASERI RED TIP PHOTINIA 5 GAL
- PITTOSPORUM TOBIRA 'WHEELERS DWARF' DWARF MOCK ORANGE 1 GAL
- PHOENIX ROEBELENII PIGMY PALM 15 GAL
- PHOENIX CANARIENSIS CANARY ISLAND PALM 15 GAL

GROUNDCOVER

- HEMEROCALLIS 'STELLA D'ORO' DAY LILY
- LANTANA MONTEVIDENSIS 'DWARF PURPLE' LANTANA
- ROSEMARINUS OFFICINALIS ROSEMARY
- TRACHELOSPERMUM JASMINOIDES STAR JASMINE
- EXISTING STREET FRONTAGE AREAS
- SOD LAWN TALL FESCUE ALONG BUILDING FRONTAGE

WATER CONSERVATION STATEMENT

1. THE IRRIGATION SYSTEM WAS DESIGNED UTILIZING STATE OF THE ART IRRIGATION EQUIPMENT SUCH AS MULTIPLE START TIMES FOR CONTROLLERS, RAIN SHUT OFF DEVICE @ CONTROLLERS, PRESSURE REGULATING MASTER VALVE & LOW FLOW IRRIGATION SPRAY HEADS UTILIZING PC SCREENS THROUGHOUT.
2. THIS LANDSCAPE DESIGN GROUPS PLANTS WITH SIMILAR WATER NEEDS TOGETHER INTO TWO DISTINCT HYDROZONES OF LOW/MODERATE AND HIGH AREAS. THE HIGH WATER USE HYDROZONES ARE COMPRISED OF TURF AND ANNUAL COLOR AND ARE LIMITED WITHIN THE OVERALL SQUARE FOOTAGE OF THE SITE. THE LOW HYDROZONE WHICH IS MADE UP OF DROUGHT TOLERANT PLANT SPECIES COMPRISES OVER 75% OF THE TOTAL LANDSCAPE AREA. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO GROUP SIMILAR HYDROZONES WITHIN THE SAME IRRIGATION VALVES. IN ADDITION A MINIMUM OF 3" LAYER OF MULCH IS USED OVER THE ENTIRE SHRUB AREAS TO RETAIN SOIL MOISTURE.

0' 30' 60' 90' 120'
SCALE: 1"=30'-0"

CONCEPTUAL LANDSCAPE MASTER PLAN

rkz
RKZ, INC.

SCOTT PETERSON
LANDSCAPE ARCHITECT, INC.
P.O. BOX 7357
LAKE ARROWHEAD, CA. 92352
PH: 909-337-8961
FX: 909-337-8964

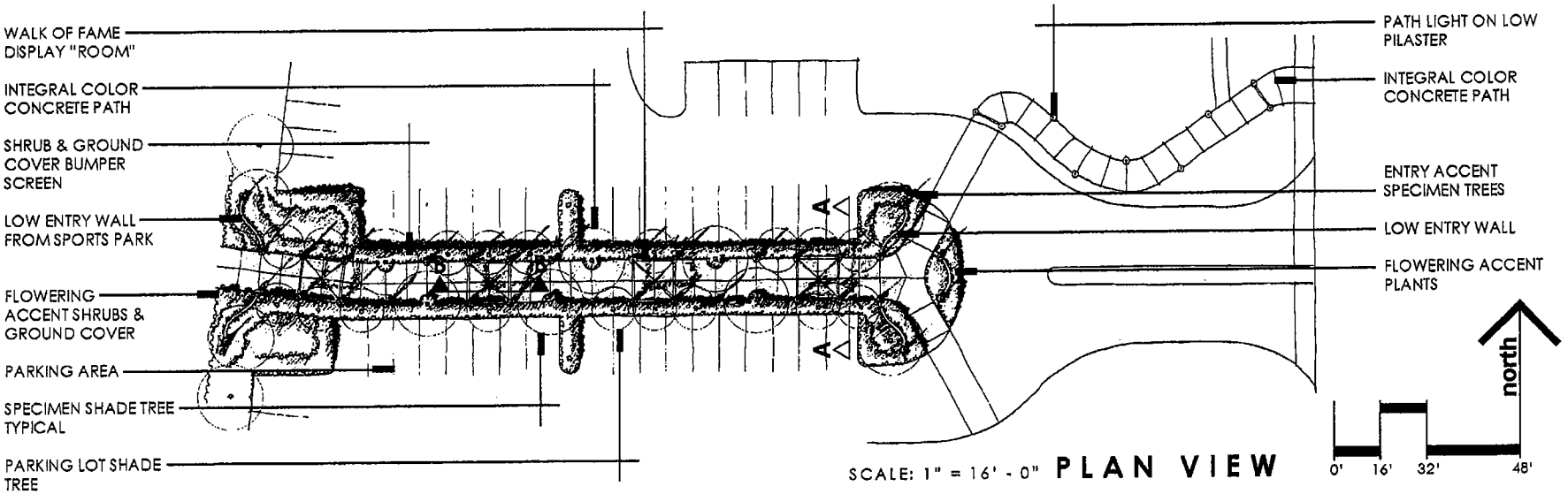
New Multi-Tenant Office Building for:
Enterprise Center
March Business Center, County of Riverside, CA

5-12-07

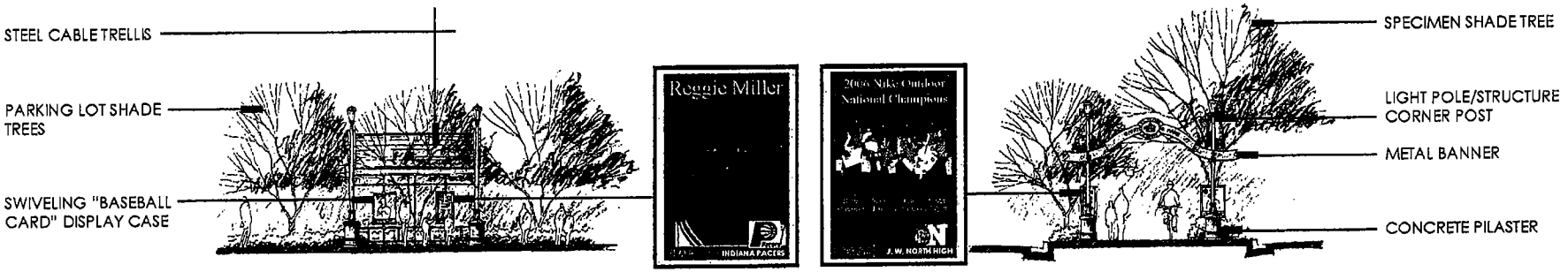
REVISIONS
CONSTR.
BID
PLAN CHECK
DRAWN 04-13-06
JOB NO. 05-08
SHEET NAME
CONCEPTUAL LANDSCAPE PLAN
SHEET NO. L-1
OF SHEETS

05008 LB.dwg / 05.07.06 / 12:15

10 of 13 CUP



SCALE: 1" = 16' - 0" **PLAN VIEW**



SCALE: 3/16" 1" = 0"

ROOM SECTION
B ▲ B

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

ROOM ELEVATION
A △ A

Prepared For:
J.A. RUSSO
ENTERPRISES, INC. RIVERSIDE, CA

Prepared By:
KAMMEYER & ASSOCIATES
LANDSCAPE ARCHITECTS
951 - 371 - 2444

August 2007 CONCEPTUAL PLAN

Riverside County Sports Walk of Fame

Case No. PP07-03 Exhibit P
Date: 6/26/07
Signature: G. Williams

7/26 #31

Planning Commission Findings
PARCEL MAP 36577,
TENTATIVE TRACT MAP 35678
PLOT PLAN PP 07-03

1. The proposed project is consistent with the March JPA General Plan and its goals, policies, programs, and land use map.

2. The proposed project will not adversely affect the public health, safety, or welfare.

3. The proposed project is consistent with the March JPA Development Code.

4. The proposed project complies with all applicable zoning and other regulations.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

RESOLUTION #JPA 07-35

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED FOCUSED EIR FOR MARCH BUSINESS CENTER, APPROVING PARCEL MAP 36577, TENTATIVE TRACT MAP 35678, PLOT PLAN PP 07-03 AND THE CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, John Russo representing Enterprise Center LLC ("Applicant") has applied for two subdivision maps ("Parcel Map 36577" and Tentative Tract Map 35678") pursuant to Chapter 9.14.100 and a plot plan ("Plot Plan 07-03") approval pursuant to Chapter 9.02.070 of the March JPA Development Code, to subdivide 4.97 acres of business park property into two lots, subdivide Lot 1 into a commercial condominium lot, and construct a 40,000 square foot office condominium building on 2.03 acres in the Business Park zoning district within the March Business Center Specific Plan, located at 14127 Meridian Parkway. The Applicant intends to lease this office building to one or more tenants;

WHEREAS, the requested plot plan is closely and intricately related to the subdivision maps, thus staff has scheduled all applications before the Commission of the March Joint Powers Authority ("Commission") for final determination;

WHEREAS, the Commission, acting as the planning agency, considered Parcel Map 36577, Tentative Tract Map 35678 and Plot Plan 07-03 on the 19th day of September 2007, at which time they heard all testimony offered regarding these applications;

WHEREAS, Parcel Map 36577 and Tentative Tract Map 35678 have been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that PM36577 and TR35678 do meet the required findings for commercial/industrial subdivisions, and the applications are consistent with the requirements for subdivision approval pursuant to Chapter 9.14.100 of the March JPA Development Code;

WHEREAS, Plot Plan 07-03 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 07-03 is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR"), and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that all potential environmental impacts from the Project were considered in the Focused EIR for the March Business Center development and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the certified EIR should be prepared for the Project;

WHEREAS, Plot Plan 07-03 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the proposed Plot Plan were examined by the Focused EIR certified by the Commission on February 19, 2003, (SCH# 2002071089).

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Plot Plan is not required by CEQA;

WHEREAS, the Addendum to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

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

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

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

SECTION 2. Approval of Parcel Map 36577 and Tentative Tract Map 35678. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 07-03 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 3. Approval of Plot Plan PP 07-03 and the Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 07-03 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 4. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Certified EIR, Initial Study, including any oral or written comments received, and administrative record for the Project prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 5. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the Certified Focused EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

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

SECTION 7. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

10(a) 435

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, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

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

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 19th day of September, 2007.

_____
Marion Ashley
Chairman, March Joint Powers Commission

ATTEST:

I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 19th day of September, 2007, by the following vote of the Commission .

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Carey L. Allen
Secretary of the March Joint Powers Authority

MARCH JOINT POWERS AUTHORITY

ADDENDUM TO MARCH BUSINESS CENTER FOCUSED EIR IN SUPPORT OF THE APPROVAL OF A SITE PLAN FOR 40,000 SQUARE FOOT BUSINESS PARK OFFICE CONDOMINIUMS

A. PROJECT INFORMATION

1. Project Title: Meridian Unit 2, Lot 8

2. Lead Agency Name and Address:
March Joint Powers Authority
3430 Bundy Avenue, Suite 107
March AFB California, 92518

3. Contact Persons and Phone Numbers:
Grace Williams
Senior Planner
March Joint Powers Authority
(951) 656-7000

4. Description of Project:

The proposed Enterprise Center development consists of two buildings on 4.95 acres. The buildings will be developed in two phases. Plot Plan 07-03 will be developed as the first phase of Enterprise Center, with a 40,000 SF office building on 3.07 acres. The development would include 132 parking spaces (3.3 spaces per 1000 SF for office), 7 bicycle parking spaces, and 13,395 SF of landscaping (62% of landscaping required for the whole site). The second phase of Enterprise Center will be submitted for review under a separate plot plan application and will include a 28,288 SF two story office building on 1.88 acres.

The project site is located outside of Accident Potential Zones as identified in the 2005 March Air Installation Compatible Use Zone (AICUZ) study. As such, it is not subject to the provisions of Resolution #JPA 05-17, which limits the allowed building area and permitted uses consistent within the AICUZ.

Plot Plan 07-03 is for a single story business park office building with eight 5,000 square foot suites. Two of the office suites would be utilized as office and training facilities for Subway and Bajio restaurants. These facilities would include vocational training in restaurant management and operations, which are permitted within the Business Park designation. Part of the training programs would also include limited training hours in food preparation. The potential environmental consequences associated with the construction and operation of offices in the March Business Center were fully examined by the Authority's General Plan Master EIR and the Focused Environmental Impact Report ("FEIR") certified by the March Joint Powers Commission ("Commission") on February 19, 2003 (SCH 2002071089). This Addendum is prepared in accordance with the California Environmental Act (CEQA) in order to evaluate potential environmental impacts associated with the restaurant training component of the proposed office building.

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B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

When only minor technical changes or additions to a previous EIR or negative declaration are necessary and none of the conditions described in Public Resources Code section 21166 calling for the preparation of a subsequent of supplemental EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines, § 15164(b).)

C. ANALYSIS

Plot Plan 07-03 is consistent with the provisions of the March Business Center Specific Plan and the Design Guidelines for the specific plan. As part of their office use, 8% of the Subway suite is designed for hands on restaurant training, while 16% of the Bajio suite is designed for restaurant training. Both uses would have limited hours of food preparation throughout the week. As part of the project analysis it was determined that the use of natural gas within the Specific Plan area was analyzed in the EIR and impacts were found to be less than significant. No additional analysis is required for the use of natural gas on the project site. However, the use of commercial cooking equipment was not specifically analyzed as part of the March Business Center EIR (SCH2002071089).

Commercial cooking equipment have been known to result in the emission of particulate matter $PM_{2.5}$ and Volatile Organic Compound (VOC) which can cause adverse health impacts, and are also a source of nuisance complaints. More specifically, under-fire charbroilers and chain driven charbroilers were the focus of many studies conducted by the SCAQMD, Bay Area AQMD, San Joaquin Valley Unified Air Pollution District and the Ventura County Air Pollution Control District due to their high emissions. SCAQMD studies determined that griddles accounted for approximately 15 percent of the total PM restaurant emissions inventory and 13 percent of the total VOC emissions, while deep-fat fryers are negligible for PM and comprise just six percent of the VOC emission inventory for this category. Oven emissions appear to be negligible, while chain-driven and under-fired charbroilers collectively are responsible for 74 percent of PM and 69 percent of VOC from this category's emission inventory.

SCAQMD's Rule 1138 requires that all chain-driven, automated charbroilers operate with a catalytic control device. Because this specific charbroiler would not be utilized in either Subway or Bajio, SCAQMD's rule would not apply to the project. Furthermore, studies by the University of Minnesota found that emissions from restaurants opened to the public for limited hours were below a detectable level. As such, SCAQMD exempts restaurant uses that have limited hours of operation, and cook less than 875 pounds of meat per week from their review or permit process.

Subway would utilize one oven for baking and would not generate grease as part of their food operations. As part of their training program, the Subway facility would open to the public three to four hours a day during lunch hours. Bajio would utilize one countertop charbroiler, two ovens with casters, one cheese melter/broiler, and one deep fat fryer in their facility. As part of their training program, they would prepare food 8 hours a week and would not be open to the public for food service. Even with their limited hours of food preparation, the Bajio facility would install a Type I hood ventilation system for their equipment which is typically used in fully operated dining restaurants; therefore, any emissions resulting from the proposed Bajio facility would be less than significant.

Based on the technical information above, the limited cooking activities for both training facilities and given hours of operations for both uses, the following impacts would not be anticipated: a) result in a cumulatively considerable net increase of any criteria pollutant, including releasing emissions which exceed quantitative thresholds for ozone precursors; b) expose sensitive receptors to substantial pollutant concentrations; or c) create objectionable odors affecting a substantial number of people. No other impacts are anticipated with the proposed use.

D. CONCLUSION

The Commission finds that its approval of the commercial office condominium use which includes training facilities for Subway and Bajio would not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

Planning Commission Findings
PARCEL MAP 36577,
TENTATIVE TRACT MAP 35678
PLOT PLAN PP 07-03

1. The proposed project is consistent with the March JPA General Plan and its goals, policies, programs, and land use map.

2. The proposed project will not adversely affect the public health, safety, or welfare.

3. The proposed project is consistent with the March JPA Development Code.

4. The proposed project complies with all applicable zoning and other regulations.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

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ENVIRONMENTAL CHECKLIST FORM

1. Project Title: **Enterprise Center (March Business Park Phase 1, Lot 8)**

2. Lead Agency Name and Address: **March Joint Powers Authority**
P.O. Box 7480
Moreno Valley, CA 92552
(951) 656-7000

3. Contact Person and Phone Number: **Grace Williams, Senior Planner**
(951) 656-7000

4. Project Location: **Westerly of Meridian Parkway, southerly of Alessandro Boulevard and northerly of Cactus Avenue.**

5. Project Sponsor's Name and Address: **John Russo**
Enterprise Center, LLC
4197 Brockton Avenue
Riverside, CA 92501

6. General Plan Designation: **Specific Plan**

7. Zoning: **Business Park**

8. Description of Project:

The proposed Enterprise Center development consists of two office buildings on 4.97 acres. The buildings will be developed in two phases. PP07-03 proposes the first phase, with a 40,000 SF single story office building on 2.03 acres. The development includes 132 parking spaces (3.3 spaces per 1000 SF for office), 7 bicycle parking spaces, and 13,395 SF of landscaping (62% of landscaping required for the whole site). The second phase of Enterprise Center will be submitted for review under a separate plot plan application and will include a 28,288 SF two story office building on 1.94 acres.

The project site is located outside of the Accident Potential Zones, as identified in the 2005 March Air Installation Compatible Use Zone (AICUZ) study. As such, the proposal is not subject to the provisions of Resolution #JPA 05-17, which limits the allowed building area and permitted uses consistent within the AICUZ.

Also proposed as part of the project, is a public art pedestrian pathway along the southeast property line. The pedestrian pathway will be a 14' wide pathway with enhanced paving, landscaping and kiosks honoring local sports heroes. The pathway will be a key feature for pedestrians that will connect foot traffic from the Metrolink Station to the future regional sports park anticipated west of the project site. The proposed project includes the following applications:

Parcel Map No. 36577: The proposed commercial / industrial parcel map will subdivide 4.97 acres (Lot 8, TR30857-2) into two parcels. Lot 1 will be 2.03 acres in size, while Lot 2 is proposed on 1.94 acres. Both lots will be developed as business park office buildings

Tentative Tract Map No. 35678: The proposed tract map is for an 8 unit commercial/industrial condominium use, on Lot 1 of PM36577.

Plot Plan No. 07-03: The proposed plot plan will develop a 40,000 square foot, single story, 8 unit condominium on Lot 1 (14127 Meridian Parkway) of PM36577. The building will be used for business offices and two of the units will be utilized as training centers for Subway and Bajio Restaurants. While the Bajio Restaurant Training Facility would provide professional training to

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restaurant managers, Each condominium unit will be 5,000 square feet in size.

Hours of operation are expected to be consistent with typical business hours for professional office use. Individual users are required to be consistent with the March Business Center Specific Plan list of permitted uses. Each individual office use will be reviewed and approved through a tenant improvement approval process.

Permitted office uses in the Business Park zone include financial institutions, government offices, medical clinics, business and professional offices, and regional and corporate headquarters. Specific office uses may include banks and other financial institutions; offices to accommodate local, county, state, and federal agencies; medical offices providing in patient or out-patient health care; professional, executive, management, and/or administrative offices; and office buildings occupied by a single entity for the purpose managing or organizing other, affiliated units.

The proposed project conforms to all of the development standards outlined in the March Business Center Specific Plan and March JPA Development. The maximum number of stories allowed on this site is two above ground stories with a third partially subterranean basement, whereas the proposed plot plan is for a single story building. In accordance with the approved development standards and Floor Area Ratio, the allowed building square footage for this site is 217,582 square feet (Floor Area Ratio of 0.45 per Table III-2 in the Specific Plan), whereas the proposed development is 159,000 square feet (FAR of 0.33). The proposed building height of 57 feet is consistent with Table III-2, which allows building heights of up to 80 feet, provided that all building setbacks exceed the proposed building height. As shown on the Project site plan, the minimum distance to the southern, eastern, northern and western property lines and the building is 80 feet, while the proposed building height is 57 feet.

As required in the March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and on-site parking. A total of 746 surface parking spaces are provided in the site plan, which exceeds the minimum requirement of 525 based on the "other office" parking ratio published in the Specific Plan. The required minimum of three bicycle parking spaces will be exceeded. Pedestrian access is provided from street sidewalks to the building entrances.

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

   The project site has been graded as part of the March Business Center development. Surrounding land uses to south have also been graded. Vacant properties currently designated as a Stephen Kangaroo Rat A portion of Meridian Parkway and a business park development are located to the west of the Project, and the Burlington Northern Santa Fe (BNSF) railway extends along the eastern boundary of the Project site.

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

   Riverside County Fire, Western Municipal Water District (WMWD)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, (b) none of the conditions described in Guidelines Section 8.02 calling for preparation of a Subsequent EIR have occurred, and (c) only minor technical changes or additions to the previous environmental document are necessary. An ADDENDUM TO AN EIR (Guidelines Section 8.04) is required.

_____	August 27, 2007
Signature	Date
Grace Williams	Dan Fairbanks
Printed Name	For

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EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
I.	**AESTHETICS. Would the project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings: The proposed project is to develop two buildings for business center uses on 6.06 acres within the March Business Center Specific Plan (AKA Meridian). The project includes a two lot subdivision map, a condominium map on Lot No. 1, and a plot plan on Lot 1 for a business office condominium use. The development of the proposed project would not have a substantial effect on scenic vistas, substantially damage scenic resources, or substantially degrade the visual character of the site. The project site is currently vacant and was previously rough graded as part of the March Business Center Specific Plan project. It does not contain scenic resources such as trees, rock outcroppings or historic buildings. The site is located more than 3500 feet west of the I-215 freeway and more than 2000 feet south of Alessandro Boulevard; both corridors are not identified as scenic highways. The development is part of a 1,290 acre business park specific plan, and therefore would not degrade the existing visual character of the site or its surroundings as it would be a compatible

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use.

As described in section IVI of the Focused EIR for the march Business Center Specific Plan, the development of vacant properties in this area is expected to increase nighttime lighting levels. Lighting for parking lots, signs, walkways, and interior lighting would add new light sources to the area; however, mitigation measures enforced through the specific plan development would minimize impacts to less than significant. .

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

c)

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
II.	**AESTHETICS. Would the project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
III.	**AIR QUALITY.**				

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Findings:

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as an extreme non-attainment area for ozone, a moderate non-attainment area for carbon monoxide, and a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}). The SCAB is in attainment for nitrogen oxides (NO_x) and sulfur oxides (SO_x). As part of the proposed project, a Subway training facility and Bajio training facility are included and would have limited hours of training throughout the week for food preparation. As part of the project analysis it was determined that the use of natural gas within the Specific Plan area was analyzed in the EIR and impacts were found to be less than significant. No additional analysis is required for the use of natural gas on the project site. However, the use of commercial cooking equipment was not specifically analyzed as part of the March Business Center EIR (SCH2002071089).

Commercial cooking equipment have been known to result in the emission of particulate matter $PM_{2.5}$ and Volatile Organic Compound (VOC) which can cause adverse health impacts, and are also a source of nuisance complaints. More specifically, under-fire charbroilers and chain driven charbroilers were the focus of many studies conducted by the SCAQMD, Bay Area AQMD, San Joaquin Valley Unified Air Pollution District and the Ventura County Air Pollution Control District due to their high emissions. SCAQMD studies determined that griddles accounted for approximately 15 percent of the total PM restaurant emissions inventory and 13 percent of the total VOC emissions, while deep-fat fryers are negligible for PM and comprise just six percent of the VOC emission inventory for this category. Oven emissions appear to be negligible, while chain-driven and under-fired charbroilers collectively are responsible for 74 percent of PM and 69 percent of VOC from this category's emission inventory.

SCAQMD's Rule 1138 requires that all chain-driven, automated charbroilers operate with a catalytic control device. Because this specific charbroiler will not be utilized in either Subway or Bajio, SCAQMD's rule would not apply to the project. Furthermore, studies by the University of Minnesota found that emissions from limited cooking activities for restaurants open to the public for limited hours were below a detectable level. As such, SCAQMD exempts restaurant uses that have limited food preparation hours, and cook less than 875 lbs. of meat per week from their review or permit process.

Subway would utilize one oven for baking and would not generate grease as part of their food operations. As part of their training program, the Subway facility would open to the public three to four hours a day during lunch hours. Bajio would utilize one countertop charbroiler, two ovens with casters, one cheese melter/broiler, and one deep fat fryer in their facility. As part of their training program, they would prepare food 8 hours a week and would not be open to the public for food service. Even with their limited hours of food preparation, the Bajio facility would install a Type I hood ventilation system for their equipment which is typically used in fully operated dining restaurants; therefore, any emissions resulting from the proposed Bajio facility would be less than signficant.

The Focused EIR for the March Business Center Specific Plan identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of overriding considerations were adopted by the March JPA Commission. The proposed use would result in the generation of traffic related to office uses; however, air quality impacts relating from the use are well below the threshold of significance as identified within the Specific Plan EIR. The use would not generate traffic related to diesel trucks. The proposed use is a subsequent Project identified within the Focused EIR.

a) The impacts of the Meridian development on air quality is summarized in section IV.C of the Focused EIR, on pages IV-35 through IV-50. With respect to consistency to the

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applicable air quality plan (in this case the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP), the Focused EIR indicated that the Meridian project would reduce mobile emissions by improving the balance of jobs and housing in western Riverside County, facilitating implementation of the AQMP. Accordingly, there would be no impact, and no mitigation is recommended. The air quality impacts of the March JPA General Plan are discussed in section 3.5 of the MEIR, on pages 3-39 through 3-69; however, AQMP consistency was not included in this document as a significance threshold. The Project would vary from the requirements of the Specific Plan by providing three, rather than two, above-ground building stories. The additional building story would not introduce a new impact to air quality plan consistency because the Project would be consistent with the FAR established in the Specific Plan and, because the additional building story would not require any additional time to construct, no incremental construction related emissions would result. As discussed in section 8 of this Initial Study, the Project would provide approximately 25 percent less floor area than the allowable maximum in this zone, resulting in a traffic generation reduction of 644 daily trips. Accordingly, there would be no new impact to air quality plan consistency.

b. As described in section IV.C of the Focused EIR and section 3.5 of the MEIR, both the Meridian project and the March JPA General Plan are expected to result in significant impact with respect to violation of air quality standards for criteria pollutants. The Focused EIR provides for mitigation measures C-1 through C-14, which would minimize the impact, but would not reduce emissions to a less than significant level. Similarly, the mitigation measures contained in the MEIR section C would minimize the impacts of the General Plan, but not reduce them to a less than significant level. As discussed in the preceding section, the additional building story to be provided by the Project would not result in additional emissions of criteria pollutants beyond those considered in the Focused EIR, because the Project is consistent with the FAR specified for the parcel in the Specific Plan, and therefore no additional traffic generation would result. Also, because the additional story would not require any additional time to construct, as compared to a two-story structure of the same height, no incremental construction related emission increase would occur. Because the Project would be built out at an intensity that is less than what is permitted in the Specific Plan, it would result in a reduction in mobile source emissions, as compared to the Specific Plan. Accordingly, the Project would not result in any new impact to air quality standard violation.

c) As described in section IV.C of the Focused EIR and section 3.5 of the MEIR, both the Meridian project and the March JPA General Plan are expected to result in significant impacts with respect to cumulatively considerable increases in criteria pollutants for which the region is not in attainment. Neither the Focused EIR nor the MEIR provide specific mitigation to minimize these impacts. As discussed above, the additional building story would not increase the cumulative impacts of the Meridian development of the March JPA General Plan, because the Project is consistent the Specific Plan FAR, and would not increase trip generation. Similarly, because the building story would not require any additional time to construct as compared to a two-story structure, no incremental construction related emissions would result. Accordingly, the Project would not cause an increase to cumulative impacts.

d) As described in section IV.C of the Focused EIR and section 3.5 of the MEIR, both the Meridian project and the March JPA General Plan are expected to result in significant impacts with respect to the exposure of sensitive receptors to substantial pollutant concentrations, based on the exceedance of SCAQMD significance thresholds for mobile source emissions. Both the the Focused EIR and MEIR provide specific mitigation to minimize these impacts, but they would not reduce to impacts to a less than significant level. As discussed above, the additional building story would not increase the mobile

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source emissions of the Meridian development of the March JPA General Plan, because the Project is consistent the Specific Plan FAR, and would not increase trip generation. Similarly, because the building story would not require any additional time to construct as compared to a two-story structure, no incremental construction related emissions would result. Accordingly, the Project would not cause an increase to these impacts.

e) Neither the Focused EIR nor the MEIR specifically address objectionable odors. As an office use, the Project is not expected to generate, store or discharge materials or substances (including sewage, livestock, fertilizer, etc.) in a way that would cause objectionable odors affecting a substantial number of people. Accordingly, it is concluded that no impact would result.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IV. BIOLOGICAL RESOURCES.					
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

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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 development of the proposed business park within the March Business Center was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) The impacts of the Meridian development on biological resources are summarized in section IV.D of the Focused EIR, on pages IV-51 through IV-66. With respect to impacts to candidate, sensitive, or special status species, the Focused EIR indicates that potential impacts would be avoided through adherence to the requirements and stipulations of the USFWS 1999 Biological Opinion (BO No. 1-6-99-F-13) and the subsequent Biological Opinion Clarification Letter (Sept. 6, 2002) regarding the Stephens' kangaroo rat (SKR) and least Bell's vireo. The MEIR addressed biological resources in section 3.7, on pages 3-71 through 3-98, and included mitigation measures to implement the land trade criteria established in the BO. While the MEIR concludes that impacts to the SKR would be significant and unavoidable after mitigation, the BO, which is dated after the conclusion of the public comment period of the MEIR, concludes that development of the Business Park, which includes the Meridian project, is not likely to jeopardize the continued existence of the SKR or least Bell's vireo.

10(a) 454

b. The impacts of the Meridian project on riparian or other sensitive natural communities is covered in section IV.D of the Focused EIR and section 3.7 of the MEIR. The Focused EIR concluded that Meridian impacts to riparian areas is less than significant, given that a total of 5.43 acres would be lost, while 52 acres would be retained. The MEIR concluded that impacts to wetlands, including riparian areas, would be less than significant, given the availability of upland areas to accommodate future development.

c. The impacts of the Meridian project on wetlands as defined in Section 404 of the Clean Water Act (CWA) is covered in section IV.D of the Focused EIR and section 3.7 of the MEIR. As discussed in the Focused EIR, a CWA Section 404 permit was prepared to assess Meridian project impacts on waters of the US, which identified measures to reduce the Meridian project's impacts to a less than significant level. As described in the Master EIR, project proponents would have to consult with the US Army Corps of Engineers and CDFG to develop appropriate mitigation for wetlands impacts on a case-by-case basis.

d. Impacts to wildlife movement were addressed in Appendix D the Focused EIR and in section 5 of the Resource Management Profile Report, which is referenced in the MEIR. The Project is included within the planning area covered by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project is not adjacent to or near any existing or proposed MSHCP linkages; therefore, there will be no impact.

e. Impacts to local policies or ordinances protecting biological resources were addressed in Appendix D of the Focused EIR and in section 5 of the Resource Management Profile Report, which is referenced in the MEIR. The Specific Plan provides for "Special Treatment Areas" for uses adjacent to the SKR Management Area and riparian areas considered to be habitat for the least Bell's vireo. The Project is not located adjacent to either Special Treatment Area, and therefore no impact would result.

f. Impacts to Habitat Conservation Plans (HCPs) and Natural Community Conservation Plans (NCCPs) were addressed in Appendix D of the the Focused EIR and in section 5 of the Resource Management Profile Report, which is referenced in the MEIR. While the Project is located within the MSHCP planning area, the March JPA is not participating jurisdiction in the MSHCP. Therefore, there will be no impact.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

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V. CULTURAL RESOURCES.

Would the project:

a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Findings: The development of business park offices within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) The impacts of the Meridian development on cultural resources are summarized in section IV.L of the Focused EIR, on pages IV-101 through IV-104. With respect to impacts to historical resources, the Focused EIR indicates that there are no significant historical resources in the Meridian project area, and therefore no impact would result. The MEIR addressed cultural resources in section 3.14, on pages 3-157 through 3-168, and concludes that there are no significant historic resources within the West March Planning Sub-Area (which encompasses the Meridian Development); therefore, there would be no impact.

b. The impacts of the Meridian project on archaeological resources is covered in section IV.L of the Focused EIR and section 3.14 of the MEIR. The Focused EIR and the MEIR indicate that while no significant archaeological resources are known to be located within the Meridian project, previously unknown resources may be encountered during construction. Focused EIR mitigation measure L-1 provides for cessation of work and inspection by a qualified archaeologist or paleontologist in the event that archaeological

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resources are found during grading or project construction.

c. The impacts of the Meridian project on archaeological resources is covered in section IV.L of the Focused EIR and section 3.14 of the MEIR. The Focused EIR and the MEIR indicate that while no significant paleontological resources are known to be located within the Meridian project, previously unknown resources may be encountered during construction. Focused EIR mitigation measure L-1 provides for cessation of work and inspection by a qualified archaeologist or paleontologist in the event that paleontological resources are found during grading or project construction.

d. The impacts of the Meridian project with respect to disturbance of human remains is covered in section IV.L of the Focused EIR and section 3.14 of the MEIR. Focused EIR mitigation measure L-1 described above would minimize potential impacts with respect to human remains, and no significant impact would result.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VI. GEOLOGY AND SOILS.				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

10(a) 457

ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

VII. GEOLOGY AND SOILS.

Would the project:

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a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

10(g) 459

e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Findings: The development of business park offices within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a.i) The impacts of the Meridian development on geology and soils is summarized in section IV.K of the Focused EIR, on pages IV-98 through IV-100. With respect to the exposure of people or structures to rupture of a known earthquake fault, the Focused EIR indicates that potential impacts would be reduced to a less than significant level with the implementation of mitigation measures K-1 through K-5. The MEIR addresses biological resources in section 3.3, on pages 3-23 through 3-29, and concludes that the potential impacts of the March JPA General Plan would be mitigated to a less than significant level through implementation of mitigation measures 1-5.

a.ii The impacts of the Meridian project with respect to strong seismic ground shaking is covered in section IV.K of the Focused EIR and section 3.3 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures K-1 through K-5 (Focused EIR) and 1 through 4 (MEIR.)

a.iii The impacts of the Meridian project with respect to seismic related ground failure is covered in section IV.K of the Focused EIR and section 3.3 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures K-1 through K-5 (Focused EIR) and 1 through 4 (MEIR.)

a.iv The impacts of the Meridian project with respect to landslides is covered in section IV.K of the Focused EIR and section 3.3 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures K-1 through K-5 (Focused EIR) and 1 through 4 (MEIR.)

b The impacts of the Meridian project with respect to soil erosion or loss of topsoil is covered in section IV.K of the Focused EIR and section 3.3 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation

6(a) 4600

of mitigation measures K-1 through K-5 (Focused EIR) and 1 through 4 (MEIR.)

c The impacts of the Meridian project with respect to unstable soil or geologic units is covered in section IV.K of the Focused EIR and section 3.3 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures K-1 through K-5 (Focused EIR) and 1 through 4 (MEIR.)

d The impacts of the Meridian project with respect to expansive soils is covered in section IV.K of the Focused EIR and section 3.3 of the MEIR. As identified by the certified Focused EIR, the Project is located on soils comprised of Cieneba-Rockland-Fallbrook association. This association has a low to medium shrink/swell potential. Accordingly, the Project would have no impact.

e The impacts of the Meridian project with respect to the adequacy of soils to support septic systems is addressed in section 5 of the Resource Management Profile Report, which is referenced in the MEIR. The Project does not propose to use septic systems or alternative waste water disposal systems; therefore, there will be no impact.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VIII. 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?	☐	☐	☒	☐

10(a) 461

b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

10(a) 402

h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on hazards and hazardous materials is summarized in section IV.E of the Focused EIR, on pages IV-67 through IV-71. With respect to hazards to the public resulting from routine transport, use, and/or disposal of hazardous materials, the Focused EIR concludes that, while various land uses within the Meridian project would use hazardous materials, compliance with applicable federal, state and regional regulations and preparation of risk management plans (RMPs) when required would minimize these impacts, and no significant impacts would result. The Focused EIR references mitigation measures E-1 and E-2. The impacts of the March JPA General Plan on hazards and hazardous materials are discussed in section 3.9 of the MEIR, on pages 3-103 through 3-112. The discussion in the MEIR regarding hazards to the public from transport, use, and/or disposal of hazardous materials indicates that potential impacts would be mitigated to a less than significant level with the implementation of mitigation measures 1-3, which reference General Plan policies and programs. While the Project would provide one additional building story, it would not introduce any new impacts not previously analyzed because the development intensity would be less than the maximum floor area allowed in the zone. This reduced intensity would be expected to have a proportional beneficial impact, as compared to the Specific Plan.**

b) **The potential impacts resulting from the release of hazardous materials due to reasonably foreseeable upset and accident conditions was was addressed in section IV.E (Hazards and Hazardous Materials) and IV.A (Land Use and Planning) the Focused EIR. Section 3.9 of the MEIR concludes that mitigation measures 1 through 3 would reduce potential impacts associated with the risk of upset to a less than significant level. While the Project would provide an additional story, it would be consistent with Meridian Specific Plan limitations on building height. As discussed in item e) below, analysis of aviation safety implications of the proposed building found that the additional story would not introduce any new impacts with**

10(9) 463

respect to aviation safety. Given this finding, it is concluded that the Project would not result in any new impacts relative to the release of materials due to reasonably foreseeable upset and accident conditions.

c) The impacts of the Meridian project regarding the handling of hazardous materials within a ¼ mile radius of a school is covered in section IV.E of the Focused EIR. Mitigation measure E-1 requires that no project facilities within a ¼ mile radius of a school may store, handle or use toxic or highly toxic gases in quantities that exceed the exempted amount in the adopted fire code. This threshold is addressed in section 6 of the Safety/Risk Management Profile Report, which is referenced in the MEIR. The Project is not located within a ¼ mile radius of any existing or proposed school; therefore, there will be no impact.

d) The potential impacts associated with the Project's location on any site included on a list of hazardous materials sites was addressed in section IV.E of the Focused EIR and section 3.9 of the MEIR. While the March Air Reserve Base is included in the Department of Toxic Substances Control (DTSC) Cortese database, the Project does not overlap any of the sites identified in the Base's Installation Restoration Program (IRP) investigations. Accordingly, there will be no impact associated with the development of the Project, and there would be no incremental impacts resulting from the proposed additional building story.

e) The impacts of the Meridian project regarding potential aviation safety hazards for those working or residing in the project area is covered in section IV.A (Land Use and Planning) and section 3.9 of the MEIR. Mitigation measures A-1 and A-2 require compliance with the Air Installation Compatible Use Zone (AICUZ) land use guidelines and the Riverside County Airport Land Use Plan. Mitigation measure 1 in the MEIR references policies under Goal 6 of the General Plan regarding consistency with the AICUZ study.

f) Because the Project is not located in the vicinity of a private airstrip, there would be no impact.

g) The potential impacts resulting from potential interference or impairment of adopted emergency response plans is addressed in section 3.9 of the MEIR. The March JPA has adopted a Disaster Preparedness and Recovery Plan within the Safety/Risk Management Element of the General Plan. This plan outlines the implementation programs needed to prevent risks to occupants and to minimize injury from an unavoidable disaster or emergency. Any potential impacts created by any development within Meridian will be mitigated to a less than significant level with the implementation of the Disaster Preparedness and Recovery Plan programs within the General Plan.

h) The potential impacts associated with wildland fires is addressed in section 3.9 of the MEIR. Because the Project is not located within the West Riverside County Natural Hazards Disclosure Map, there will be no impact.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

10(a) 4/04

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IX.	**HYDROLOGY AND WATER QUALITY**				
Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

10(a) 405

e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) The impacts of the Meridian development on hydrology and water quality is

10(a) 4&6

summarized in section IV.F of the Focused EIR, on pages IV-72 through IV-76. With respect to potential violation of water quality standards and waste discharge requirements, the Focused EIR indicates that potential impacts would be reduced to a less than significant level with the implementation of mitigation measures F-1 through F-3. The MEIR addresses hydrology and water quality in section 3.4, on pages 3-31 through 3-38, and concludes that the potential impacts of the March JPA General Plan would be mitigated to a less than significant level through implementation of mitigation measures 1-3.

b) The impacts of the Meridian project with respect to depletion and/or recharge is covered in section IV.F of the Focused EIR and section 3.4 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures F-1 through F-3 (Focused EIR) and 1 through 3 (MEIR.)

c) The impacts of the Meridian project with respect to drainage pattern alterations resulting in erosion and siltation is covered in section IV.F of the Focused EIR and section 3.4 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures F-1 through F-3 (Focused EIR) and 1 through 3 (MEIR.)

d) The impacts of the Meridian project with respect to drainage pattern alterations resulting in flooding is covered in section IV.F of the Focused EIR and section 3.4 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures F-1 through F-3 (Focused EIR) and 1 through 3 (MEIR.)

e) The impacts of the Meridian project with respect to storm water drainage system capacity or polluted runoff is covered in section IV.F of the Focused EIR and section 3.4 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures F-1 through F-3 (Focused EIR) and 1 through 3 (MEIR.)

f) The impacts of the Meridian project with respect to impacts that would otherwise substantially degrade water quality is covered in section IV.F of the Focused EIR and section 3.4 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures F-1 through F-3 (Focused EIR) and 1 through 3 (MEIR.)

g) The impacts of the Meridian project with respect to placing housing within the 100-year flood hazard area is covered in section IV.A of the Focused EIR and section 3.1 of the MEIR. Because the Project is not a residential development, it would result in no impact.

h) The impacts of the Meridian project with respect to placing structures within the 100-year flood hazard area that would impede or redirect flood flows is covered in section IV.E of the Focused EIR and section 3.9of the MEIR. The proposed Project has never been included in Federal Emergency Management Agency (FEMA) mapping because it is located in a former military facility. However, the Project's building pad elevation of 1558 feet above sea level is not within a riverine floodplain and is not within a regulatory floodway. An offsite detention basin will accommodate increased runoff due to the additional impervious surfaces associated with the Project. Accordingly, no impact would result.

10(a) 467

i) **The impacts of the Meridian project with respect to exposure of people or structures to significant risks due to flooding is covered in section IV.F of the Focused EIR and section 3.4 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures F-1 through F-3 (Focused EIR) and 1 through 3 (MEIR.)**

j) **The impacts of the Meridian project with respect to seiche, tsunami or mudflow is covered in section IV.E of the Focused EIR and Section 3.9 of the MEIR. The proposed Project is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. The site is protected from the adjacent area to the west by concrete lined storm drains as required by the mitigation measures and project approval for March Business Center; accordingly, no impact from mudflow is anticipated.**

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
X. LAND USE AND PLANNING.				
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

10(a) 4.68

b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on land use and planning is summarized in section IV.A of the Focused EIR, on pages IV-1 through IV-15. The MEIR addresses land use and planning in section 3.1, on pages 3-3 through 3-11. The Project is located on vacant land within a former Air Force Base. The Project will not physically divide a community. Therefore, no impact would result.**

b) **The impacts of the Meridian project with respect to land use plan consistency is covered in section IV.A of the Focused EIR and section 3.1 of the MEIR. Both documents conclude that potential impacts would be mitigated to a less than significant level through implementation of mitigation measures A-1 through A-4 (Focused EIR) and 1 through 4 (MEIR.)**

c. **Impacts to Habitat Conservation Plans (HCPs) and Natural Community Conservation Plans (NCCPs) were addressed in Appendix D of the the Focused EIR and in section 5 of the Resource Management Profile Report, which is referenced in the MEIR. While the Project is located within the MSHCP planning area, the March JPA is not participating jurisdiction in the MSHCP. Therefore, there will be no impact.**

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not.

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identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
X. MINERAL RESOURCES.				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on mineral resources is summarized in section IV.N of the Focused EIR, on pages IV-107 through IV-108. The Focused EIR indicates that there are no known mineral deposits within the Specific Plan area. The MEIR addresses mineral resources in section 3.8, on pages 3-99 through 3-101. Mitigation measure 2 (which references General Plan Resource Management Element policies 3.3 and 3.8) in the MEIR addresses mineral resource conservation. Both EIRs conclude that there would be no significant impact.**

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b) **The impacts of the Meridian project with respect to the loss of mineral resources identified in land use plans is covered in section IV.N of the Focused EIR, which concludes there is no impact. This issue is addressed in the section 5 of the Resource Management Profile Report, which is referenced in the MEIR.**

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI. NOISE.				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI. NOISE.				
Would the project result in:				
f. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
g. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
h. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
i. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
j. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

k. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development relative to noise are summarized in section IV.J of the Focused EIR, on pages IV-94 through IV-97. With respect to the exposure of people to noise levels in excess of the General Plan or noise ordinance, the Focused EIR indicates that the Meridian project would not result in any significant impacts at noise sensitive receptors and, as discussed further in item e) below, aircraft noise impacts from MARB operations are considered to be less than significant due to the compatibility of Meridian land uses with the AICUZ and Riverside County Airport Land Use Plan. Mitigation measures J-1 through J-7 include construction and operations related measures to minimize Meridian noise impacts. The noise impacts of the March JPA General Plan are discussed in section 3.10 of the MEIR, on pages 3-113 through 3-125. Regarding exposure of people to noise levels in excess of General Plan and noise ordinance levels, the MEIR concludes that impacts would be less than significant with the implementation of mitigation measures 1 through 4 (plus Short Term 1-4 and Long Term 1-3).**

b. **The Project will not involve drilling, tunneling or other subterranean activities that will generate excessive ground borne vibration or ground borne noise levels.**

c. **As described in section IV.J of the Focused EIR and section 3.10 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The Focused EIR provides for mitigation measures J-1 through J-7, which would minimize the impact, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.10.C would minimize the impacts of the General Plan, resulting in a less than significant impact. As discussed in the preceding section, the additional building story to be provided by the Project would not result in additional noise emissions beyond those considered in the Focused EIR, because the Project is consistent with the FAR specified for the parcel in the Specific Plan, and therefore no additional traffic generation would result. Because the Project would be built out at an intensity that is less than what is permitted in the Specific Plan, it would result in a reduction in noise emissions, as**

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compared to the Specific Plan. Accordingly, the Project would not result in any new impact to a substantial permanent increase in ambient noise levels.

d. **As described in section IV.J of the Focused EIR and section 3.10 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The Focused EIR includes mitigation measures J-1 and J-2, which would minimize construction related impacts, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.10.C (under the heading "Short Term") would minimize the impacts of the General Plan, resulting in a less than significant impact.**

e. **As described in section IV.J of the Focused EIR and section 3.10 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in the exposure of people working or residing in the area to aviation noise. The Focused EIR provides for mitigation measures J-1 through J-7, which would minimize the impact, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.10.C would minimize the impacts of the General Plan, resulting in a less than significant impact. As discussed in the preceding section, the additional building story to be provided by the Project would not result in additional exposure to aviation noise, because the Project is consistent with the FAR specified for the parcel in the Specific Plan, and therefore would be no additional employees. Because the Project would be built out at an intensity that is less than what is permitted in the Specific Plan, it would result in a reduced exposure of people to aviation noise. Mitigation measure J-5 specifies that "Buildings located within the 65 dBA noise contour will include appropriate sound attenuation devices within construction." The Project is located within a 65 – 69 dB CNEL noise contour for the nearby March Inland Port/March Air Reserve Base airport. The Project's shell would consist of nine-inch thick concrete tilt-up panels and Vistawall Series 3000 Thermal MultiPlane insulating windows consisting of two sheets of 1/4" glazing with a 1/2" air gap. The sound transmission rating of the wall is approximately 51, and the sound transmission rating of the windows is 32. The Project is exposed to an aircraft noise level of approximately 65 dBA CNEL. This window design will attenuate noise levels within the building.**

f) **There are no private airstrips in the vicinity of the General Plan area. Therefore, there will be no impact.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI. POPULATION AND HOUSING.				
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on population and housing are summarized in section IV.O of the Focused EIR, on pages IV-109 through IV-111, which discusses the beneficial impacts associated with providing an employment center within a**

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primarily residential area. Because of the surplus of housing in western Riverside County, it can be inferred that the provision of additional employment opportunities associated with the Specific Plan would not induce additional housing demand within the sub-region. The MEIR addresses population and housing in section 3.2, on pages 3-13 through 3-21, and does not specifically address this threshold, although the beneficial impacts of improving jobs/housing balance in western Riverside County are addressed. The Project is consistent with the Specific Plan and General Plan in terms of land use type and intensity, and would contribute toward the beneficial jobs/housing impact associated with the General Plan and Specific Plan.

b) **Impacts due to the displacement of existing housing are addressed in section IV.A of the Focused EIR and section 3.1 of the MEIR. Because there are no existing occupied residences within the areas to be developed, there will be no impact.**

c) **Impacts due to the displacement of people are addressed in section IV.A of the Focused EIR and section 3.1 of the MEIR. Because there are no existing occupied residences within the areas to be developed, there will be no impact.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XII. PUBLIC SERVICES.				
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is

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required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on public services are summarized in section IV.P of the Focused EIR, on pages IV-112 through IV-116. The MEIR addresses public services in section 3.11, on pages 3-127 through 3-134. The following paragraphs summarize the analysis of potential impacts relating to each public service/facility described above:**

Fire Protection: both the Focused EIR and the MEIR conclude that the Meridian impact on fire protection would be less than significant with the implementation of mitigation measures P-1 through P-2 (Focused EIR) and 1-3 (MEIR).

Police Protection: both the Focused EIR and the MEIR conclude that the Meridian impact on police protection would be less than significant with the implementation of mitigation measures P-1 through P-2 (Focused EIR) and 1-3 (MEIR).

Schools: both the Focused EIR and the MEIR conclude that the Meridian impact on schools would be less than significant with the implementation of mitigation measures P-1 through P-2 (Focused EIR) and 1-3 (MEIR).

Parks: impacts to park facilities are not specifically addressed in either the Focused EIR or the MEIR. However, the development of a business park does not require recreation facilities; accordingly, the Project will not cause any significant impacts to parks.

Transportation infrastructure (including both roadways and public transit), waste water and storm water facilities, and water systems will be provided, as identified in the General Plan and Specific Plan to accommodate the additional demands generated by the Project. The impacts of the Project on these facilities are addressed in sections IV.C (Transportation/Traffic), IV.F (Hydrology and Water Quality), and IV.H (Utilities and Service Systems) of the Focused EIR and sections 3.4 (Water and Hydrology), 3.6 (Transportation and Circulation) and 3.12 of the MEIR. As discussed in section XV of this Initial Study, while the MEIR indicated a significant unavoidable impact associated with solid waste disposal, the Riverside Countywide Integrated Waste Management 2000 Annual Report (as analyzed in the Focused EIR) subsequently concluded that there would be adequate landfill capacity for Riverside County through the year 2024. Accordingly, no significant impact is anticipated.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIII. RECREATION.				
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines. The project would include the development of a 14' wide pedestrian pathway that will connect foot traffic from the future Metrolink Station to the regional sports park anticipated west of the project site. As the pathway is implemented as an amenity for future park improvements, it would initially act as a landscape feature and amenity for the proposed use.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on recreation are summarized in section IV.G of the Focused EIR, on pages IV-77 through IV-78. With respect to increased park demand, the Focused EIR concludes that no demand would be created because the Specific Plan does not propose residential uses. The MEIR addressed recreation in section 3.15, on pages 3-171 through 3-174, and similarly concludes that no demand will be created given the absence of residential uses.**

a) **As discussed in section IV.G of the Focused EIR and section 3.15 of the MEIR, no significant effects are anticipated from the construction of recreational facilities identified in the General Plan or Specific Plan. The Project would not be located in a proposed recreational area and, as a non-residential use, it would not generate demand for recreational facilities. Accordingly, it is concluded that no impact would result.**

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIV. TRANSPORTATION / TRAFFIC.				
Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Result in inadequate parking capacity?	☐	☐	☒	☐

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g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

The traffic analysis performed within the Focused EIR is conservative, because March JPA Resolution #05-17, reduced the overall developable area within Meridian by approximately 600,000 square feet, by implementing further development restrictions within the airport Accident Potential Zones.

a) **The impacts of the Meridian development relative to traffic and transportation are summarized in section IV.B of the Focused EIR, on pages IV-16 through IV-34. With respect to traffic increases that are substantial in relation to existing capacity, the Focused EIR indicates that the Meridian project's development would be tied to the implementation of improvements identified in the transportation phasing plan identified on Table IV.B-6 of the Focused EIR. Mitigation measures B-1 through B-12 include measures to minimize Meridian traffic impacts, and impacts would be less than significant with mitigation incorporated. The traffic impacts of the March JPA General Plan are discussed in section 3.6 of the MEIR, on pages 3-59 through 3-69. Regarding traffic increases and existing capacity, the MEIR concludes that impacts would be less than significant with the implementation of mitigation measures 1 through 3.**

b. **As described in section IV.B of the Focused EIR and section 3.6 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in a significant impact with respect to exceeding Level of Service (LOS) standards. The Focused EIR provides for mitigation measures B-1 through B-12, which would minimize the impact, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.6.C would minimize the impacts of the General Plan, resulting in a less than significant impact.**

c) **As described in section IV.A of the Focused EIR (Land Use and Planning) and section 3.9 of the MEIR (Hazards and Risk of Upset), both the Meridian project and the March JPA General Plan are not expected to result in a significant impact with respect to air traffic patterns. The Focused EIR provides for mitigation measures A-1 through A-4, which would minimize the impact, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.9.C would minimize**

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the impacts of the General Plan, resulting in a less than significant impact

d. **As described in section IV.B of the Focused EIR and section 3.6 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in a significant impact with respect safety issues arising from design features on incompatible uses. The Focused EIR provides for mitigation measures B-1 through B-12, which would minimize the impact, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.6.C would minimize the impacts of the General Plan, resulting in a less than significant impact.**

e. **The impacts of the Specific Plan with respect to emergency access is covered in Section IV.E of the Focused EIR, and similarly the impacts of the General Plan are addressed in section 3.9 ofthe MEIR. The Project is not likely to result in an impact to emergency access because it will be constructed on a graded lot that includes access driveways loading onto a public roadway, which provides a route (i.e., Cactus Avenue and, once constructed, Meridian Parkway) into and out of the Meridian development. It is concluded that there will be no impact.**

f. **As described in section IV.B of the Focused EIR the Meridian project is not expected to result in a significant impact with respect to parking capacity. The Focused EIR provides for mitigation measures B-1 through B-12, which would minimize the impact, and no significant impact would result. Section 3.6 of the MEIR incorporates by reference Transportation Element Goal 11, which requires the provision of adequate parking facilities for all uses. The proposed Project would not introduce any new impact.**

g. **As described in section IV.B of the Focused EIR and section 3.6 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in a significant impact with respect to policies or programs supporting alternative transportation. The Focused EIR provides for mitigation measures B-1 through B-12, which would minimize the impact, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.6.C would minimize the impacts of the General Plan, resulting in a less than significant impact.**

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XV. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☐	☒

10(9)497

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project would provide 40,000 square feet of office uses that conforms to the development standards outlined in the March Business Center Specific Plan and Specific Plan Design Guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The impacts of the Meridian development on utilities and service systems are summarized in section IV.H of the Focused EIR, on pages IV-79 through IV-82 and in section IV.F (Hydrology/Water Quality) on pages IV-72 to IV-76. With respect to potential exceedance of wastewater treatment requirements, the Focused EIR indicates that potential impacts would be reduced to a less than significant level with the implementation of mitigation measures F-1 through F-3 and H-1 through H-8. The MEIR addressed utilities and service systems in section 3.12, on pages 3-135 through 3-151, and in section 3.4 (water and hydrology). Regarding impacts relative to wastewater treatment requirements, the MEIR concludes that the potential impacts of the March JPA General Plan would be mitigated to a less than significant level**

10(a) 400

through implementation of mitigation measures contained in section 3.4.C and 3.12.C.

b. **As described in section IV.H of the Focused EIR and section 3.12 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in significant impacts related to the expansion of wastewater treatment plants. The Focused EIR provides for mitigation measures H-1 through H-8, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.12.C would minimize the impacts of the General Plan, resulting in a less than significant impact.**

c. **As described in section IV.H of the Focused EIR and section 3.12 of the MEIR, both the Meridian project and the March JPA General Plan are not expected to result in impacts related to the expansion of storm water drainage facilities. The Focused EIR provides for mitigation measures H-1 through H-8, and no significant impact would result. Similarly, the mitigation measures contained in the MEIR section 3.12.C would minimize the impacts of the General Plan, resulting in a less than significant impact.**

d. **As described in section IV.H of the Focused EIR, the Meridian development would not have an impact with respect to water supply. The Western Municipal Water District's Water Supply Assessment Report, prepared in accordance with SB 610, concludes there is sufficient water supply to accommodate Meridian. The Water District is in the process of preparing a water and sewer "will-serve" letter for the Project. This threshold was not specifically addressed in the MEIR.**

e. **As described in section IV.H of the Focused EIR the Meridian project is not expected to result in impacts related to the expansion of wastewater treatment facilities. The MEIR concludes that development of the General Plan would necessitate expansion of treatment capacity, and identifies a permitting process to collect fees to fund capacity expansion.**

f. **While the MEIR identifies a significant unmitigable impact with respect to landfill capacity, the Riverside Countywide Integrated Waste Management 2000 Annual Report (as analyzed in the Focused EIR) projects adequate landfill capacity for Riverside County through the year 2024; therefore, the Meridian project's solid waste generation will not be a significant impact on waste disposal facilities.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

10(g)489

Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVI. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐

10(a) 490

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. The Project is consistent with the provisions of the March Business Center Specific Plan and the Design Guidelines for the specific plan.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(b)).

a) **The Focused EIR andr the MEIR both provide an analysis of impacts on biological resources (section IV.D in the Focused EIR and section 3.7 in the MEIR) and cultural resources (section IV.L in the Focused EIR and section 3.14 in the MEIR). Although the MEIR indicates a significant unavoidable impact after mitigation due to loss of habitat for the SKR, the subsequent BO concludes that the proposed action is unlikely to jeopardize the continued existence of this species, and the Focused EIR indicates that all impacts biological resources would be mitigated to a less than significant level. Both EIRs conclude that impacts to cultural resources would be mitigated to a less than significant level. As discussed above, the Project would vary from the Specific Plan by providing a third building story, while only two stories (plus a basement) are permitted. The Project is consistent with the Specific Plan with respect to building height, and with all other regulations and requirements of the General Plan, Specific Plan, Development Code and Design Guidelines.**

b) **This threshold is addressed in section IV.A of the Focused EIR and section 3.1 of the MEIR.. The variance described above will not result in any additional impacts than those already discussed in the Focused EIR. The Project's impacts are previously analyzed in the Focused EIR, and its contribution to toward environmental impacts has been accounted for and mitigated. Accordingly, development of the Project would contribute toward the orderly implementation of the Specific Plan, a long-term planning document regulating development of Meridian, and would not achieve short term environmental goals to the disadvantage of long-term environmental goals.**

c) **Analysis of each resource area in both the Focused EIR and the MEIR provides an assessment of potential cumulative impacts associated with the proposed action. Both EIRs found significant cumulative impacts with respect to air quality. As discussed above, the Project is a portion of a larger planned development governed by the Specific Plan. Because the Project is consistent with the Specific Plan, its impacts were evaluated in the Focused EIR, and therefore the Project would not introduce any cumulative impacts not previously considered in the Focused EIR. The Project is not expected to change the findings with respect to this threshold because the additional building story:**

10(a) 49.1

- **Will not exceed the building height limitation in the Specific Plan**
- **Will not exceed the building level limitation described in the Development Code**
- **Will not increase density, as it relates to traffic generation (and associated noise and air quality impacts), waste generation, aviation related hazards, and public service demand.**

d) **Both the Focused EIR and MEIR provide an analysis of impacts on air quality (section IV.C in the Focused EIR and section 3.5 in the MEIR), hazards and hazardous materials (section IV.E in the Focused EIR and section 3.9 in the MEIR), noise (section IV.J in the Focused EIR and section 3.10 in the MEIR), and public services (section IV.P in the Focused EIR and section 3.11 in the MEIR). Although the MEIR indicates a significant unavoidable impact after mitigation due to insufficient landfill capacity, subsequent analysis in the Focused EIR confirms there will be sufficient capacity to accommodate Meridian.**

REFERENCES AND EARLIER ANALYSES

Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. California Code of Regulations, Section 15063 (c) (3) (D).

Earlier Analyses Used, if any:

March Joint Powers Authority, 1999. General Plan of the March Joint Powers Authority.
March Joint Powers Authority, 1999. Master EIR for the General Plan of the March Joint Powers Authority.
March Joint Powers Authority, 2003. March Business Center Specific Plan.
March Joint Powers Authority, 2003. March Business Center Focused EIR.
March Joint Powers Authority, 1996. March Air Force Base Master Reuse Plan, prepared in association with Western Riverside Council of Governments, March Planning Team.
Riverside County Habitat Conservation Agency, 1995. Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California.
South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993, with November 1993 Update.
Department of Agriculture, Soil Conservation Service. Soil Survey, Western Riverside Area, California. November 1971.
March Joint Powers Authority, February, 2003. Traffic Circulation and Phasing Study, Riverside California.
Kimley-Horn and Associates, February 2003, March Business Center Master Drainage Plan
West Riverside County Natural Hazard Disclosure Map @ http://www.fire.ca.gov/ab6/nhd33w.pdf
Riverside County Airport Land Use Commission, Riverside County Airport Land Use Plan, April, 1984
March Joint Powers Authority Cultural Resources Management Plan
Institute of Transportation Engineers, Trip Generation (7th Edition), 2003
South Coast Air Quality Management District, 2003. South Coast Air Quality Plan.
International Conference of Building Officials. California Building Code, 2001
March Joint Powers Authority, 1997. Development Code.
Lennar Partners, March 2003. Storm Water Pollution Prevention Plan
South Coast Air Quality Management Districts Air Quality Management Plan
March Business Center Design Guidelines
National Ambient Air Quality Standards
ESA Consulting, Aviation Safety Study, March 2007
Statement of Overriding Consideration, February 19, 2006
Inland Foundation Engineering, Preliminary Geotechnical Investigation March Business Park Phases 1-3, July 10, 2002
FAA Form 7460-1, Notice of Proposed Construction of Alternation (Aeronautical Study Number 2006-AWP-4560-OE, Sept. 2006)
Finding of Suitability to Transfer, September 2004

Location Where Earlier Analyses, if used, are available for review:
March Joint Powers Authority, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518

b) Measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, reference agreements or other measures.

The MMRP is attached to this Resolution as Exhibit "B". In the event of inconsistencies between the mitigation measures as set forth herein and the MMRP, the MMRP shall control.

VIII. RESOLUTION APPROVING THE PROJECT

Based on the entire record before the March Joint Powers Commission, including the Findings and Statement of Overriding Considerations and all written and oral evidence presented, the March Joint Powers Commission hereby approves the Project with all the mitigation measures and the Mitigation Monitoring and Reporting Program, as set forth in this Resolution.

IX. RESOLUTION REGARDING STAFF DIRECTION

A Notice of Determination shall be filed with the Riverside County Clerk and the California Office of Planning and Research within five (5) working days of final Project approval.

X. RESOLUTION REGARDING CONTENTS AND CUSTODIAN OF RECORD

The documents and materials that constitute the record of proceedings on which these findings have been based are located at the March Joint Powers Authority, 23555 Meyer Drive, Riverside, CA 92518. The custodian for these records is the Authority's Planning Department. This information is provided in compliance with Public Resources Code section 21081.6.

APPROVED AND ADOPTED, by the members of the March Joint Powers Commission of the March Joint Powers Authority this 18th day of November, 2009.

Raul Mark Yarbrough, Chairman, March Joint Powers Commission

I, Carey Allen, Clerk of the March Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 09-32 was duly and regularly introduced at a regular meeting of the March Joint Powers Commission of the March Joint Powers Authority and was passed and adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 18th day of November, 2009, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Busch, Batey, Melendrez (2 votes), Ashley (2 votes), Stewart, Yarbrough
Noes:	None
Abstain:	None
Absent:	None

Date: November 18, 2009

Carey Allen, Clerk, March Joint Powers Commission

RESOLUTION # JPA 09-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE MARCH JOINT POWERS AUTHORITY RECOMMENDING CERTIFICATION OF THE PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH#200807102), ADOPTION OF A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, THE MARCH LIFECARE CAMPUS SPECIFIC PLAN, MITIGATION MONITORING AND REPORTING PROGRAM, CONDITIONS OF APPROVAL, AND MAKING ENVIRONMENTAL FINDINGS

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

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

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

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

WHEREAS, the March LifeCare Campus Specific Plan ("Specific Plan") proposes a comprehensive approach to the planning of a sustainable and integrated health care campus on a 236-acre portion of the MJPA Planning Area within an site comprised of approximately 236-acres situated east of Interstate 215 (I-215) in the northeast portion of the MJPA Planning Area, adjacent to the City of Moreno Valley to the north and east, and generally bounded by Cactus Avenue to the north, Heacock Avenue to the east, "N" Street to the south, and Riverside Drive to the west. A 12.3-acre parcel, located at the center of the Specific Plan, roughly 1,090 feet south of Cactus Avenue and 1,040 feet west of Heacock Street, is being retained by the Federal Government, and is not part of the Specific Plan. A legal description of the Specific Plan boundaries is attached hereto as Exhibit "A" to this Resolution ("Specific Plan Area"); and

WHEREAS, the Specific Plan provides detailed policies, standards, guidelines and exhibits describing the proposed development of the Specific Plan area including:

1. Defining the uses, amenities, and pattern of development that will be provided to create an integrated health care campus.

2. Providing for the convenient and safe movement of private and transit vehicles, pedestrians, and bicycles within the campus.

3. Establishing design guidelines to ensure high quality design of buildings, landscaping, lighting, site grading, and other campus features, including site design guidelines to guide the development of individual uses in a manner that yields an integrated campus setting.

4. Providing plans for the provision of water, sewer, drainage, and utility infrastructure, as well as the public services and facilities needed to support development of the campus.

5. Providing detailed development regulations for the Project.

6. Defining implementation programs for the development of the Specific Plan area; and

WHEREAS, the Specific Plan, when adopted, will serve as (1) a tool for the March JPA to implement the provisions of its General Plan as it applies to the Subject Site, and (2) the zoning for the campus. Further the Specific Plan's development, performance, and design standards will govern future development of the health care campus and will ensure consistent and context-sensitive land use, landscape design, and architectural treatments, and will provide for logical development phasing and adequate and efficient provision of needed public services and facilities; and

WHEREAS, implementation and adoption of the Specific Plan requires the following amendments to the adopted March JPA General Plan and Zoning Map:

1. Amending the General Plan Land Use designation for the Specific Plan Area to "Specific Plan" (SP); and

2. Amending the March JPA zoning map to designate the Specific Plan Area as "Specific Plan;" and

WHEREAS, the Specific Plan was referred to all affected public agencies pursuant to sections 65453 and 65352 of the Government Code; and

WHEREAS, staff of the March JPA has reviewed the Specific Plan for compliance with the specific plan standards set forth in Section 9.13.050 and Section 9.13.050 of the Development Code of the March JPA, and Section 65451 of the California Government Code; and

WHEREAS, the Application was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

WHEREAS, on November 4, 2009, the March Joint Powers Authority Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Specific Plan at which time all persons wishing to testify in connection with the Specific Plan were heard and the Specific Plan was comprehensively reviewed; and

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

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

SECTION 1. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, including the staff reports and the findings made in this Resolution and within the attached documents, the Planning Commission hereby recommends that the March Joint Powers Commission of the March JPA ("Joint Powers Commission") adopt the following land use applications ("Applications"):

1. A General Plan Amendment request by March Healthcare Development, LLC on approximately 236-acres located at the southwest corner of Cactus Avenue and Heacock Street. GPA 08-01 modifies the General Plan land use map, attached hereto as Exhibit "B", by amending existing designations of Business Park, Office, Mixed Use and Parks/Recreation/Open Space within the Project area, to Specific Plan (SP) as illustrated on attached Exhibit "C". The proposed mix of uses would include 1.99 million square feet of General Medical Office, 315,000 square feet of Commercial Retail, 200,000 square feet of Research and Education, 700,000 square feet of Institutional Residential, 40,000 square feet of Wellness Facilities and 310,000 of Mixed Uses. The General Plan also amends the March JPA General Plan Circulation Plan, attached hereto as Exhibit "D", by defining minor arterials and bike lanes within the Specific Plan area that will contribute to the overall improvement of the circulation system in and around the Project Area, as illustrated on attached Exhibit "E"; and

2. A Change of Zone proposal by March Healthcare Development, LLC on approximately 236-acres located at the southwest corner of Cactus Avenue and Heacock Street. The majority of the Project site is not currently zoned. In the past, some small, non-contiguous parcels have been zoned for Business Park Mixed Use. The proposed zone change will assign

the zone of Specific Plan ("SP") to the Project area, and modify existing zones of Business Park Mixed Use to "SP"; and

3. A regulatory Specific Plan by March Healthcare Development, LLC for the 236 acre March LifeCare Campus Plan located at the southwest corner of Cactus Boulevard and Heacock Street. SP 08-1 provides the Campus Vision, Development Plan, Development Regulations and Guidelines, List of Permitted Uses, and Implementation Process for the development of an integrated medical campus;

SECTION 2. The Applications are approved subject to Conditions of Approval, attached hereto as Exhibit "F"; and

SECTION 3. Pursuant to Section 9.13.090 of the March JPA Development Code and Section 65454 of the California Government Code, and based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that the General Plan Amendment, Development Code/Zoning Map Amendment and Specific Plan are consistent with the March Joint Powers Authority General Plan ("General Plan") and systematically implement the goals and objectives of the General Plan for the reasons set forth herein.

A. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in this Resolution, the Planning Commission hereby recommends approval of the amendment to the Land Use Element – Land Use Map by designating the area described in the attached Exhibit "A" attached hereto and incorporated herein by this reference, as "Specific Plan"; the Planning Commission further recommends approval of the amendment to the Transportation Element – Transportation Plan (Planned Roadway/Street System) by designating the roadway, street and bike lane systems as illustrated in the attached Exhibit "E" attached hereto and incorporated herein by reference.

1. The General Plan Amendment is integrated and compatible with the Land Use Element in that an amendment to establish a "Specific Plan" land use designation will accommodate implementation of the LifeCare Campus Specific Plan which will provide an appropriate orientation and relationship between land uses within and adjacent to the Specific Plan Area and promotes orderly development beyond the Specific Plan Area's boundaries due to the development of the Specific Plan Area as a cohesive and coordinated development that includes the following elements:

(a) Defines the uses, amenities, and pattern of development that will be provided to create an integrated health care campus.

(b) Provides for the convenient and safe movement of private and transit vehicles, pedestrians, and bicycles within the campus.

(c) Establishes design guidelines to ensure high quality design of buildings, landscaping, lighting, site grading, and other campus features, including site design guidelines to guide the development of individual uses in a manner that yields an integrated campus setting.

(d) Provides plans for the provision of water, sewer, drainage, and utility infrastructure, as well as the public services and facilities needed to support development of the campus.

(e) Provides detailed development regulations for the Project.

(f) Defines implementation programs for the development of the Specific Plan area.

2. Moreover, the Amendment coupled with the adoption of the Specific Plan, will serve as (1) a tool for the March JPA to implement the provisions of its General Plan as it applies to the Specific Plan Area. Further the Amendment, coupled with the adoption of the Specific Plan's development, performance, and design standards will govern future development of the area designated as "Specific Plan" and will ensure consistent and context-sensitive land use, landscape design, and architectural treatments, and will provide for logical development phasing and adequate and efficient provision of needed public services and facilities.

3. The Amendment is integrated and compatible with the Transportation Element in that the intensity and distribution of uses within the Specific Plan Area will generate traffic that is anticipated and accommodated in the Transportation Element; however, the Specific Plan will better define minor arterials and bike lanes within the Specific Plan area that will reflect the design of road, intersection and bike lane improvements that will improve the level of service of the circulation system in and around the Project Area;

4. The Amendment is integrated and compatible with the Housing Element in that it provides for an anticipated 700,000 square feet of building square footage devoted to institutional residential uses. Implementation of these uses within the Medical Campus land use designation avoid restricting opportunities for development in other areas of the JPA Planning Area that are aimed toward the reestablishment of the numerous jobs lost due to base realignment to balance with the conventional housing rich environment of western Riverside County.

5. The Amendment is integrated and compatible with the Resource Management Element in that it provides for the orderly conservation, development, and utilization of natural resources as stated within the Resource Management Element including the protection of groundwater resources, the control of flooding, the preservation of native vegetation and mature trees, development and maintenance of recreational facilities as economically feasible, and in that it meets the needs of the community for recreational activities, relaxation and social interaction, establishes standards for scenic corridors, trails and vistas that contribute to the quality of the JPA Planning Area.

6. The Amendment is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive and unwanted noise due to the prohibition of noise sensitive residential uses within the area impacted by aviation activities, promotes alternative modes of travel, discourages noise sensitive commercial uses, and incorporates mass transit to reduce noise generated from vehicles.

7. The Amendment is integrated and compatible with the Safety Risk Management Element in that it provides an appropriate land use distribution and orientation that protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards because the Amendment is consistent with existing goals for compliance with seismic standards, master drainage plan standards, fire flow standards and other public safety objectives identified within the General Plan.

8. The Amendment is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the development proposed along with the Amendment has been reviewed by the Riverside County Airport Land Use Commission and has been determined by the Riverside County Land Use Commission to be consistent with the Riverside County Airport Land Use Plan (ALUP) and because the accompanying specific plan has been conditioned to be developed consistent with FAA regulations; the Amendment relies on the approved Air Installation Compatible Use Zone (AICUZ) Study and Airport Layout Plan (ALP) to establish land use policies that will ensure the compatibility of land uses within the Subject Site with the projected military and commercial aviation uses of the airfield.

9. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that the General Plan Amendment is in the public interest because it will provide for the development of the Specific Plan Area as an integrated health care campus and provide employment opportunities for residents of the region.

B. Based on the entire record before the Planning Commission, all written and oral evidence presented to the Planning Commission, and the findings made in this Resolution, the Planning Commission hereby amends the March Joint Powers Authority Zoning Map by designating the area described in the attached Exhibit "A" as "Specific Plan."

1. The proposed Change of Zone is consistent with the proposed General Plan Amendment. The general plan amendment changes the land use designation to "Specific Plan" to accommodate the March LifeCare Campus Specific Plan. Thus, the proposed zoning designation of "Specific Plan" is consistent and in conformity with the proposed general plan amendment for the Specific Plan Area. In addition, the Specific Plan and the proposed March LifeCare Campus Specific Plan provide for land uses compatible with surrounding properties and the March Joint Powers Authority Development Code.

2. The proposed Change of Zone is in the public interest and will not adversely affect the public health, safety and welfare because it will provide for the development of the Specific Plan Area as an integrated health care campus and provide employment opportunities for residents of the region.

3. The proposed Change of Zone is consistent with the purpose and intent of the March Joint Powers Authority Development Code because the proposed March LifeCare Specific Plan complies with all requirements of Chapter 9.13 of the Development Code.

4. The proposed Change of Zone is consistent with existing goals, objectives, policies and programs of the General Plan.

5. The proposed Change of Zone will not adversely affect the public health, safety or general welfare.

6. The Change of Zone is consistent with the proposed General Plan Amendment 08-01 for the March LifeCare Campus Specific Plan in that it supports the relationship between land uses within and adjacent to the Subject Site, and promotes orderly development beyond the Subject Site's boundaries due to the development of the 236-acre area as a cohesive and coordinated development.

7. The Change of Zone is consistent with the applicable airport land use plans because the General Plan Amendment was determined to be consistent with the Comprehensive Land Use Plan (CLUP) and the Air Installation Compatibility Land Use Zone (AICUZ) Study for the March Air Reserve/March Inland Port Airport.

8. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that the Change of Zone is in the public interest because it will provide for the development of the Specific Plan Area as an integrated health care campus and provide employment opportunities for residents of the region.

C. The March LifeCare Campus Specific Plan, hereinafter referred to as "SP No. 08-01" is hereby adopted as set forth in the attached Exhibit "A" which is incorporated by this reference, subject to the conditions of approval in the attached Exhibit "F" which is incorporated by this reference and which is hereby made a part of SP 08-01 as though fully set forth therein.

1. SP 08-01 shall govern and control the planning, zoning, land use, development, and development approval process for improvements for all real property delineated in the legal description set forth in the attached Exhibit "A" ("Specific Plan Area"). To the extent other planning, zoning, land use, development, and development approval process regulations adopted by the March JPA are applicable and not inconsistent or in conflict with the provisions of SP 08-01, such regulations shall apply to the Specific Plan Area and shall not be

deemed pre-empted by the adoption of SP 08-01. The governance and control of planning, zoning, land use, development and development approval process for improvements of real property shall be further defined as identified by the attached Exhibit "F" (Project Conditions of Approval). All prior zoning and land use restrictions for the Specific Plan Area in conflict or inconsistent with the provisions of SP 08-01 are hereby repealed as of the effective date of the adoption of the Zoning Ordinance, and the Planning Director of the March JPA is hereby delegated the authority to modify the Official Zoning Map of the March JPA in accordance with this Resolution to indicate the Subject Property is governed by SP 08-01.

2. All provisions of SP 08-01 are deemed separate, distinct, and severable. In the event any one or more provisions of SP 08-01 are rendered invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain valid and enforceable.

3. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that SP 08-01 was prepared, and its contents are, in accordance with Chapter 9.13 of the March JPA Development Code and California Government Code Sections 65450 et seq.

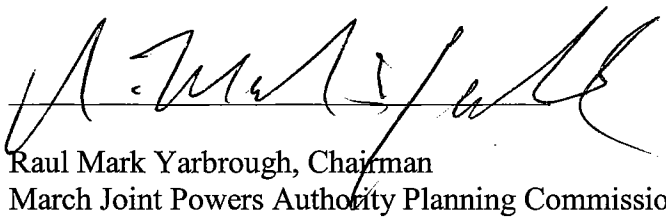
4. Pursuant to Section 9.13.090 of the March JPA Development Code and Section 65454 of the California Government Code, and based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission hereby finds that SP 08-01 is consistent with the General Plan of the March JPA ("General Plan") and systematically implements the goals and objectives of the General Plan for the reasons set forth in Appendix C (pp. 151-166) of the Specific Plan. Said reasons are hereby adopted as the findings of the Planning Commission as though fully set forth in this Resolution.

5. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Planning Commission, the Planning Commission finds that the Specific Plan Change of Zone complies with CEQA as set forth this Resolution.

SECTION 4. The Planning Commission recommends certification of the March LifeCare Campus Specific Plan Environmental Impact Report, Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Plan prepared for the proposed General Plan Amendment, Development Code/Zoning Map Amendment and Specific Plan pursuant to the provisions and requirements of the California Environmental Quality Act (CEQA) and the Planning Commission finds that the documentation prepared complies therewith; and

SECTION 5. The Chairman of the Planning Commission shall sign this Resolution and the Clerk of the Planning Commission shall certify the adoption thereof.

ADOPTED, by the members of the Planning Commission of the March Joint Powers Authority this 4th day of November, 2009.

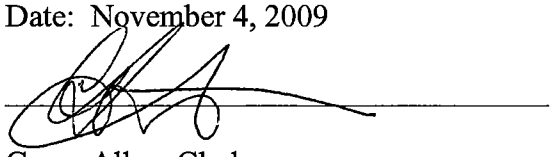


Raul Mark Yarbrough, Chairman
March Joint Powers Authority Planning Commission

I, Carey L. Allen, Clerk of the Planning Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution # JPA 09-30 was duly and regularly introduced, passed, and adopted by the Planning Commission of the March Joint Powers Authority at the regular meeting thereof held on the 4th day of November, 2009, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Ashley (2 votes), Busch, Batey, Stewart, Yarbrough
Noes:	Melendrez (2 votes)
Abstain:	None
Absent:	None

Date: November 4, 2009



Carey Allen, Clerk
March Joint Powers Authority Planning Commission

RESOLUTION NO. JPA 09-12

A RESOLUTION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING THE NEGATIVE DECLARATION FOR THE VERIZON CELLULAR ANTENNA PROJECT AND APPROVING THE VERIZON CELLULAR ANTENNA PROJECT

WHEREAS, the March Joint Powers Authority ("JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

WHEREAS, the Joint Powers Commission ("Commission") of the March JPA has responsibility for planning the use, reuse, and joint use of portions of the former March Air Force Base;

WHEREAS, on September 15, 1999, the Commission certified a final Master Environmental Impact Report ("MEIR") for the JPA General Plan (SCH No. 1997071095) ("General Plan") pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.), the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the JPA's Local CEQA Guidelines; and

WHEREAS, Verizon submitted an application to the JPA to install a 70 foot tall monopine (an unmanned cellular antenna disguised as a pine tree) with 18 panel antennas and 1 parabolic microwave antenna with accompanying equipment located in an adjacent 184 square foot prefabricated shelter to be located at the southeast corner of the parcel containing Los Hall (Parcel A-4) 15260 6th Street, Riverside, CA 92518 within the JPA ("Project"); and

WHEREAS, the Project will be located in an area that is currently not zoned; and

WHEREAS, pursuant to State CEQA Guidelines section 15063, an initial study was prepared for the Project to determine its possible environmental impact; and

WHEREAS, pursuant to CEQA, the State CEQA Guidelines, and the JPA's Local CEQA Guidelines, the JPA is the lead agency for the proposed Project; and

WHEREAS, the Project is consistent with the goals and policies of the General Plan and the MEIR for the General Plan; and

WHEREAS, on the basis of the initial study which indicated that there would not be any potentially significant environmental impacts from Project, the JPA, as lead agency, has determined that a Mitigated Negative Declaration ("Mitigated Neg. Dec.") should be prepared for the Project;

WHEREAS, the Mitigated Neg. Dec. was prepared pursuant to CEQA, the State CEQA Guidelines and the JPA's local CEQA Guidelines; and

WHEREAS, the JPA made the Notice of Intent to Adopt the Mitigated Neg. Dec.

available to the public and to all interested agencies for a 20 day review and comment period on February 13, 2009; and

WHEREAS, the JPA advertised the Notice of Intent to Adopt the Mitigated Neg. Dec. in the February 13, 2009 issue of the Press Enterprise, posted the Notice of Intent to Adopt a Mitigated Negative Declaration with the County Clerk on February 13, 2009, and mailed the notice to all property owners within 300 feet.

WHEREAS, the JPA received and considered all comments received from the public and other interested agencies on the Mitigated Neg. Dec.; and

WHEREAS, the Commission has endeavored in good faith to set forth the basis for its decision on the proposed Project; and

WHEREAS, all of the findings and conclusions made by the Commission pursuant to this Resolution are based upon the Mitigated Neg. Dec., oral and written evidence before it and the administrative record as a whole; and

WHEREAS, the Commission has reviewed the Initial Study, the Mitigated Neg. Dec., and all other relevant information contained in the record regarding the Project; 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 hereby resolve as follows:

SECTION 1. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission has reviewed and considered the information contained in the Mitigated Neg. Dec., Initial Study, and other documents contained in the administrative record for the Project. The Commission finds that the Mitigated Neg. Dec., Initial Study and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Mitigated Neg. Dec. and Initial Study have been completed in compliance with CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines.

SECTION 2. Findings on Environmental Impacts. Based on the whole record before it, including the Mitigated Neg. Dec., the Initial Study, the administrative record and all other written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project are less than significant. The Commission finds that the Mitigated Neg. Dec. 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 3. Adoption of Mitigated Negative Declaration. The Commission hereby approves and adopts the Mitigated Neg. Dec. prepared for the Project.

SECTION 4. Approval of the Project. The Commission hereby approves the Project, subject to the Conditions of Approval attached hereto as Exhibit "A".

SECTION 5. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk within five (5) working days.

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, 23555 Meyer Dr., Riverside, CA 92518.

SECTION 7. Execution of Resolution. The Chairperson of the Commission of the March JPA shall sign this Resolution and the Clerk of the March JPA shall attest and certify to the passage and adoption thereof.

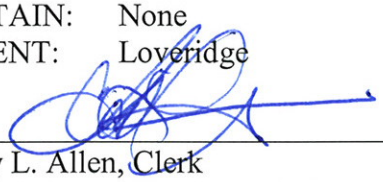
PASSED, APPROVED, and ADOPTED this 18th day of March, 2009.

Raul Mark Yarbrough
March Joint Powers Commission

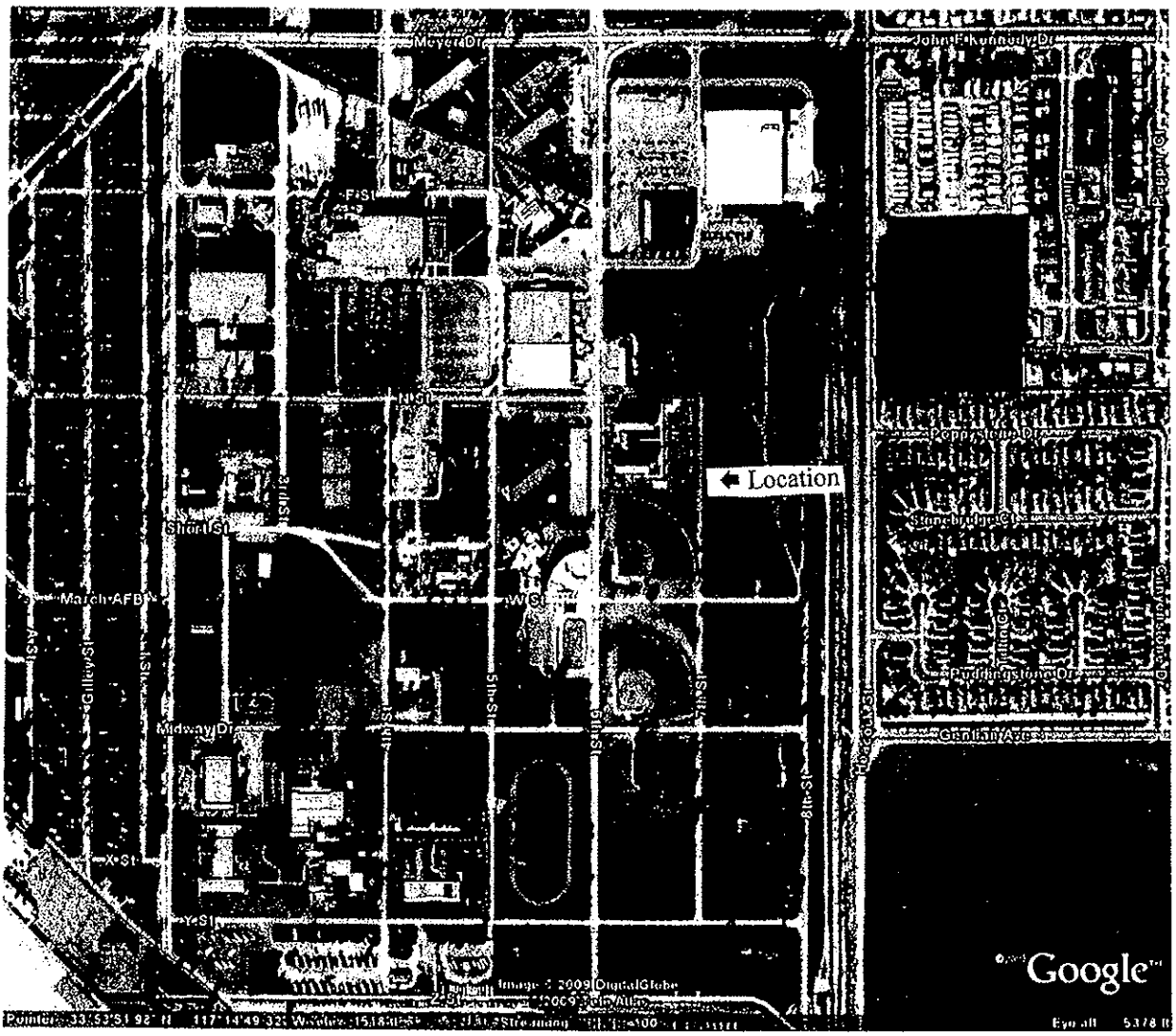
ATTEST:

I, Carey L. Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the March Joint Powers Authority held on the 18th day of March, 2009, by the following vote of the Joint Powers Commission.

AYES:	Buster, Busch, Batey, Ashley, Schiavone (2 votes), Stewart, Yarbrough
NOES:	None
ABSTAIN:	None
ABSENT:	Loveridge



Carey L. Allen, Clerk
March Joint Powers Commission

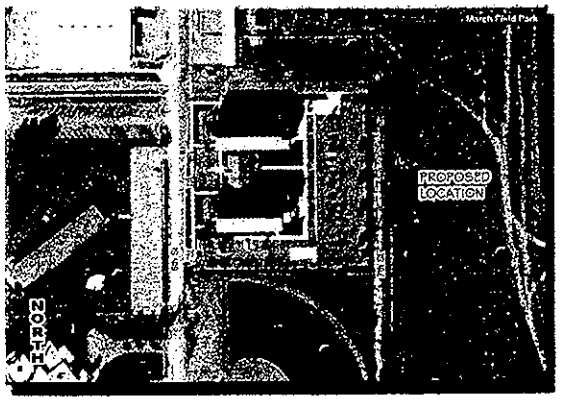

Location
Meyer Dr
John F Kennedy Dr
Fir St
Ivy St
Short St
March AFB
Gilley St
Midway Dr
Cactus Ave
Google
Image © 2009 DigitalGlobe

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TROTTER

15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

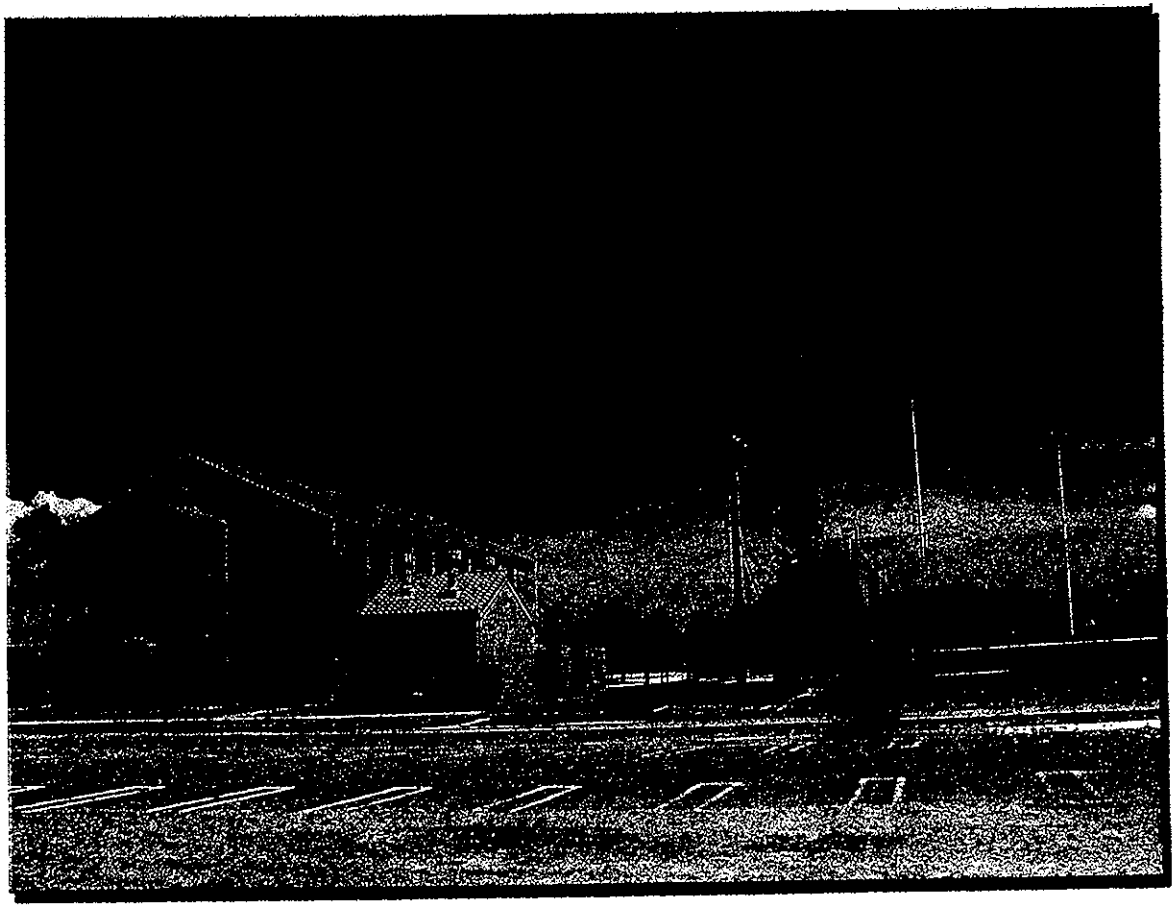
verizon wireless
1505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618



LOCATION MAP



EXISTING VIEW



VIEW 1

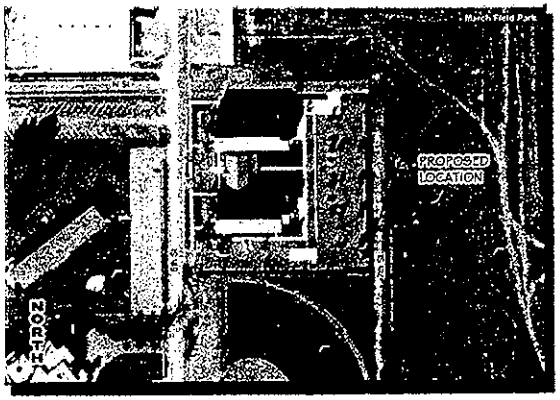
SPECTRUM
8905 W. POST ROAD
SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

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TROTTER

15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

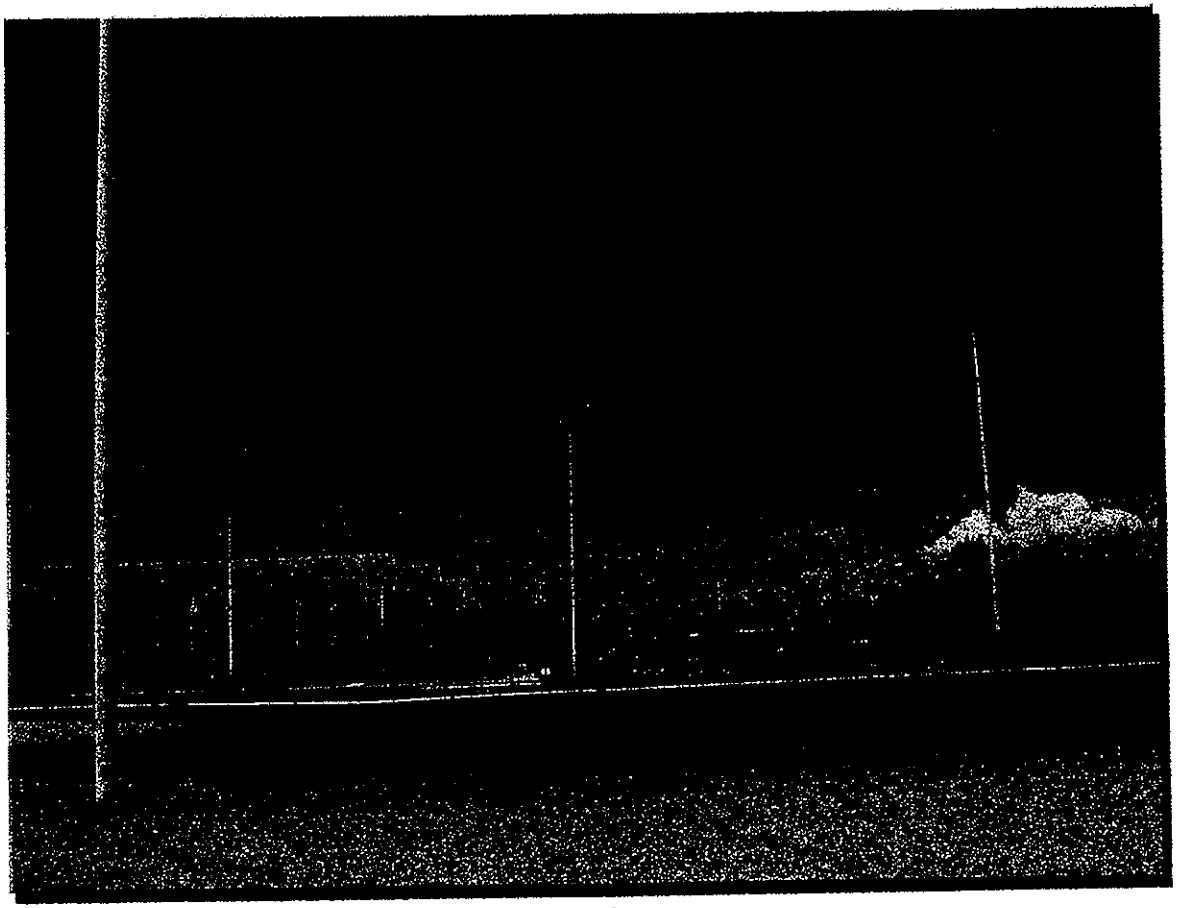
verizon wireless
1505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618



LOCATION MAP



EXISTING VIEW



VIEW 2

SPECTRUM
8905 W. POST ROAD
SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

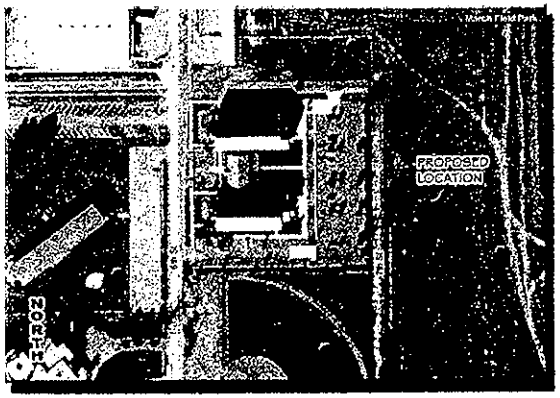
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TROTTER

15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

verizon wireless

1505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618



LOCATION MAP



EXISTING VIEW



VIEW 3

SPECTRUM

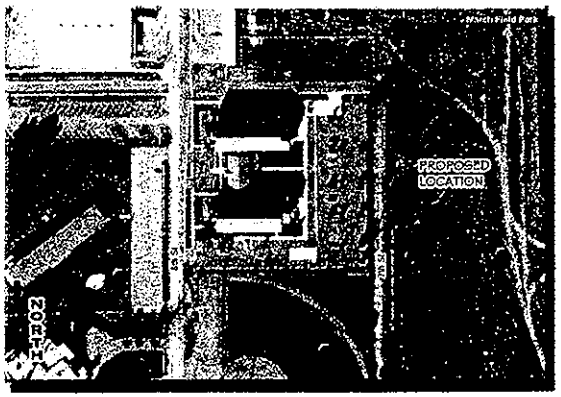
8905 W. POST ROAD
SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

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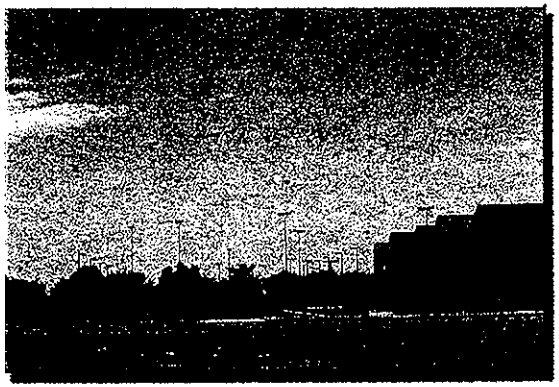
TROTTER

15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

verizonwireless
1505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618



LOCATION MAP



EXISTING VIEW



VIEW 4

SPECTRUM
8905 W. POST ROAD
SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

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Planning Commission Findings

Findings for Resolution #JPA 09-12
Adopting the Mitigated Negative Declaration for the Verizon Cell Tower Project and Approving the Verizon Cellular Antenna Project

1) The proposed project is consistent with the March Joint Powers Authority General Plan and EIR.

2) The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission.

3) The proposed project complies with applicable zoning and other regulations.

4) The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

5) The project conforms with any applicable provisions of any March JPA Redevelopment Plan.

6) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

7) The Planning Commission recommends that the March Joint Powers Commission approve the Conditional Use Permit for the Verizon Cellular Tower.

8) The Planning Commission recommends that the March Joint Powers Commission adopt Resolution # JPA 09-12 approving the Verizon Cell Tower Project subject to conditions.

EXHIBIT "A"

Conditions of Approval for Verizon Cellular antenna Project

PLANNING DIVISION

1. The site shall be developed in accordance with the approved Conditional Use Permit 08-01 on file in the Planning Division, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. (MJPA 9.14.020)

2. 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

3. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

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

5. The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from and against any claims, actions, damages and costs (including but not limited to the cost of suit and attorney's fees), injuries or liability arising out of challenges to, or claims to set aside, annul or void the approval of the applicant's proposed development or related approvals, if any (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 and shall cooperate with the Applicant in its defense against any and all such claims.

6. All utilities shall be under grounded. (MJPA 9.13.130)

7. Prior to issuance of precise grading permits, all site plans, grading plans, and street improvement plans shall be coordinated for consistency with this approval. (MJPA 9.02.030)

8. In accordance with the protocol for the Burrowing Owl Consortium, it is appropriate to require that thirty days prior to the onset of grading activities, a qualified biologist with appropriate resource agency permits shall survey the construction limits of the Project for the presence of burrowing owls and occupied nest burrows. Any occupied burrows found during the survey efforts shall be mapped on the plan. To ensure compliance with section 3503.5 of the California Fish and Game Code, if nesting and/or activity is present at any burrow site the active burrow shall be protected until nesting activity has ended. Nesting activity for the burrowing owls in the region of the planning area normally occurs from February 1 to August 31. To protect any burrow site, the following restrictions on construction are required between February 1 and August 31: (1) clearing limits will be established a minimum of 100 feet in any direction from any occupied burrow; and (2) access and surveying will not be allowed within 50 feet of any occupied burrow. Construction during non-nesting season can occur only at the site if a qualified biologist has determined that the burrows are no longer active. If an active burrow is observed during the non-nesting period, the burrow site will be monitored by a qualified biologist, and when the owl is outside the burrow entrance, the biologist will flush any owl to open space areas. The biologist will then excavate the burrow site with tools to fill the burrow with soils so owls cannot return to the burrow site.

9. The generator shall be covered with a Series 2000 Sound Attenuated Enclosure with Level II reduction.

10. The service light shall remain on only during maintenance, and not when the facility is unmanned.

11. The Developer shall provide the March JPA a bond covering the costs of removal in the instance the cellular antenna becomes abandoned.

12. Provide Knox box access to emergency services on the enclosure and the main parking lot access gate.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "B".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

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

BUILDING DEPARTMENT

1. Contact Amy Hayden at March JPA (951-656-7000) for a plan check application once conditional use permit review is approved by the Planning Department. Please complete as much of the application as you can, this will expedite permit issuance.

2. Electronic plan review service is offered for construction plan review. If you are interested in signing up and submitting your plans electronic please call our San Bernardino Willdan's Office at 909-386-0200 or send an email to *ecope@willdan.com* titled "Electronic Plan Review." There is no additional cost on submitting your plans electronically. Note the finial sets will have to be plotted, stamped and wet-signed once they are approved electronically.

3. Provide 2 sets plans and calc's. along with a soils report no more than 12 months old to building department along with a set for Planning Dpt. Review. If you choose to submit electronically, Planning department will require a hard copy at initial submittal for bldg. Plan check.

4. The geotechnical recommendations/requirements shall be included within the foundation plan for the monopole.

5. Provide overturning calculations and anchorage connection details for equipment. Note equipment weighing more than 400lbs shall have it anchorage design per ASCE 7-05 Section 13.3.1. Provide a design of the equipment shelter foundation.

6. Provide and reference details for the splice connection, if occurs. Note per ASCE 7-05 Section 13.4 attachments shall be bolted, welded, or otherwise positively fastened without consideration of frictional resistance produce by the effects of gravity.

7. Provide special inspection program on plans per 2007 CBC 1704 and 1705. The special inspection tables within Chapter 17 shall be referenced into the drawing plan set.

8. Provide the following on plans per CBC 1706.1. All content and wording shall be exact. "**Contractor Responsibility**: Each Contractor or Sub-Contractor responsible for the construction of the wind and/or seismic resisting system that is listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work requiring special inspection. The contractor's statement of responsibility shall contain the following:
   1) Acknowledgment of awareness of the special requirements contained in the statement of special inspections;
   1) Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official;
   2) Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
   3) Identification and qualifications of the person(s) exercising such control and their position(s) in the organization."

MARCH AIR RESERVE BASE

1. The band frequencies to be used with this communication facility shall be reviewed by our communication squadron before construction commences on the facility. It is the responsibility of the applicant to contact the MARB communications squadron, Mr. Donald Combs at Donald.combs@march.af.mil (951) 655-2931 and Mr. Mike Johnson 655-2278 Michael.Johnson@March.AF.MIL .

2. The materials provided in construction shall be non-reflective and all exterior lighting shall be downward directed.

3. Any terminal use of materials that include highly combustible materials, highly flammable materials, chemicals, or explosives be reviewed and approved through the March JPA with coordination of MARB.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to project development or issuance of building permits, the landowner shall convey an Avigation Easement to MARB/MIP Airport. (Contact March Joint Powers Authority at (951) 656-7000 for additional information.)

2. 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.

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

3. The above ground storage of explosives or flammable materials is prohibited. Diesel fuel storage of 100 gallons is accepted.

4. The uses specified in Appendix B of the Riverside County Airport Land Use Plan shall not be allowed.

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

9. The Federal Aviation Administration has completed an aeronautical study regarding the proposed project and has determined that the structure would not be a hazard to air navigation and that marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, such marking and/or lighting shall be installed and maintained in accordance with FAA Advisory Circular 70/460-1 70/7460-1K.

10. The specific coordinates and heights of the facility shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however that reduction in height shall not require further review by the Airport Land Use Commission.

11. Temporary construction equipment used during actual construction of the structure shall

not exceed the height of the proposed structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-2 process.

Exhibit B

Standard March JPA Operation Mitigation Measures

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

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

erosion and dust.

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

11. AQMD generator emissions.

12. Should archaeological resources be found during the minor grading, all grading shall be stopped until a qualified archaeologist assesses the significance of the findings, consistent with the mitigation measures in the Master EIR.

13. The project shall provide an executed avigation easement to the March Joint Powers Authority as a condition of project approval. Avigation easement forms are available on the March Joint Powers Website, www.marchjpa.com. Instructions for the submittal of an executed easement are available on our website.

MITIGATED NEGATIVE DECLARATION

1.	Name or description of project:	Verizon Cellular Antenna
2.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The facility will be located on the southeast corner of the parcel containing Los Hall (parcel A-4) at 15260 6th Street, Riverside CA 92518 within March JPA
3.	Entity or Person undertaking project:	Randi Newton, Spectrum Surveying and Engineering, Inc. (909) 944-5471 8390 Maple Place, Suite 110, Rancho Cucamonga, CA 91730
	A.	
	B. Other (Private)	
	(1) Name:	Los Angeles SMSA Limited Partnership dba Verizon Wireless
	(2) Address:	15505 Sand Canyon Bldg D, Irvine CA 92618

The March Joint Powers Commission, having reviewed the Initial Study of this proposed project and having reviewed the written comments received prior to the public meeting of the March Joint Powers Commission, including the recommendation of the Authority's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons supporting the March Joint Powers Commission findings are as follows:

The use is compatible with the surrounding area. Surrounding the proposed facility is a series of ball field lights, power poles, as well as several other large trees. The structure is in conformance with the FAA Part 77 as identified by FAA Determination of No Hazard to Air Navigation. Any potential impacts of noise to sensitive receptors in the area are mitigated by the infrequent use of the generator and the mitigation requiring a sound attenuation enclosure for the generator.

The March Joint Powers Commission hereby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study may be obtained at: March Joint Powers Authority 23555 Meyer Drive, Riverside CA 92518

Phone No.:	(951) 656-7000

The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Authority based its decision to adopt this Mitigated Negative Declaration are as follows:

March Joint Powers Authority, 23555 Meyer Drive, Riverside CA 92518

Phone No.:	(951) 656-7000

Date Received
for Filing: 3/18/09

Staff

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ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Verizon Cellular Antenna

2. Lead Agency Name and Address:
March Joint Powers Authority
23555 Meyer Drive
Moreno Valley, CA 92518

3. Contact Person and Phone Number: Brett Dawson, Associate Planner (951) 656-7000

4. Project Location: 15260 6th Street, Riverside CA 92518

5. Project Sponsor's Name and Address: Randi Newton
Spectrum Surveying and Engineering, 8390 Maple Place Suite 110
Rancho Cucamonga, CA 91730 (909) 944-5471

6. General Plan Designation: MU-Mixed Use

7. Zoning: Unzoned

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

Verizon is proposing to install a 70 foot tall monopine (a cellular tower disguised as a pine tree) with 18 panel antennas and 1 parabolic microwave antenna. The proposed Project necessitates the approval of a land lease and approval of a Conditional Use Permit by the March Joint Powers Commission. Ancillary equipment will be located in an adjacent 184 square foot prefabricated shelter. A 40 square foot concrete pad for a future 30 KW diesel generator will also be included. All equipment will be enclosed within a 6-foot high block wall and wrought iron gate. The facility will be located on the southeast corner of the parcel containing Los Hall (parcel A-4) at 15260 6th Street, Riverside CA 92518 within March JPA. The site currently contains Los Hall, a vacant former military dormitory and an associated parking lot. The facility will be unmanned, excluding occasional visits for routine maintenance. The facility will total 900 square feet and will be located on what is currently an existing paved parking lot and adjoining landscape area. The facility will be located slightly north of the southeast corner of the parking lot as to not interfere with the existing drainage conveyance.

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

The surrounding use to the north consists of a parking lot and undeveloped land. To the east is vacant land, to the south are baseball fields within a Moreno Valley park and to the west is a vacant former

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military dormitory building (Los Hall).

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

Federal Aviation Administration (FAA), South Coast Air Quality Management District.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that i "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology/Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use/Planning
	Mineral Resources		Noise		Population/Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities/Service Systems		Mandatory Findings of Significance		

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

	I Find that this project is a minor technical modification to the previous Mitigated Negative Declaration and all project impacts were fully reviewed by the previously adopted Mitigated Negative Declaration.
	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE

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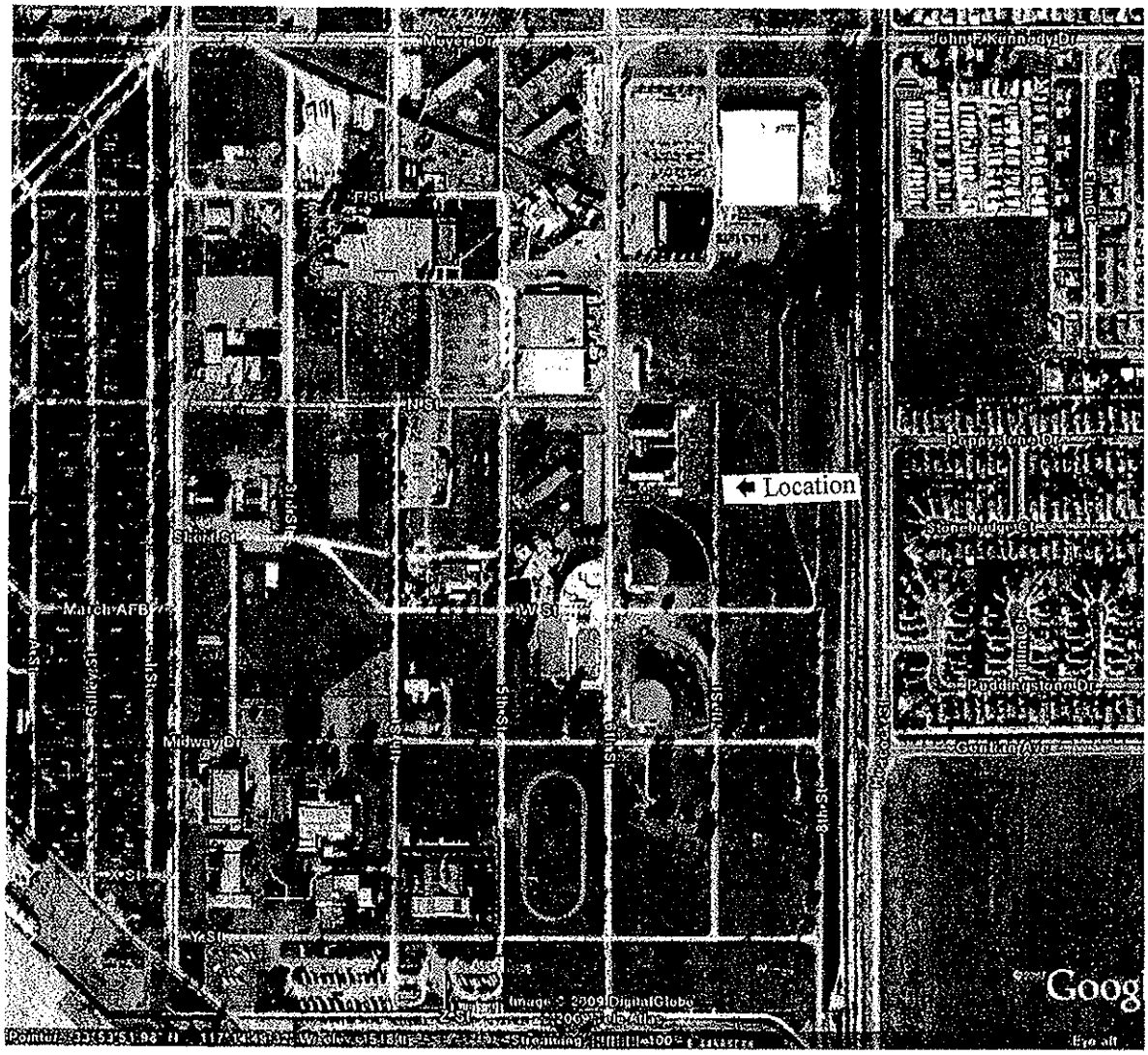
	DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For



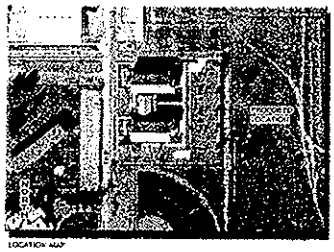
10a 107

MARCH

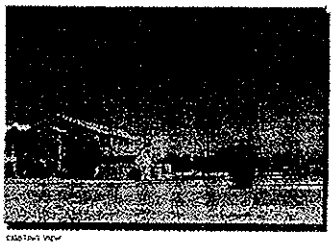
TROTTER

15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

verizonwireless



LOCATION MAP



EXISTING VIEW



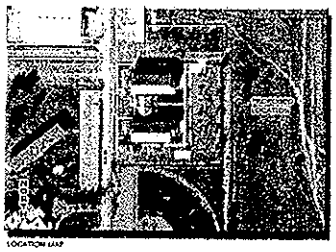
VIEW 1

SPECTRUM

TROTTER

15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

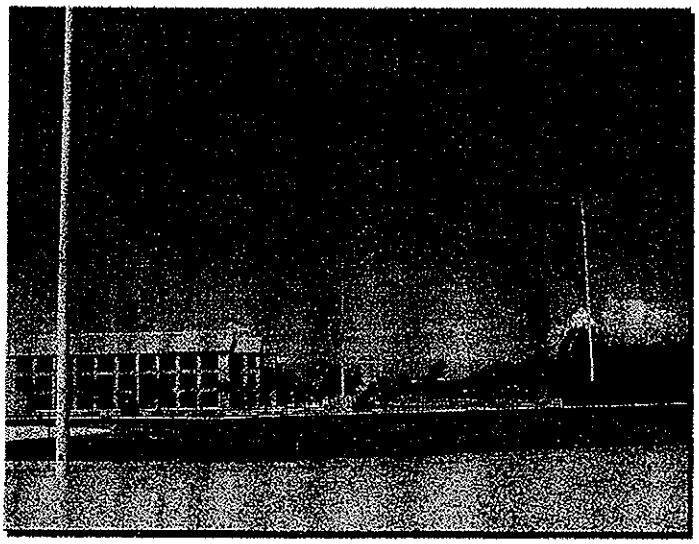
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LOCATION MAP



EXISTING VIEW



VIEW 2

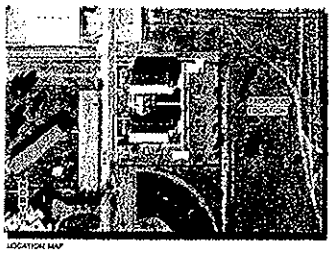
SPECTRUM

10a 108

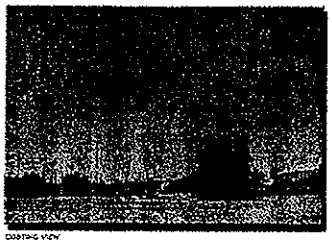
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15115 INDIAN STREET MORENO VALLEY, CALIFORNIA 92551

verizon wireless



LOCATION MAP



EXISTING VIEW

SPECTRUM

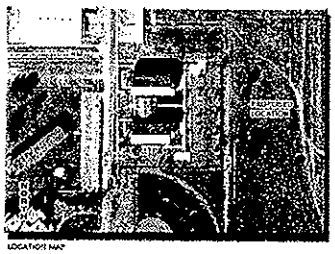


VIEW 3

TROTTER

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verizon wireless



LOCATION MAP



EXISTING VIEW

SPECTRUM



VIEW 4

10a 109

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explaine where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there a one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less tha significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has be 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 a adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impa (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

the mitigation measure identified, if any, to reduce the impact to less than significance.

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista? **The site is in a flat area with a vacant former military dormitory, of slightly lower height, approximately 150' to the west. Existing ball field lighting of approximately 80' in height and utility poles of approximately 35' in height are located in close proximity to the monopine. An existing eucalyptus tree, approximately 60' in height, is located approximately 100' to the east. A view of the distant San Bernardino and San Jacinto mountains exists to the north and east. However, given the nearby utility poles and ball field lighting, the Project design which appears as a pine tree will assure that any impact is less than significant.**			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **The proposed site is located on what is an existing paved parking lot and landscape area. The nearest highway is Interstate 215, which is approximately 1.7 miles away. However, Interstate 215 is not on the Caltrans scenic highways list (http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm) Therefore, the development will not substantially impact scenic resources near or within a state scenic highway.**				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? **The site is an existing parking lot surrounded by baseball field lighting, utility poles, existing vacant dormitory, and vacant lots.** **Refer to I a and I b. response. The proposed development will be disguised as a pine tree, and will blend in with the surrounding uses. A photo simulation has been provided displaying that the tower will blend in with the existing ball field lights, utility pole, and trees to the east of the project. The proposed cell tower and equipment will not result in**			X	

10a 111

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
any degradation of the existing visual character of the site or its surroundings.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **The monopine and equipment cabinet will be unmanned, excluding occasional visits for maintenance. There is a maintenance light that will be attached to the interior of the perimeter wall for the site, and will not be higher than 6 feet in height. The light will only be utilized during maintenance at night, which will be infrequent. Any impact will be less than significant.**			X	
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **The development is not located on or adjacent to any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as identified by the California Division of Land Resource Protection on their Farmland Mapping and Monitoring Program website at http://www.conservation.ca.gov/dlrp/cfcp/Pages/index.aspx). The development area is not zoned for agricultural uses, does not contain any agricultural uses, and is not under a Williamson Act contract.**				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? **The development area does not contain agricultural resources or land under Williamson**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Act contract.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? **Refer to sections II a and b.**				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan? **The proposed development does not conflict with the 2003 Air Quality Management Plan. The development will consist of a total of 900 square foot of building space on an existing developed parcel. The facility will be unmanned, with occasional visits by personnel for routine maintenance. The monopine use will not attract a significant number of people, or create a significant increase in traffic. There is a concrete pad proposed for the use of an emergency generator. The generator will only be utilized during emergencies and during monthly testing (for 15 minutes), and will comply with all AQMD requirements.**			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **The Air Quality Management District (AQMD) is revising the Air Quality Analysis Guidance Handbook and encourages the use of the URBEMIS model or the Appendices to Chapter 9 of the handbook for operation emissions. Because the business park use is an unmanned facility of less than 1000 square feet, emissions are anticipated to be less than 1 pound a day for operating emissions. This is significantly less than the threshold of**			X	

10a 113

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
significance. Although the use includes a backup power generator, it's use is limited to 15 minutes per month for testing and for emergency use, and would not exceed the threshold of significance.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? **Refer to response III a. and IIIb.**			X	
d) Expose sensitive receptors to substantial pollutant concentrations? **The closest sensitive receptors to the facility, is a baseball park to the south, a residential neighborhood approximately 720 feet to the east, and the Los Hall approximately 130 feet to the west.. The Los Hall is currently vacant, however there are plans to house homeless services in the building. The generator and the truck used by the maintenance staff will release pollutants associated with a truck and generator, however due that the generator will typically only run for 15 minutes a month for maintenance, and the maintenance staff will only visit the site once a month, the overall impact will be less than significant.**			X	
e) Create objectionable odors affecting a substantial number of people? **The only emissions created by the facility will be from the emergency generator, which will be tested once a month for 15 minutes. The proposed monopine use will not create any objectionable odors that would be considered significant.**			X	
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.			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fish and Wildlife Service? **The facility will be located on an existing paved parking lot and adjacent planter. To the direct east of the property, is an old concrete road. All of the improvements will occur on land that has already been developed. The proposed facility will not create any habitat modifications.**				
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? **The site area is 900 square feet of developed area. To the direct east of the property, is an old concrete road. All of the improvements will occur on land that has already been developed. The proposed facility will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.**				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **There are no Section 404 jurisdictional "waters of the US" identified on the subject property. The closest blue line defined stream is a storm channel approximately 500 feet away along Heacock Avenue.**				X
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? **Refer to response IV b. The site is currently developed and offers no valuable habitat for species. No established native resident or migratory wildlife corridors were identified on the subject property. Therefore, the proposed project will not substantially interfere with the movement of any native or resident migratory species or their**				X

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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? **The March JPA does not have a tree preservation plan.**				X
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? **Refer to response IV e. The Development does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.**				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in ' 15064.5? **The Project site has been used for the past 60 years with uses associated with March Air Force Base. The project will utilize 900 square feet of space that is currently an existing paved parking lot and landscaped planter. The project will not impact cultural resources.**				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to ' 15064.5? **The site was previously developed as a component of March Air Reserve Base. There are no known archaeological resources known to exist. Should archaeological resources be found during the minor grading, all grading shall be stopped until a qualified archaeologist assesses the significance of the findings, consistent with the mitigation measures in the Master EIR and standard project conditions of approval**			X	

10a 116

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **The site is previously developed as a component of March Air Reserve Base. There are no known paleontoligical resources known to exist. Should paleontological resources be found during the minor grading, all grading shall be stopped until a qualified paleontologist assesses the significance of the findings, consistent with the mitigation measures in the Master EIR.**			X	
d) Disturb any human remains, including those interred outside of formal cemeteries? **Refer to response V a. Should grading activities or excavation unearth unknown archaeological or paleontological resources, measures will be put into place consistent with 36 CFR 800 as they relate to archaeological or paleontological protection, as required by the mitigation measures within the Master EIR.**			X	
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. **The Development will not expose additional people or structures to substantial adverse effects involving rupture of a known earthquake fault, ground shaking, ground failure, or landslides. The two closest major faults are the Elsinore-Wittier Fault located 13 miles to the southwest, and the San Jancinto Fault located 7 miles to the northeast. The Master EIR determines a threshold of significance that has been established by AEP. The threshold determines that a project will cause significant**			X	

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
impacts to earth resources and geology if it exposes people and structures to major geological hazards, and all projects within 500 feet of an active or potentially active fault are considered to have potentially significant geologiocal/geotechnical impacts. **The project shall be constructed in accordance with the Uniform Building Code (UBC), is not located on a known fault line, and is located on soils that are suitable for this type of development. Accordingly, the proposed Project will have a less than significant impact to soils and geology.**				
ii) Strong seismic ground shaking? **Refer to response VI i.**			X	
iii) Seismic-related ground failure, including liquefaction? **Refer to response VI i.**			X	
iv) Landslides? **Refer to response VI i.**			X	
b) Result in substantial soil erosion or the loss of topsoil? **The facility will be located on what is currently an existing paved parking lot and planter. The monopine and equipment will not result in substantial soil erosion or the loss of topsoil.**				X
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? **Refer to response VI i. The Geotechnical Engineering Report for the Verizon Cellular Facility Trotter which was conducted by Geotechnical Solutions Inc. on December 9, 2008 for the site states, "Based on the investigation findings, it is concluded that development of the project is feasible from a geotechnical point of view and a cast in place concrete caisson will be the suitable foundation**			X	

10a 11e

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
support for the proposed 65-foot high monopine and the equipment shelter and enclosure walls can be supported on conventional contiguous footings and generator pad on concrete slab on grade." The Development will not create a significant impact to the geologic nature of the area.				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? **The 1999 MEIR defines the area as characterized as the Monserate-Arlington-Exeter association. The relatively dense and cohesive nature of the underlying alluvium and the presence of a shallow regional water table, results in a low susceptibility of seismically induced hazards.**				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **The proposed development will not incorporate any septic or alternative wastewater disposal systems.**				X
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **There is no hazardous material, waste, or transportation of these materials associated with this use.** **Title 47 Sec 332 of USC 332(c)(7) B iv provides a Federal pre-exemption from CEQA on cell towers, that states, "no state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the commissions regulations concerning emissions." whereby any effects created by radio**				X

10a 119

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
waves cannot be addressed.				
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? **Refer to response VII a.**				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **The nearest school is Serrano Elementary School located approximately 3,200 feet to the northeast of the site. There is no hazardous use, waste or transport associated with this use. The facility will not result in a significant impact to a school.**				X
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? **Government Code Section 65961.5 relates to superfund sites. The March Air Reserve Base is a hazardous waste site listed on the National priority list.** **Figure 3.3-2 within the 1996 Final Environmental Impact Statement for Disposal of Portions of March Air Reserve Base, California indicates that the development area is part an Installation Restoration Program site for TCR, PCE and Benzene groundwater contamination. March ARB is currently cleaning up the groundwater,** **The proposed use will not create, divert or affect groundwater recharge in any way, as it is to be located on an existing impermeable parking lot, and will not utilize groundwater or discharge liquids.**			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people			X	

10a 120

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
residing or working in the project area? **The Development is not located within the Clear Zone or Accident Potential Zones designated by the Air Installation Compatibility Use Study (AICUZ). All proposed development is located outside the 60 dB CNEL noise contour, as identified by the 2005 AICUZ, and is acceptable for the cell tower use within accordance with the General Plan, the Reuse Plan, and the Master EIR. The site is located within Airport Influence Area II of the Riverside County Airport Land Use Plan (ALUP), whereby an avigation easement will required to be obtained prior to building permit issuance. An FAA Determination of No Hazard To Air Navigation has been determined by the Federal Aviation Administration for the facility, indicating that the structure would not be a hazard to air navigation.**				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **The site is not located within the vicinity of a private airstrip.**				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **The development is proposed on the back corner of an existing parking lot. The total square footage of the facility totals 900 square feet. The development will not interfere with an adopted emergency response plan.**				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **The site is surrounded by an urbanized area. The cell tower use will not expose people or structures to a significant risk of loss involving wildland fires.**				X
VIII. HYDROLOGY AND WATER QUALITY. Would				

Da 121

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
the project:				
a) Violate any water quality standards or waste discharge requirements? **The project will not have any discharge or create any waste. The facility will be unmanned excluding occasional visits for routine maintenance. Because the facility is under an acre in size no Storm Water Pollution Prevention Plan is required.**				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? **The facility is an unmanned cellular tower and accompanying equipment. The facility will not require any water or create any discharge, whereby it will not affect groundwater supplies or drainage. On the southeast corner of the existing parking lot is an existing concrete conveyance channel. The facility will be located slightly north of the swale, and the existing drainage of the parking lot will remain the same in order to avoid altering the existing drainage and storm drain.**				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? **Refer to response VIIb.**				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **Refer to response VIII b.**				X
e) Create or contribute runoff water, which would				X

10a 122

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? **Refer to response VIII b.**				
f) Otherwise substantially degrade water quality? **Refer to response VIII b.**				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **The Development will not create any additional housing.**				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **The Development is located within a 100-year flood hazard area; however the site and surrounding area is relatively flat. The nearest storm channel is approximately 500 feet to the east. The total size of the site is 900 square feet. Due to the distance to the storm drain and the small size of the facility, the structure will not impede flood flows.**			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **The Development is unmanned, and nowhere near a levee or dam. The facility will not expose additional people to flooding or the result of the failure of a levee or dam.**			X	
j) Expose people or structures to inundation by seiche, tsunami, or mudflow? **The proposed Development is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. The site is protected from the adjacent area to the west by concrete lined storm drains.**				X

10a 123

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community? **The Development will not be located adjacent to any residential communities.**				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **The proposed development will comply with the approved General Plan Land Use. The facility will be located on 900 square feet of the existing southeast corner of the parking lot serving Los Hall. The section referred as the Northeast Planning Subarea was not zoned, whereby the subject site has no designated zoning. There is an active application for a March Life Care Specific Plan, the Notice of Preparation was sent out in July 2008.**			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Development of the site complies with the long-term build-out of this area. The use is consistent with the future development goals identified within the March JPA General Plan and the development requirements contained within the March JPA Development Code. Based upon the aforementioned, there are no significant impacts to land use.**			X	
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **The site area does not contain any known unique non-renewable or valuable resources or materials, and has no special designation under SMARA.**				X
b) Result in the loss of availability of a locally-				

10a, 124

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Refer to response X a.**				X
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **The use involves an unmanned cellular tower use and will not generate noise levels in excess of standards established in the general plan or noise ordinance.**				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Refer to response XI a.**				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Refer to response XI a.**				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **The facility contains a concrete pad for the location of a future generator. The generator will only cycle one time per month for 15 minutes for routine maintenance, excluding an instance of emergency or power failure where the generator will be utilized. The closest sensitive receptors to the facility, are a baseball park to the south, a residential neighborhood approximately 720 feet to the east, and the Los Hall approximately 130 feet to the west. The Los Hall is currently vacant, however there are plans to house homeless services in the building. The generator, will be surrounded by a 6 foot concrete block wall. In order to insure compatibility with the sensitive receptors, the applicant will incorporate sound**		X		

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
attenuation with a sound attenuated enclosure for the future generator. The generator is required to be covered with a Series 2000 Sound Attenuated Enclosure with Level II reduction. Due that the generator will typically only run for 15 minutes a month for maintenance, will be surrounded by a block wall, and an enclosure, the overall impact will be less than significant.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **According to the 2005 Air Installation Compatibility Use Zone (AICUZ) study for March Air Reserve Base, the proposed monopine facility is located within a Community Noise Equivalent Level (CNEL) less than 60 dB. Based on the 2005 AICUZ, communications uses are considered compatible in areas of 60 dB CNEL or less. The site is located within Airport Influence Area II of the 1984 Riverside County Airport Land Use Plan (RCALUP) whereby an avigation easement will be completed prior to site development.**				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **The Development is not located within the vicinity of a private airstrip.**				X
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? **The Development will consist of a monopine and accompanying equipment. These facilities will provide cellular service to the surrounding community. The use will not create any population growth in the area.**				X

10a 12d

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Refer to response XII a.**				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Refer to response XII a.**				X

XIII. PUBLIC SERVICES. Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: **The new development is required to adhere to adopted codes and standards. Due to the nature of the monopine, there is no impact to schools. The site is served by County Fire Station #65 located on the intersection of Indian Avenue and JFK, with supplemental service available through the mutual aid agreement with local fire providers. The use will pay County of Riverside impact fees for police and fire services. The site will be unmanned whereby reducing the need for any emergency or police personnel. Knox Boxes will be located onsite.**			X	
Fire protection? **Refer to response XIII a.**			X	
Police protection? **Refer to response XIII a.**			X	
Schools? **Refer to response XIII a.**			X	

10a 127

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Parks? **Refer to response XIII a.**			X	
Other public facilities? **Refer to response XIII a.**			X	

XIV. RECREATION. Would the project:

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **As identified within item 13(a), the monopine will be an unmanned facility and will not attract any additional people.**				X
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? **Refer to response XIV a.**				X

XV. TRANSPORTATION / TRAFFIC. Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? **The monopole will be an unmanned facility. It will have occasional visits by maintenance personnel for maintenance purposes only. It will not create a substantial increase in traffic.**			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? **Refer to response XV a.**			X	

10a 12e

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **The Development will not result in any change in air traffic patterns. The FAA has issued a Determination of No Hazard to Air Navigation which states that the development will not result in a safety risk to air navigation**			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **The proposed development has no dangerous design features including dangerous intersections, sharp turns or incompatible land uses.**				X
e) Result in inadequate emergency access? **The site is located within the parking lot of Los Hall which is gated. The facility will be surrounded by a brick wall with a locked access. Both gates will have Knox boxes for emergency access.**			X	
f) Result in inadequate parking capacity? **The facility will be unmanned with occasional visits for maintenance. The proposed use is located within an existing parking lot. The site will occupy approximately three parking spaces and a planter. The los hall facility is vacant, but capable of housing 200 tenants, with 142 remaining spaces. Whereby the parking is adequate.**			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? **The facility is unmanned, and will not affect any local policies or plans pertaining to alternative transportation.**				X

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:

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Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **The project will be unmanned and will not create any discharge, waste or utilize any water.**				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Refer to response XVI a.**				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **Refer to response XVI a.**				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). **Refer to response XVI a.**				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Refer to response XVI a.**				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Refer to response XVI a.**				X
g) Comply with federal, state, and local statutes and				X

10a 130

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
regulations related to solid waste? **Refer to response XVI a.**				

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or 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, 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? **The Development, as proposed, has less than significant impacts to the environment, does not contribute to substantial habitat reduction for plant or wildlife communities, and does not have a significant impact to archaeological or paleontological resources as identified in the analysis and approval of the Master EIR.**			X	
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? **This threshold is addressed in section 3.1 of the MEIR. Accordingly, due to the small size of the development, it would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.**			X	
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.) **The cumulative impacts associated with the development are considered less than significant, as identified within the Mitigated Negative Declaration.**				

10a 13

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? **The Development has minor direct or indirect impacts to human beings, which are considered less than significant, as identified in the Mitigated Negative Declaration.**			X	

References

Barnes, Nancy MWH Final 2006-2007 Annual Monitoring Report AFRC and AFRPA Groundwater Monitoring Program

Best, Best, and Kreiger, 2005. CEQA 2006 Guidelines – March JPA

CELSOC, 2007. 2007 California Environmental Quality Act CEQA Guidelines

Department of Agriculture, Soil Conservation Service. Soil Survey, Western Riverside Area, California. November 1971.

Department of the Air Force, Unites States of America, 1996. Final Environmental Impact Statement Volume I Disposal of Portions of March Air Force Base, California Restoration Program (IRP) Sites and Ordinance Rang

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Geotechnical Solutions Inc. Geotechnical and Environmental Engineering 2008 Geotechnical Engineering Repo Verizon Cellular Facility Trotter

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March Joint Powers Authority, 1996. March AFB Redevelopment Project and EIR, Urban Future.

March Joint Powers Authority 1995. March Air Force Base Realignment, Report of the Infrastructure Committe prepared by the Infrastructure Committee.

March Joint Powers Authority, 1996. March Air Force Base Reuse Plan, prepared in association with Western Riverside Council of Governments, March Planning Team.

PMJM Aviation/ AE Com Airport Layout Plan

March Joint Powers Authority, February 2003. Traffic Circulation and Phasing Study, Riverside California.

Parsons Brinkerhoff Quade & Douglas, March JPA Transportation Study Technical Report, December 1998.

Riverside County Flood Control and Water Conservation District. Riverside County Area Drainage Plans.

10a 133

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U.S. Air Force, August 2005. March AFB AICUZ Study.

Western Riverside Council of Governments, 1994. Subregional Comprehensive Plan, Riverside California.

West Riverside County Natural Hazard Disclosure Map @ http://www.fire.ca.gov?ab6/nhd33w.pdf

State Scenic Highways **http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm**

Farmland Maps http://www.consrv.ca.gov/dlrp/FMMP/Pages/index.aspx

LESA http://www.consrv.ca.gov/DLRP/Pages/gh_lesa.aspx

2006-2007 Annual Monitoring Report. https://afrpaar.lackland.af.mil/ar/docsearch.aspx

Location Where Earlier Analyses, if used, are available for review:

March Joint Powers Authority, 23555 Meyer Drive, Riverside CA 92518

10a 13A

Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-0520

Aeronautical Study No.
2009-AWP-16-OE

Issued Date: 02/03/2009

Brett Dawson
March JPA
23555 Meyer Drive
Riverside, CA 92518

**** 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:	Antenna Tower Trotter Cell Tower
Location:	Moreno Valley, CA
Latitude:	33-53-53.39N NAD 83
Longitude:	117-14-44.68W
Heights:	70 feet above ground level (AGL) 1590 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:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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 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 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.

A copy of this determination will be forwarded to the Federal Communications Commission if the structure is subject to their licensing authority.

10a 135

If we can be of further assistance, please contact our office at (817) 838-1993. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2009-AWP-16-OE.

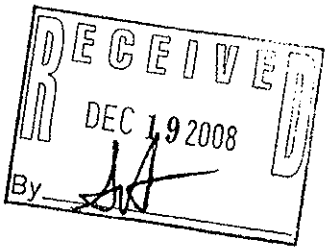
Signature Control No: 612672-108054473 (DNE)
Joan Tengowski
Technician

Attachment(s)
Frequency Data
Map(s)

10a 136

AIR ORT LAND USE COMMIS ON
RIVERSIDE COUNTY

RCALUC



December 17, 2008

Case Number:PP 08-08 Trotter Cell Tower (Monopine)
Applicant: Verizon Wireless
A.P.N. #: 294-080-001

Dear Mr. Brett Dawson:

The above referenced case transmittal was reviewed by ALUC staff and was determined not to require further ALUC review. The project is located within Area II of the March Air Reserve Base, within the City of Perris. The project proposes to construct and operate a 70 foot tall monopine communication antenna. The project size is approximately 900 square feet and be enclosed by a 6 foot high block wall.

The project may be subject to FAA review based upon FAA criteria.

If you have any questions, please contact Brenda Ramirez, ALUC Contract Planner, at (951) 955-0549.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Brenda Ramirez, Contract Planner

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
March Joint Powers Authority (Attn.: Dan Fairbanks)
City of Perris Planning Department (Attn: Brad Eckhardt)

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St, 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

10a 137

WESTERN
MUNICIPAL
WATER
DISTRICT

John V. Rossi
General Manager

Charles D. Field *Division 1* | Thomas P. Evans *Division 2* | Brenda Dennstedt *Division 3* | Donald D. Galleano *Division 4* | S.R. Al Lopez *Division 5*

December 9, 2008

Brett Dawson, Associate Planner
March Joint Powers Authority
23555 Meyer Dr.
Riverside, CA 92518

CASE NUMBER P08-08, TROTTER CELLULAR TOWER (MONOPINE)

Reference is made to your letter dated November 19, 2008, concerning the comments for the Trotter Cellular Tower mentioned above. Western Municipal Water District (Western) has reviewed the new location for the facility and has the following comments:

> Western has an existing 6 inch distribution water main line in 6th Street approximately 310.40 feet south of "N" Street. From this point, there is an additional existing 6 inch distribution water line extending approximately 52.10 feet east from the 6th Street water line.

Western's water pipeline facilities mentioned above do not appear to be in conflict with your proposed Wireless Communication Facility. However, please send us an exhibit showing a profile view of our facilities in reference to your proposed facilities so that we can verify. We have enclosed a map for your reference.

If you have any questions please contact Development Services at 951-789-5000.

Tammy Martin

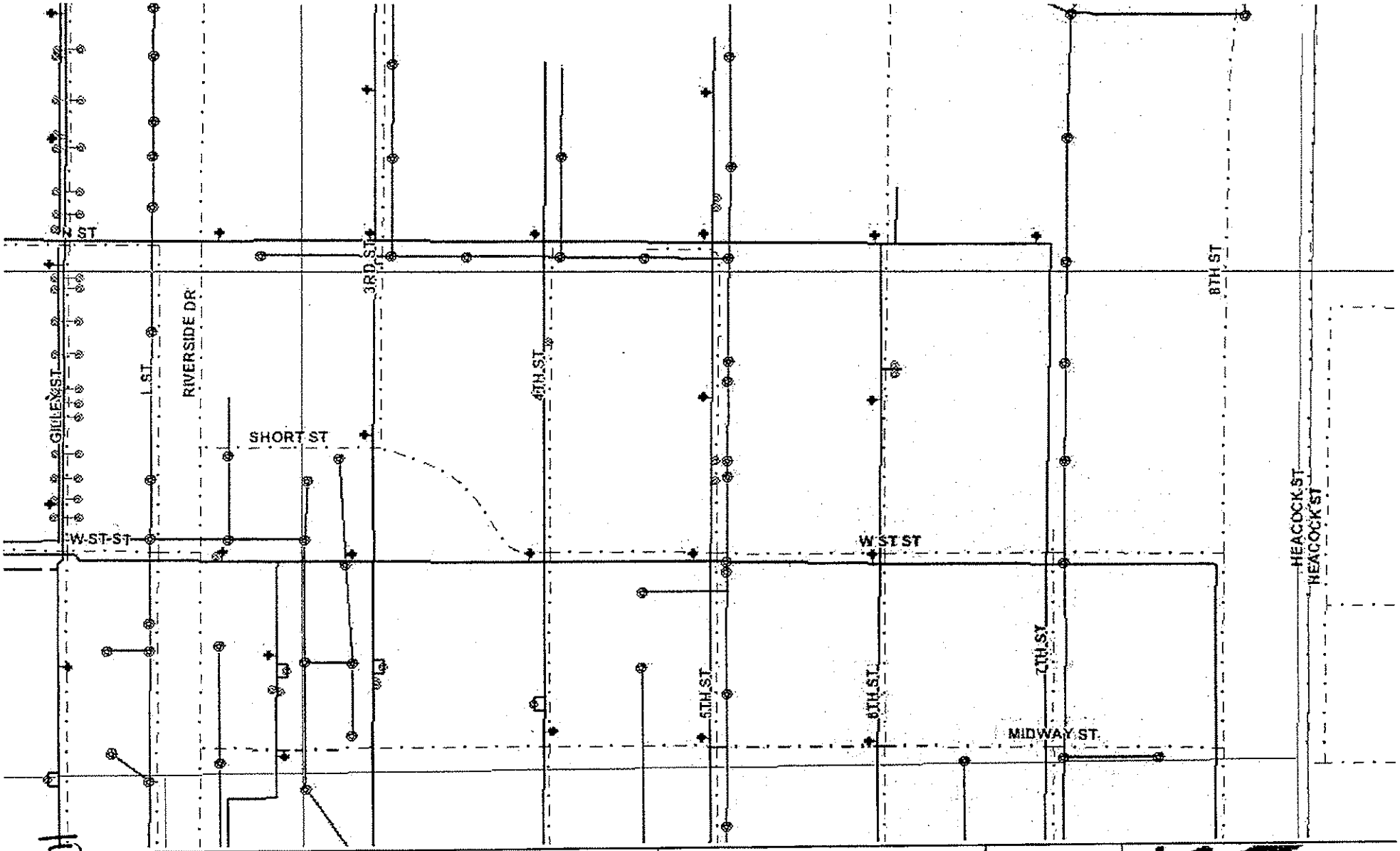
TAMMY MARTIN
Engineering Technician

TM:sc

DEC 10 2008

Mail to: P.O. Box 5286, Riverside, California 92517-5286
450 E. Alessandro Blvd. Riverside, California 92508
(951) 789-5000 • FAX (951) 780-3837
www.wmwd.com

10a 138



Scale: 1"=300 feet

Title:

Date: 12/4/2008

N
W E
S

WESTERN MUNICIPAL WATER DISTRICT

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact WMWD_DEVSERVICES staff for the most up-to-date information.

TEL: 951.413.3280
FAX: 951.413.3719
WWW.MORENO-VALLEY.CA.US

MORENO VALLEY
WHERE DREAMS SOAR

14075 FREDERICK STREET
P. O. BOX 88005
MORENO VALLEY, CA 92552-0805

December 8, 2008

March Joint Power Authority
2355 Meyer Drive
Riverside, Ca 92518

Attention: Brett Dawson, Associate Planner

Reference: Trotter Cellular Monopine, Case No. PP 08-08

Dear Mr. Dawson:

We have reviewed the plans submitted to the City of Moreno Valley for input. After reviewing the documents, the City has a concern with the close proximity of the proposed generator to park facilities. Therefore, it is staff's recommendation that a quiet generator be specified for use at this location.

If you have any questions or need additional information, please let me know.

Sincerely,

Tony Hetherman
Parks Projects Coordinator

c: Mike McCarty, Director of Parks and Community Services Department

RECEIVED
DEC 17 2008
By

DEPARTMENT OF THE AIR FORCE
AIR FORCE RESERVE COMMAND

RECEIVED
DEC 11 2008
By

DEC 0 4 2008

MEMORANDUM FOR MARCH JOINT POWERS AUTHORITY
ATTN: BRETT DAWSON, ASSOCIATE PLANNER
23555 MEYER DRIVE
RIVERSIDE CA 92518

FROM: 452 Mission Support Group/Civil Engineers
Base Operating Support
610 Meyer Drive, Bldg. 2403
March ARB CA 92518-2166

SUBJECT: Plot Plan No. 08-08

1. The March Air Reserve Base (MARB) review of the proposal to install a seventy (70) foot tall monopine with eighteen (18) panel antennas and one parabolic microwave antenna and an adjacent one-hundred eighty-four (184) square foot prefabricated shelter located at 15260 Sixth Street is provided with this memorandum.

2. We ask that the band frequencies to be used with this communication facility be reviewed by our communication squadron before construction commences on that facility. It is the responsibility of the land owner and/or developer to contact the MARB communications squadron, Mr. Donald Combs at donald.combs@march.af.mil, (951)655-2931.

3. The property owner and/or developer are responsible for conducting a land survey to verify the distances and elevations as they relate to MARB primary runway. MARB recommends that before this case goes to the Planning Commission for review the property owner and/or developer should conduct the land survey to verify the distances and elevations as they relate to the MARB primary runway surface before the commission approves/disapproves this project.

4. We ask that materials provided in construction be non-reflective. We ask that all reflective materials such as outside ductwork, windows and roofs be painted or covered with a non-reflective material, and all exterior lighting be downward directed.

5. Additionally, we ask that terminal use of the facility that may include highly combustible materials, highly flammable materials, chemicals, or explosives be reviewed and approved through your office with the coordination of MARB. This request is made in the interest of safety for our mission aircraft and emergency response personnel.

6. Thank you for the opportunity to review and comment on this development. If you have any further questions, please contact Mr. Jack Porter Jr. at (951) 655-2115.

Richard E. Eunice

RICHARD E. EUNICE, P.E.
Base Civil Engineer

10a 141

Brett Dawson

From: Michael.W.Johnson@March.af.mil
Sent: Tuesday, December 16, 2008 4:28 PM
To: Brett Dawson
Cc: Michael.W.Johnson@March.af.mil
Subject: Re: Cell Tower

Brett,

There are no negative issues for March concerning the new Verizon cellular base station. Thank you.

Mike Johnson
March ARB
ISM

Sent from my BlackBerry Wireless Handheld

From: Brett Dawson
To: Johnson, Michael W Civ USAF AFRC 452 CS/SCMR
Sent: Tue Dec 16 19:24:01 2008
Subject: Cell Tower

10a 142

TETRA TECH

N4190-01

January 28, 2009

March Joint Powers Authority
23555 Meyer Drive
Riverside, Ca 92518

Reference: PUBLIC NOTICE TO LOCAL ZONING BOARD

To Whom It May Concern:

Pursuant to the FCC rules regarding review under Section 106 of the National Historic Preservation Act, we are contacting you in regard to any potential impacts to historic properties or cultural resources. Verizon Wireless is proposing the installation of a 70' stealth structure at 15260 6th Street, Riverside, California 92501. An 11'-6" x 16' prefabricated equipment shelter and an emergency power generator will be located within a 30' x 30' lease area enclosed by a block wall. Any information or comments you may have regarding this project's potential impact to historic properties or cultural resources can be made by contacting Dorothy Knowlton, Tetra Tech, Inc., 348 West Hospitality Lane, Suite 100, San Bernardino, California 92408, (909) 381-1674 x 353. A formal submission will be made at a later date for zoning approval of the project.

Sincerely,

TETRA TECH, INC.

Dorothy Knowlton
Environmental Scientist, R.E.A.

RECEIVED
JAN 30 2008
By

Tetra Tech, Inc.
348 West Hospitality Lane, Suite 100, San Bernardino, CA 92408-3214
Tel 909.381.1674 Fax 909.889.1391 www.tetratech.com

10a 143

JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

Joint Public Hearing – Action Item
Agenda Item No. 10a

Meeting Date: March 18, 2009

Action: **APPROVE CONDITIONAL USE PERMIT 08-01 FOR THE VERIZON CELLULAR ANTENNA AND ANCILLARY EQUIPMENT LOCATED AT 15260 6TH STREET, SUBJECT TO CONDITIONS**

Planning Commission Proposed Motions:

1) Find that the proposed project is consistent with the March Joint Powers Authority General Plan and Master EIR and that the Mitigated Negative Declaration reflects the independent judgment of the Planning Commission; and

2) Adopt the Planning Commission findings and recommend that the March Joint Powers Commission adopt Resolution #JPA 09-12 approving Conditional Use Permit 08-01, subject to conditions.

Joint Powers Commission Proposed Motions:

1) Adopt the findings, find that the proposed project is consistent with the March Joint Powers Authority General Plan and Master EIR, determine that the Mitigated Negative Declaration reflects the independent judgment of the March Joint Powers Commission, and approve the Mitigated Negative Declaration for the Verizon Cellular Antenna; and

2) Adopt Resolution # JPA 09-12 approving CUP 08-01 subject to conditions; and

3) Direct staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Guidelines for Implementing the California Environmental Quality Act.

Applicant: Randi Newton, Spectrum Surveying and Engineering

Project Overview:

Verizon is proposing to install a 70 foot tall monopine (a cellular antenna disguised as a pine tree) with 18 panel antennas and 1 parabolic microwave antenna. The proposed Project necessitates the approval of a land lease and the approval of a Conditional Use Permit by the March Joint Powers Commission. Ancillary equipment will be located in an adjacent 184 square foot prefabricated shelter. A 40 square foot concrete pad for a future 30 KW diesel generator will also be included. All equipment will be enclosed within a 6-foot high block wall and

wrought iron gate. The facility will be located on the southeast corner of the parcel containing Los Hall (Parcel A-4), a vacant former military dormitory and associated parking lot. The facility will be unmanned, excluding occasional visits for routine maintenance. The facility will total 900 square feet and will be located on what is currently an existing paved parking lot and adjoining landscape area. The facility will be located slightly north of the southeast corner of the parking lot so as to not interfere with the existing drainage conveyance.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Mixed Use/not zoned	Parking lot and Vacant Land
West	Mixed Use/not zoned	Los Hall (former military barracks)
South	Park/Recreation/Open Space/ Not zoned	Baseball Fields within the Moreno Valley Park
East	Park/Recreation/Open Space/ Not zoned	Vacant Land

Analysis:

Conformance with the General Plan:

This application is consistent with the following General Plan Land Use Policies:

- General Plan Land Use Policy 3.5: Permit the development of service facilities ancillary to primary development.

- General Plan Land Use Policy 11.2: Provide and maintain existing infrastructure and enhance service levels to meet the needs of the March JPA Planning Area.

Site Compatibility:

The site is located within a peripheral area of the Los Hall site. The surrounding area contains California Pepper and Aleppo Pine trees located within the park to the south, the parking lot to the west, and the undeveloped area to the east. Though the form of the monopine is more upright and narrow that the surrounding trees, it never-the-less fits the character of the area which includes many trees.

Notification:

The Conditional Use Permit was sent to 18 interested parties on November 19, 2008. A Notice of Intent to adopt a Mitigated Negative Declaration was routed to 18 responsible agencies and interested parties on February 13, 2009. A Notice of Public Hearing was advertised in the Press Enterprise and letters were sent to all servicing utilities, all public service providers, applicable school districts, adjacent jurisdictions and all property owners within 300' on March 6, 2009.

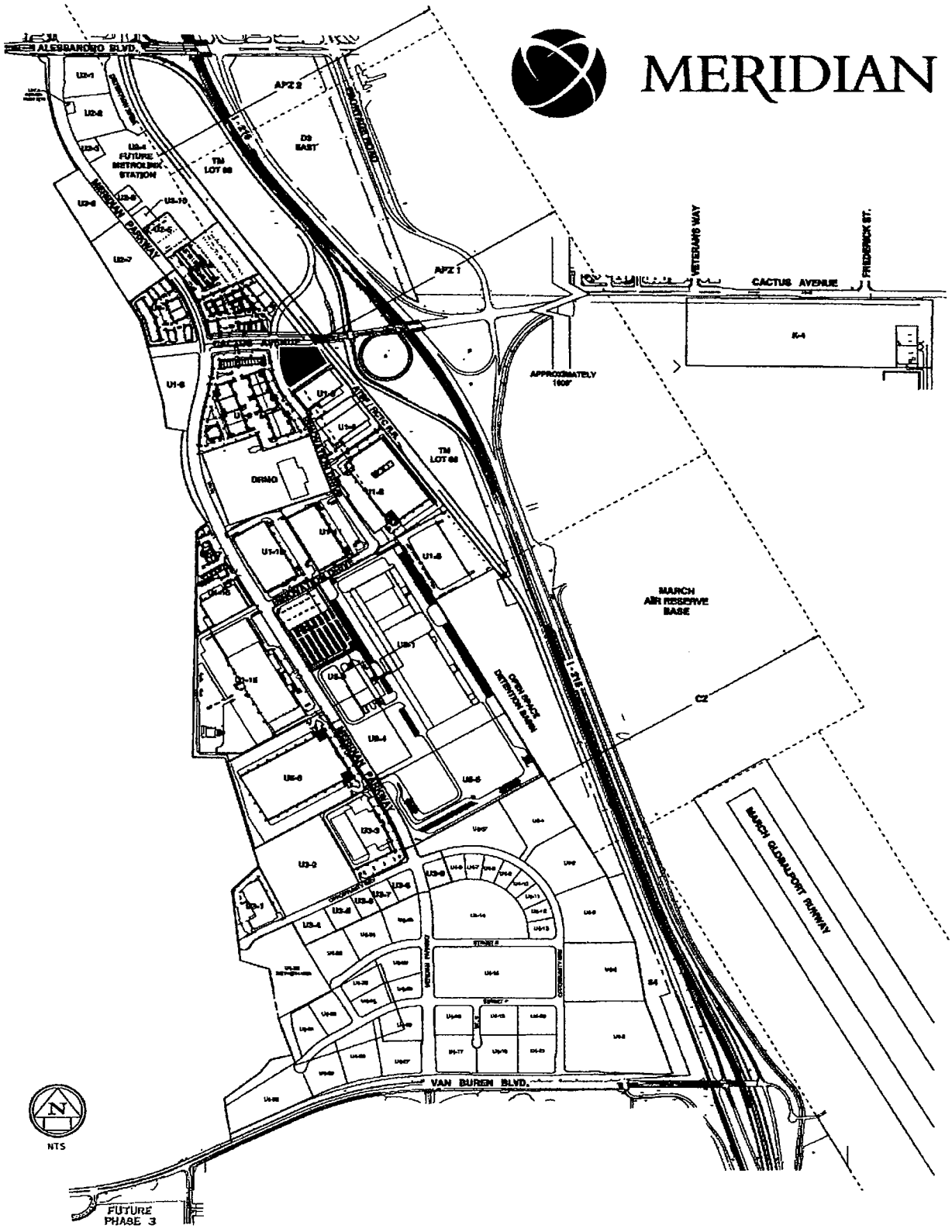
CEQA Compliance:

With a building area of less than 2,500 sq/ft, a Class 3 Categorical Exemption could be considered for this site (CEQA Guidelines 15303). However, given the proximity to a Moreno

Valley Park and to housing opportunities in Los Hall (currently vacant), an initial study was prepared. Through the Initial Study/Mitigated Negative Declaration process, a Mitigation Measure was included to require the future emergency generator to incorporate sound attenuation to reduce impacts at the park and residential areas (noise sensitive receptors).

Attachments:

1) Location of Site
2) Photo Simulations
3) Required Findings
4) Resolution #JPA 09-12 including Project Conditions of Approval
5) Initial Study/Mitigated Negative Declaration
6) Comments Received Regarding CUP


MERIDIAN
ALESSANDRO BLVD.
APZ 2
APZ 1
CACTUS AVENUE
VETERANS WAY
FREDERICK ST.
MARCH AIR RESERVE BASE
CZ
MARCH GLOBALPORT RUNWAY
VAN BUREN BLVD.
FUTURE PHASE 3
NTS
LNR Property Corporation
Kimley»Horn and Associates, Inc.
NORTH CAMPUS COMPOSITE
March 27, 2007

9(a) 29

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. The proposed project includes the following application:

   Plot Plan No. 08-02: This project will develop a 44,772 square foot building on 3.22 acres within the Meridian Business Center Specific Plan. The proposed light industrial shell building will be established with the intent that a future user will submit a tenant improvement application to show that they are in compliance with all project conditions of approval as well as the requirements of the Meridian Business Park Specific Plan. A portion of the site is located within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. Therefore, future users that will have the potential of utilizing or storing hazardous materials on site shall be required to meet with the JPA and MARB prior to submitting a Tenant Improvement application for review. The proposed building is consistent with the March Joint Powers Commission Resolution 08-01 which determined the developable building areas for Meridian properties within Meridian located in APZ I and APZ II.

2. The site shall be developed in accordance with these conditions of approval on file in the Planning Division, the March Business Center Specific Plan, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the approved color scheme and materials, labeled PP08-02, Exhibit M, dated 4/2/2008. (MJPA 9.14.020)

3. The development of the premises shall conform substantially with that as shown on the following APPROVED EXHIBITS, in addition to revisions made through these conditions of approval. Approved Site Plan = PP 08-02, Exhibit A-1, dated 4/21/08. Approved Elevation Plans = PP 07-02, Exhibit C, Amended No. 1, dated 12/19/08. Approved Materials Board = PP 08-02, Exhibit M, dated 4/21/2008.

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

5. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

6. This development is located within Specific Plan SP 02-01. The provisions of the specific plan including the permitted uses, the design guidelines, their subsequent amendments, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

7. The development and allowed uses will comply with the Riverside County Airport Land Use Commission (ALUC) requirements, as identified in the Specific Plan. (MMRP)

8. Office areas and noise sensitive uses within the 65 dB CNEL noise contour shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)

9. CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all developments emitting stationary source air pollutants. In addition, all developments involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD. (MMRP)

10. Any new users that will utilize or store any form of hazardous materials on the project site shall meet with the JPA and the March Air Reserve Base staff prior to submitting a Tenant Improvement application for processing. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. (MMRP)

11. Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways, and buildings on adjacent sites. (MJPA Design Guidelines) Due to limitations to the site design (i.e. Fire turnaround area on the site, public view of the site from neighboring Right of Ways, and parking requirements) any future user interested in implementing an outside storage area on the project site shall submit a proposal, a screening plan and line of site plan to the JPA Planning Manager and Riverside County Fire for review and approval.

12. The developer shall demonstrate that all South Coast Air Quality Management District permits have been obtained prior to the issuance of the certificate of occupancy. (MEIR)

13. The development shall provide preferential parking spaces for car pools and vanpools. (MMRP)

14. Stationary source emissions from commercial structures shall be reduced by reducing energy demands, inclusive of installing solar or low emission water heaters, double paned windows, using light colored roof materials, orienting buildings to the north for natural cooling, and increasing attic insulation beyond Title 24 requirements. (MEIR) Meet with Edison's Savings By Design Staff to identify the feasibility of participating in their program for special rebates and/or financial assistance. Contact Charlie Nadig of Southern California Edison for further information at (909) 357-6238.

15. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5' loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)

9(a)31

16. Final site plans for Planning review must include the following:
(a) A minimum of three bicycle parking spaces for each building entrance.
(b) Service, storage, maintenance, loading and refuse collection areas out of view from streets and adjacent buildings and screened by dense landscape and architectural barriers.
(c) Trash enclosures must comply with JPA standards and must be fully screened by a 6' high decorative wall and finished opaque screening gates.
(d) All service areas must be concrete paved.

17. All utilities shall be under-grounded. (MJPA 9.13.130)

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

19. Prior to issuance of precise grading permits, a final landscaping plan for the project must be submitted to JPA Planning for review and approval. The following items must be addressed in the final landscaping plan:

(a) LLMD's water meters, controllers, point of connections, electrical meters and all irrigation to remain in place. Any proposed changes need to be specifically identified and a plan of repair with a timeline submitted for approval.

(b) Contractor will be responsible for all damage and repairs to existing landscape and irrigation. All LLMD modifications are to be approved by Danny Whaley and "as- built" drawings submitted upon completion.

(c) All proposed landscape trees along Innovation Drive should be triangulated with the existing LLMD trees.

(d) Landscaped areas within each lease parcel, including side and rear yards, shall be maintained by individual lease parcel tenants.

(e) Maintenance of each individual lease parcel shall conform to standards for common area maintenance.

(f) If any existing landscape is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved plans within 30 days of completion of construction by the tenant.

(g) Irrigation systems shall be designed to maintain the proposed vegetation.

(h) Irrigation systems shall comply with the March JPA Development Code

(i) Submission of a complete irrigation system design shall be required consistent with Section 2 of these Guidelines and the Development Code. (In accordance with the Landscape Irrigation Efficiency Ordinance, use of reclaimed water, analysis of micro climates and water use zones, reduction in overspray, and seasonal analysis of irrigation schedules will be performed during construction plan review. All irrigation must comply with the Landscape Irrigation Conservation Ordinance)

20. A uniform and comprehensive Sign Program is required for a multi-tenant development which shall be a separate application and review by the Planning Division. The Sign Program shall be submitted to and approved by the Planning Department prior to the issuance of any signs, inclusive of center monument signs. All signs shall comply with the Design Guidelines, the Development Code and the approved Sign Program. (MJPA 9.12.020) Building Plan signs shall include the following:

(a) Permitted (1) building mounted illuminated sign on the facade facing the road serving as primary vehicular access to site and one additional sign if located on another street frontage (not to exceed two signs total)

(b) Height of sign shall not exceed 30% of the height of the façade and 10% of the building length

(c) Maximum length of (20) feet and a maximum of (80) S.F.

(d) For buildings in excess of 200 feet in length, they can have a maximum of two signs on each approved façade. The maximum length of the two signs shall not exceed 10% of the building length (or a maximum length of forty (40) feet and a maximum of one hundred and sixty (160) square feet).

21. Prior to building permit issuance, the developer or developer's successor-in- interest shall pay the applicable Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (MJPA Ord.).

22. Prior to the issuance of building permits, the developer shall provide to the Planning Department written certification by the affected school district that either the:

(1) development has complied with the fee levied by the governing board of the District, pursuant to Government Code Section 65996; or

(2) fee or other requirement does not apply to the development.

23. Prior to the issuance of building permits, a detailed screening plan shall be submitted for Planning Division review and approval as a component of the construction plan review. The screening plan shall identify the following:

(a) All roof equipment shall be completely screened so as not to be visible from public view, and the screening shall be an integral part of the building design.

(b) Any changes that will add to the approved structure heights by the FAA dated December 30, 2008, shall require a separate FAA Form 7460-1 submittal. (MJPA Design Guidelines)

(c) A theme wall, minimum of 10' above on-site finished grade elevation (unless a different height is necessary to provide further screening of outside storage areas), shall be installed along the easterly property line. The final wall height and length is subject to Planning review and approval.

(f) All chain linked fence shown on the plan shall be black vinyl coated fencing.

The screening plan shall include cross section views to the north, south, east and west of the project site. These cross-sections must illustrate the effectiveness of proposed screening methods.

24. Prior to issuance of building permits, the Planning Division shall review and approve a computer-generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum and shall not be mounted more than 24' above finished grade. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot illumination beyond the property line. (MJPA 9.08.100) All pedestrian walkways and building entries shall be illuminated to provide secure routes of travel. Building entries may be lit with soffit, bollard, and step or comparable lighting. Lighting plans shall include the following:

    (a) Entry areas should be lit to provide an inviting glow from the interior

    (b) Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas.

    (c) Accent lighting for landscaping areas shall be shielded and be HPS only.

    (d) Lighting for service areas shall be shielded and be HPS or LPS type.

25. Prior to the issuance of a Certificate of Occupancy, the Planning Division shall review and approve the location and method of enclosure or screening of transformer cabinets, gas meters and back flow preventers as components of the construction plan review. Location and screening shall comply with the following criteria: transformer cabinets and gas meters shall not be located within required setbacks and shall be screened from public view either by architectural treatment or with landscaping; multiple electrical meters shall be fully enclosed and incorporated into the overall architectural design of the building(s); back-flow preventers shall be screened by landscaping that will provide complete screening upon maturity, subject to approval by the Fire Department and Edison. (MJPA Design Guidelines)

26. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information. (MMRP)

LANDSCAPE PROVISIONS

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

2. The landscape plans shall include landscape materials and design for all on site bio-swales and drainage basins. The landscape design for the basin along Innovation Drive shall be coordinated with Trilake for consistency with approved WQMP and drainage studies. Any

changes to the landscaped areas must be submitted to JPA Planning and LLMD for review and approval.

3. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#05-07). All on site landscape irrigation shall be designed and constructed to meet non-potable "Purple Pipe" standards for reclaimed water systems. (MMRP) The use of reclaimed water, analysis of micro climates and water use zones, reduction in overspray, and seasonal analysis of irrigation schedules will be performed during construction plan review.

4. All parking facing the street shall be screened by a 30" parking screen wall or landscape consisting of shrubs or combination of shrubs and an earthen berm. (MJPA Design Guidelines)

NPDES

1. Prior to the issuance of grading or building permits, the developer shall submit evidence of a Storm Water Pollution Prevention Plan (SWPPP) and acknowledgement by the State Water Resources Control Board that a Notice of Intent has been processed for this site.

2. At all times during construction, the approved Storm Water Pollution Prevention Plan (SWPPP) shall be located in the construction office, and available for review of development compliance.

3. During construction, the developer or designee shall be responsible for: 1) storm water sampling for all storm events where storm water leaves the site and 2) storm water reporting to the State Water Resources Control Board as required by applicable law.

4. Prior to the issuance of building permits, the developer or developer's successor-in-interest shall submit and receive approval of a Storm Water Quality Management Plan addressing long term development storm water mitigation measures.

CONSTRUCTION REQUIREMENTS

1. The future construction plan submittal shall incorporate the standard March JPA Construction Mitigation Measures attached as exhibit "A".

2. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Planning Manager before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented. (MMRP)

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

PUBLIC WORKS DIVISION (Trilake Engineering)

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be pursuant to Riverside County Flood Control, Riverside County Transportation Department, and Western Municipal Water District standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

1. Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA and Riverside County Flood Control requirements and standards. The following drainage related conditions are the requirements of this project:

    a. New onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

    b. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year on and offsite storm flows. Additional emergency escape shall also be provided pursuant to Flood Control requirements.

    c. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or concentration of water to upstream and downstream properties shall be permitted.

    d. Supplemental hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties. This report is not required if the onsite design is in conformance with existing drainage report and design.

    e. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

    f. The "first flush" basins (if required) shall be located onsite and properly landscaped and screened as determined by the Planning Department and Water Quality Board. The parkway on and offsite landscaping may be utilized for this purpose.

g. Connection to drainage facilities maintained by RCFC will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

2. Additional streetlights or relocation of streetlights (as needed) shall be installed per Riverside County and Southern California Edison standards.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to MJPA Public Works Engineer for review and approval.

4. This project is part of the existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. Additional landscaping and drainage improvements shall be maintained by owners.

5. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA Public works Engineer's office for review and approval.

6. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with the ADA requirements and standards.

7. If individual lot is proposed, tentative map and final map shall be submitted to MJPA for review and approval.

8. Reciprocal access and utility easements shall be considered during development of individual buildings.

9. Onsite striping, lighting, and landscaping shall be reviewed and approved by the Planning Department.

BUILDING & SAFETY DIVISION (Willdan)

The following referenced documents have been reviewed to help ensure conformance with California Administrative Code, Title 24, primarily part 2, and the California Building Code, 2007 Edition.

PROCEDURE FOR PLAN CHECK:

- Contact Amy Hayden at MJPA (951-656-7000) FOR A PLAN CHECK APPLICATION ONCE PLANNING REVIEW IS APPROVED. Please complete as much of the application as you can, this will expedite permit issuance.

REVIEW COMMENTS:

Willdan offers Electronic Plan Review. The electronic plan review service is user friendly, saves time on submitting plans, and reduces cost on shipping and plotting plans. If you are interested in signing up and submitting your plans electronic please call our San Bernardino Willdan's Office at 909-386-0200 or send an email to ecope@willdan.com titled "Electronic Plan Review." There is no additional cost on submitting your plans electronically. Note the finial sets will have to be plotted, stamped and wet-signed once they are approved electronically.

The following items are to be addressed within the building department review process;

Based upon my discussion with Dennis Roy, the building appears to be within allowable sq. ftg. (Approximately 45,000 sq. ft. w/ 40 ft. setback on one side, 60ft. plus all other sides).

1) Provide 2 sets plans and calculations along with a soils report no more than 12 months old to building department along with a set for Planning Dpt. Review. If you choose to submit electronically, Planning department will require a hard copy at initial submittal for bldg. Plan check.

2) The geotechnical recommendations/requirements shall be included within the foundation plan.

3) Provide special inspection program on plans per 2007 CBC 1704 and 1705. The special inspection tables within Chapter 17 shall be referenced into the drawing plan set.

4) Provide the following on plans per CBC 1706.1. All content and wording shall be exact. "Contractor Responsibility: Each Contractor or Sub-Contractor responsible for the construction of the wind and/or seismic resisting system that is listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work requiring special inspection. The contractor's statement of responsibility shall contain the following:
   1) Acknowledgment of awareness of the special requirements contained in the statement of special inspections;
   1) Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the building official;
   2) Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
   3) Identification and qualifications of the person(s) exercising such control and their position(s) in the organization."

FIRE DIVISION (Riverside County Fire Department)

1. Shell buildings will receive a shell final only. No certificate of occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.

   Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant, a Fire Protection Analysis report may be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

2. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 120 days. The foregoing is necessary to classify the building(s) occupancy. Failure to provide comprehensive data and/or highly technical information will result in project delay and requirement for a complete Fire Protection Study for review.

3. During the construction of this project, the site address should be clearly marked and posted at the job site entrance. This will enable incoming emergency equipment to locate the job site from the assigned street location. Numbers shall be a minimum of 24 inches in height.

4. Building plan check fee of $212 or/up to $1,063 (Deposit based fee) shall be paid to the Riverside County Fire Department after our office has reviewed and conditioned the plans.

5. Minimum required fire flow shall be 2875 GPM for a 2-hour duration at 20- PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2007 CBC and Building (s) having a fire sprinkler system.

6. ON-site super fire hydrants, on a looped system (6" X 4" X 2-1/2" X 2-1/2") be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrant(s) in the system.

7. Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system improvement plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing; system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

THE APPLICANT/DEVELOPER SHALL COMPLY WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

8. Blue retro reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

9. Install a complete fire sprinkler system in all buildings requiring a fire flow of 1500 GPM or greater. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement included on the title page of the building plans. (Current deposit based fee for sprinkler plan check is $614 per riser).

   Applicant/Developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. That monitors fire sprinkler system water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. (Current deposit based fee for monitoring plan check is $192.00)

10. Prior to final for occupancy the applicant shall prepare and submit to the Fire Department for approval, a site plan designating required Fire Lanes with appropriate lane painting and/or signs.

11. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to the center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

12. Applicant/Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank(s) shall meet the following standard: Tank must be tested

and labeled to UL2085 Protected Tank Standard or SWRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. (Current deposit based fee for plan check is $217.00 for first tank, plus $32.00 for each additional tank)

13. The Rapid Entry System Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation. (Current deposit based fee for plan check is $212.00)

14. Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 40-foot turning radius will be used.

15. Gate(s) shall be automatic or manual operated, minimum 20 feet in width. Gate access shall be equipped with the Knox Company rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot-pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the Knox System shall remain open until closed by the Knox System. (Current plan check fee is $212.00; fee is subject to change.)

16. Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

MARCH AIR RESERVE BASE (MARB)

1. This proposed development is in the 65 to 70 decibel (dB) range of Community Noise Equivalent Level contours related to mission flights. Employees and regularly received public may require protection using noise abatement (noise level reduction) provided in construction design. Additional hearing protection for employees may be required by OSHA, or other agencies as related to safety and health in a high noise level work environment.

2. Materials provided in construction must be non-reflective. All reflective materials such as outside ductwork, windows and roofs be painted or covered with a non-reflective material and all outside lighting must be downward directed.

3. The terminal use of the facility that may include highly combustible materials, highly flammable materials, chemicals, or explosives must be submitted to the MJPA for review and approval with the coordination of the MARB.

WESTERN MUNICIPAL WATER DISTRICT

1. When water or sewer service is requested for any new parcels, an individual water and sewer service will be required. Installation of water and sewer service requires payment of Western's connection fees and any other costs associated with installation of a commercial water meter assembly.

2. The plans do not provide sufficient detail for Western to provide meaningful comments related to water and sewer connections. More detailed plans related to the following need to be submitted: water connections to distribution mains (both fire and domestic; currently no laterals are shown),

connections to the sewer system and detailed drawings of the on-site private water, fire and sewer system. Please review Western's Commercial Plan Check Package for submittal formats and requirements.

3. The enclosed "Industrial Water Survey" needs to be submitted and reviewed by Western prior to any sewer connection. Depending upon the type of process being proposed at each facility, Western may want to review, approve and/or require a private pre-treatment system. Western may also require each building to have a dedicated sewer flow measuring/sampling location.

4. The customer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

Exhibit A
Standard March JPA Construction Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

CONSTRUCTION:

1. A minimum 4' X 8' sign shall be posted on the property during the construction phase identifying a responsible party to contact regarding the generation of dust and any other construction activity concerns. Included on the sign shall be the contact name, company, and phone number to reach said individual.

2. All feasible fugitive dust reduction techniques shall be utilized during construction activities.

3. Grading operations shall comply with the requirements of SCAQMD Rule 403. Fugitive dust emissions from grading activities will be reduced by watering exposed grading areas twice daily. All hauled loads shall be covered or maintain 2' freeboard in compliance with Section 23114 of the California Vehicle Code. Grading activities shall be suspended when winds exceed 25 MPH, as feasible.

4. Emissions from off-road mobile sources shall be reduced by suspending construction activities during second-stage smog alerts.

5. Unpaved construction roads shall be watered three times daily and construction traffic on unpaved roads shall be limited to 15 MPH. Construction access roads shall be paved at least 100 feet from the main road.

6. Emissions from on-road mobile sources shall be reduced by providing temporary traffic control to improve traffic flow, scheduling construction during off-peak hours, and developing a trip reduction plan for construction workers to achieve a vehicle ridership of 1.5 among construction workers.

7. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

8. All on-site electricity shall be provided from temporary power poles. Portable power generators shall be prohibited.

9. The development shall incorporate low polluting construction materials and coatings in conformance with SCAQMD Rule 1113.

10. Minimize and/or divert from landfills disposed construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.

11. All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Exhibit B
Standard March JPA Operation Mitigation Measures
To be placed on the cover sheet of all construction plan submittals

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

2. Diesel truck and equipment idling shall be limited to a maximum of 5 minutes.

3. All internal combustion engine-driven equipment will be properly maintained and tuned according to manufactures specifications.

4. Operations shall comply with SCAQMD regulations for low sulfur fuel as identified in Rule 431.2.

5. Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare Risk Management Plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.

6. A hazardous materials certified handler and disposal service shall conduct the disposal and servicing of any hazardous materials.

7. The Development shall include a Recyclables Collection and Loading Area. End users shall support recycling programs which shall reduce emissions associated with manufacturing and waste disposal.

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

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

10. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

RGA
[redacted]
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618

April 14, 2008

March Joint Power Authorities
23555 Meyer Drive
Riverside, CA 92518

Re: *Meridian Lot 2 Unit 1*
Plot Plan Application – Project Narrative
RGA Project No. 08021.00

Dear Sir or Madam:

The Project Applicant, Horizon VDA Investments LLC, for whom we are a representative, proposes to construct a 44,800 square foot one story shell building on an existing mass-graded 3.22 acre site. The site is located on the southeast corner of the intersection of Cactus Avenue and Innovation Parkway in the Meridian Business Center Specific Plan area. The site is designated as Lot 2 of the Unit 1 phase development. A building address of 14500 Innovation Drive, Riverside, CA 92518 has been assigned by the JPA.

The project has been designed to be in compliance with the March Business Center Specific Plan and the March Business Center Design Guidelines. The project is being proposed as a shell building with no specific tenant identified at this time. Anticipated uses include office, light assembly, and warehousing, all of which are consistent with current zoning guidelines. The number of proposed employees is unknown at this time.

Architectural relief has been provided on the two street frontage elevations, as well as the railroad elevation, which also faces towards the 215 corridor. A painted concrete theme wall with stone pilasters, consistent with the Meridian Theme Wall, is proposed along the railroad frontage to provide screening of truck yard operations. The primary building entrance, anticipated office locations, and majority of site landscaping are oriented towards the street intersection in order to provide maximum architectural interest at the primary project visibility point.

Please refer to the submitted drawings and application materials for additional project information.

Sincerely,
RGA

Dennis Roy, NCARB AIA
Principal

08021-00-ProjNarrative.doc

9(a) 43

T 949-341-0920
FX 949-341-0922

STANDARD JPA NOTES

1. ALL MAIN OR CENTRAL SPLIT LEG CAN BE 90° OR OR CONTINUOUS TO PVC STI SHALL BE INSTALLED OR REQUIRED WHERE SHOWN.

2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE SCREENED FROM VIEW.

3. ALL PARCELS SHALL BE FULLY ACCESSIBLE INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE, SUBJECT TO THE DISCRETION OF THE HEIGHT OF 30", 42" & 72" WALLS, THIS PARAGRAPH PROVIDES INTERIOR, ADJACENT TO STREET R.O.W. PARTIAL CROSS SECTION PLAN SHALL CLEARLY SHOW THE FINAL LOCATION OF UTILITY VAULTS.

4. ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR GREATER THAN THE HEIGHT OF THE EQUIPMENT. ALL EQUIPMENT TO THE LATEST PERMITTED BY CODE. WHERE ROOF SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE PLAY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECIDUOUS TREES LANDSCAPING AND LANDSCAPING.

5. ALL EXTERIOR PERPENDICULAR OF USE LANES SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 5' RADIUS OF THE EXTERIOR PERPENDICULAR, EXCLUSIVE OF PERPENDICULAR LESS THAN 3' AND LESS, WHERE A 4 WIDE MASH SHRUBS AND PLANTED TO SHADOW THE PRIMARY BUILDING COLOR.

6. ALL FREESTANDING PARKING LOT LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED OR RAISED CONCRETE ISLANDS PER LIGHT. POLES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR BE PAINTED TO MATCH PARKING SCREENING WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM THE ADJACENT GRADE.

7. ALL LIGHTING SHALL INCLUDE A MAXIMUM HEIGHT OF 30' FOR FREESTANDING OR BUILDING MOUNTED LIGHTS AND SHALL BE OF LIGHTING FIXTURES WHICH ARE HOODED AND NOTED AND SHALL BE FULL CUT-OFF TYPE, FUTURE CONSTRUCTION LIGHTS SHALL INCLUDE A POINT-BY-POINT LIGHTING AND FOOTCANDLE GRID CUT SHALL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM OF 0.5 FOOTCANDLES.

8. ALL SCREENING OF ALL PARKING IS REQUIRED BY MINIMUM AND CONTOURING OF LANDSCAPED AREAS, BY A COMBINATION OF THE TWO.

9. ALL ROOF DOWNSPOUTS SHALL BE INTERNALIZED FOR ELEVATIONS VIEWS FROM A PUBLIC RIGHT-OF-WAY. EXPOSED ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY BE DECORATIVE GUTTERS & DOWNSPOUTS.

10. ALL TRASH ENCLOSURES SHALL BE SURFACED WITH A MINIMUM HEIGHT OF 6' AND SHALL BE CONSTRUCTED OF MATERIALS WHICH ARE COMPATIBLE WITH THE MATERIALS USED ON THE PRIMARY BUILDING. ENCLOSURES SHALL PROVIDE A LOCKING DOOR FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH THE CITY'S MANDATORY RECYCLING ORDINANCE.

11. ANY NEW RETAIL, OFFICE AND MIXED USE DEVELOPMENTS, WHOLESALE ACCESS POINTS AS IS PRACTICABLE (ACCESS MAY'S SHALL BE USED SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED CONCRETE, BRICK PAVERS, OR SIMILAR AS DEEMED BY THE CITY ENGINEER AS A POINT OF ACCESS. SIGNS SHALL BE PROVIDED AT ALL DRIVEWAYS TO DIRECT PEDESTRIANS AS TO THE APPROPRIATE ACCESS POINTS. ALL SIGNS SHALL BE LOCATED AT A MINIMUM OF 6 FEET ABOVE GRADE AND SHALL BE LOCATED IN A BUILDING PLANTER, PLANTER AND/OR COLORED SURFACE TO BEST PERMITTED.

12. ALL EXTERIOR METAL SHALL BE PAINTED OR PAINTED TO BE NON-REFLECTIVE AND COMPATIBLE PROJECT COLORS.

13. ALL SITES SHALL OPERATE IN A MANNER WHICH IS CONSISTENT WITH BUNCH AIR POLLUTION RULE (BUNCH RULES) 1301. THE FOLLOWING USES ARE PROHIBITED:

A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR BLUE COLOR ASSOCIATED WITH AN AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL, INTERMEDIATE, OR FINAL APPROACH TOWARD A LANDING AT AN AIRPORT OTHER THAN AN AIRPORT OR HELIPORT LOCATED ADJACENT TO THE FREEWAY FOR WHICH THE USE IS PROPOSED.

B. ANY USE WHICH WOULD CREATE GLARE OR MISLEAD PILOTS IN THE VICINITY OF AN AIRPORT.

C. ANY USE WHICH WOULD CREATE SMOKE OR HAZE WHICH WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY ENDANGER OR HINDER AIRCRAFT FLIGHT.

D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.

E. DEVELOPMENT WITHIN THIS AREA HOME OWNERS MUST INCLUDE APPROPRIATE SOUND ATTENUATION.

14. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL SECURE APPROVAL OF A TRAFFIC BOARD MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: 1) DESIGNATION OF THE LOCATION OF A MINIMUM OF 4 OF FLAT AREA FOR THE PURPOSE OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY EMPLOYERS TO EMPLOYEES, TRANSIT SCHEDULES AND CARPOOL INFORMATION.

15. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6 SQUARE FOOT SIGN IDENTIFIED THE APPROVED TRUCK ROUTE PLAN AT ALL SIGNAGE DIRECTED LOCATIONS.

16. ALL CONSTRUCTION PLANS SHALL INCLUDE A PHOTOMETRIC CALCULATION IDENTIFYING THE 45 LUMENS OF SITE IMPROVEMENTS OR EQUIVALENCE WITH 0.5 FOOT CANDLES OR LESS. THE PHOTOMETRIC CALCULATIONS APPROVAL OF A FINAL PLOT PLAN SHALL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

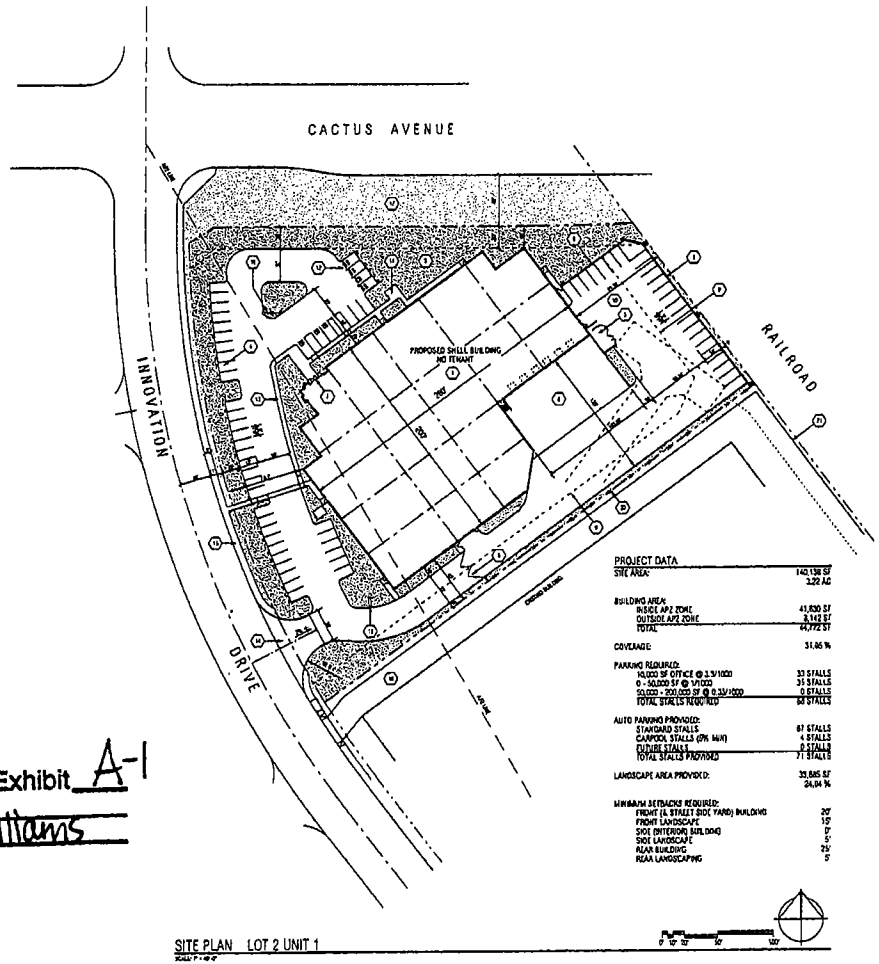
17. LIGHT FOR CONCEPT SHALL BE PROVIDING AT ALL BUILDING DOOR ENTRIES DOORS TO PROVIDE FOR THE SAFETY AND USE OF PARKED VEHICLES AND TRAILERS.

18. THE MAXIMUM ALLOWABLE REFLECTANCE OF GLASS SHALL BE 20%.

19. ALL COVENANTS FOR SITE ACCESS SHALL BE PAVED AC OR CONCRETE.

20. ALL TRASH, WASTE OIL, LPG OR CHEMICAL USAGE ARE PROPOSED AS PART OF THIS PROJECT.

21. ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUDING BUT NOT LIMITED TO PARK AND SCHOOL FEES, PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



SITE PLAN LOT 2 UNIT 1

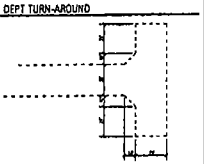
KEYNOTES

1. PAINTED CONCRETE TILT-UP PARAPET WALL / STENCIL / MANUFACTURING FACILITY.
2. SHADED AREA, PROVIDE ADEQUATE LANDSCAPING PER GUIDELINES WITH MIN 3" CONCRETE CURB AT ALL PLANTER AREAS.
3. 7'x40' D CONCRETE TRASH AND BICYCLE ENCLOSURE, MIN 6'-0" HIGH, (OR AS SPECIFIED) PER TRASH, AND ONE SET FOR BICYCLE PARKING 5 RACK (RECTANGLE AND WITHIN THE ACCESSED TRUCK COURT.
4. TYPICAL STANDARD PARKING STALL SIZE: 9' X 19' (OR 16'-0" + 3'-0" OVERHANG) - STATE PLAN & LANDSCAPE.
5. 8'-0" HIGH STEEL PICKET, OR WROUGHT IRON RAILING, ALL SHALL BE SPECIFIED WITH GRADE BEAMS TO ALLOW FOR THE ELIMINATION OF ACCESS, SAFETY SHALL PREVENT FOR GRAFFITI.
6. 10' X 20' PRECAST CONCRETE SCREEN WALL WITH STONE VENEER PLANTERS AT 30' O.C. MAX. PROVIDE TYP SEAT OR ADJACENT PRECAST CONCRETE TILT-UP WALL.
7. ACCESSIBLE VAN RAMP STYLE PER ADJACENT SCHOOL DISTRICT - MINIMUM SLOPE, RADIUS, PAVING OR TEXTURED WALK, SEE PAGE 20 FOR THE PILOT BAR PLANS.
8. 10'-0" WIDE NEW CONCRETE PAVED TRUCK APRON.
9. STORM DRAIN CATCH BASIN.
10. AC OR CONCRETE PAVED SWALE AREA.
11. CONCRETE PAVED LUNCH PAD
12. STRIPE MINIMUM MIN. OF 3" HI LAS CARGOS STALLS.
13. (24) 9'X18' ACCESSIBLE PARKING LANDSCAPE SLOPE, BOTTOM AT 2" MIN OR MORE OF JOINT STALL AND 4" WIDE PURPOSE.
14. PROPOSE 8' OPEN CUT AND CONCRETE DRIVEWAY PER COUNTY STANDARD.
15. 8' WIDE SIDEWALK WITH STREET TREES PLANTED LANDSCAPING PER DESIGN GUIDELINES.
16. A SIGNING PLAN SHALL BE SUBMITTED WITH THE APPROVED TRUCK ROUTE PLAN AT ALL EXISTING DRIVEWAY EXIT LOCATIONS. SIGNS TO BE IN PLACE PRIOR TO SUBMITTAL OF THE PROJECT CERTIFICATE OF OCCUPANCY.
17. LIGHTING STREET PER CITY LANDSCAPE.
18. LIGHTING PER ACCESS LAW FOR YOUR OWN PROPERTY.
19. (27) LIGHT POLE ON CONCRETE BASE, FINAL LOCATION TO BE DETERMINED WITH A PHOTOMETRIC STUDY.
20. 8' HIGH BLACK VINYL COATED CHAIN LINK FENCE ALONG ARTERIAL FRONTAGE LINE.
21. LARGE INLAND CONCRETE TILT-UP WILLIAM STONE PLANTERS.

PROJECT DATA

SITE AREA:	140,138 SF 3.22 AC
BUILDING AREA:	
INSIDE APZ ZONE	41,830 SF
OUTSIDE APZ ZONE	2,142 SF
TOTAL	44,772 SF
COVERAGE:	31.95 %
PARKING REQUIRED:	
10,000 SF OFFICE @ 3.3/1000	33 STALLS
0 - 50,000 SF @ 1/1000	33 STALLS
50,000 - 200,000 SF @ 0.3/1000	0 STALLS
TOTAL STALLS REQUIRED	66 STALLS
AUTO PARKING PROVIDED:	
STANDARD STALLS	67 STALLS
CARPOOL STALLS (6% MIN)	4 STALLS
FUTURE STALLS	0 STALLS
TOTAL STALLS PROVIDED	71 STALLS
LANDSCAPE AREA PROVIDED:	35,845 SF 24.04 %
MINIMUM SETBACKS REQUIRED:	
FRONT (& STREET SIDE YARD) BUILDING	20'
FRONT LANDSCAPE	15'
SIDE (INTERIOR BUILDING)	0'
SIDE LANDSCAPE	5'
REAR BUILDING	25'
REAR LANDSCAPING	5'

FIRE DEPT TURN-AROUND



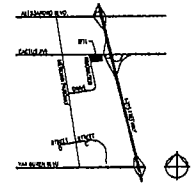
GENERAL NOTES

ZONING	MARCH SR BUSINESS CENTER SPECIFIC PLAN - INDUSTRIAL
OVERALL SITE USE AND CONDITION	VACANT/GRADED AND FENCED
YEAR BUILT OCCUPANCY	2/5/17/11
EXISTING BUILDING TYPE	TYPE V-B

UTILITY PROVIDERS

ELECTRICAL	EDISON
NATURAL GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	VERIZON
GAS	SOUTHERN CALIFORNIA GAS

VICINITY MAP



Case No. PP08-02 Exhibit A-1
Date: 4/21/08
Signature: G. Williams

RGA
Office of Architectural Design

CONSULTANT

PROFESSIONAL SEALS

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

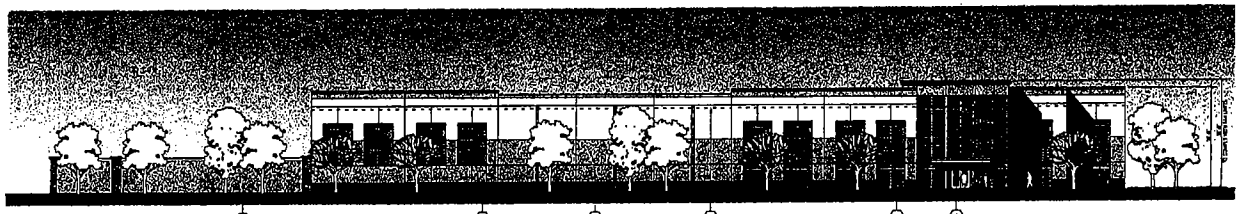
VDA
Von Der Ahe

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

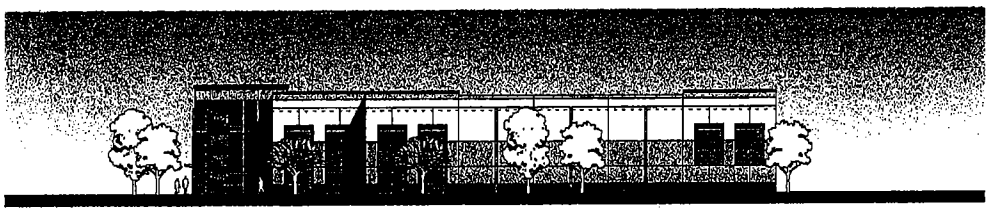
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100	100/100	SCHEMATIC DESIGN

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OWNER PROJECT NO. 10000.00
CAD FILE NAME: 0803.00 A1-1-P
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CHECKED BY: DR
COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
SCHEMATIC SITE PLAN

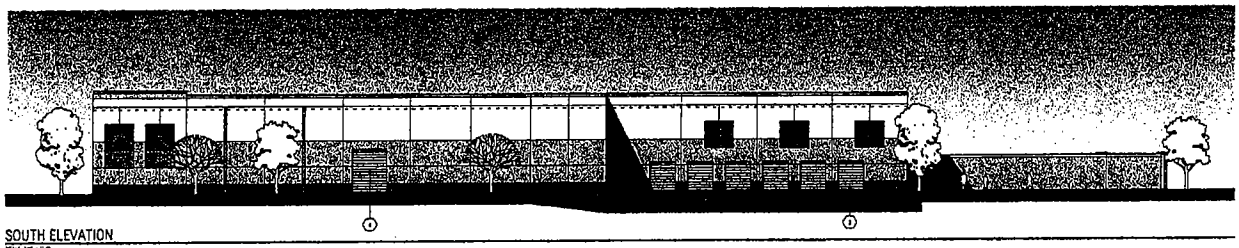
SHEET A1-1-P



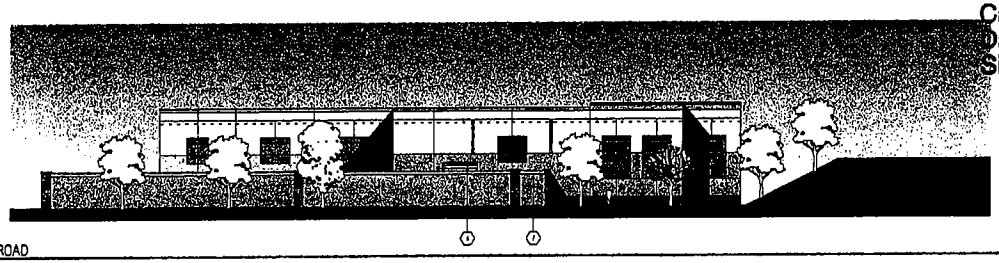
NORTH ELEVATION - CACTUS AVENUE



WEST ELEVATION - INNOVATION DRIVE



SOUTH ELEVATION



EAST ELEVATION - RAILROAD

KEYNOTES

FINISH SCHEDULE

Case No. PP08-02 Exhibit C
Date: 12/19/2008
Signature: L. Williams

Amended No. 1

RGA

CONSULTANT

PROFESSIONAL SEALS

HORIZON INDUSTRIAL

MERIDIAN LOT 2
UNIT 1

14500 INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

VDA

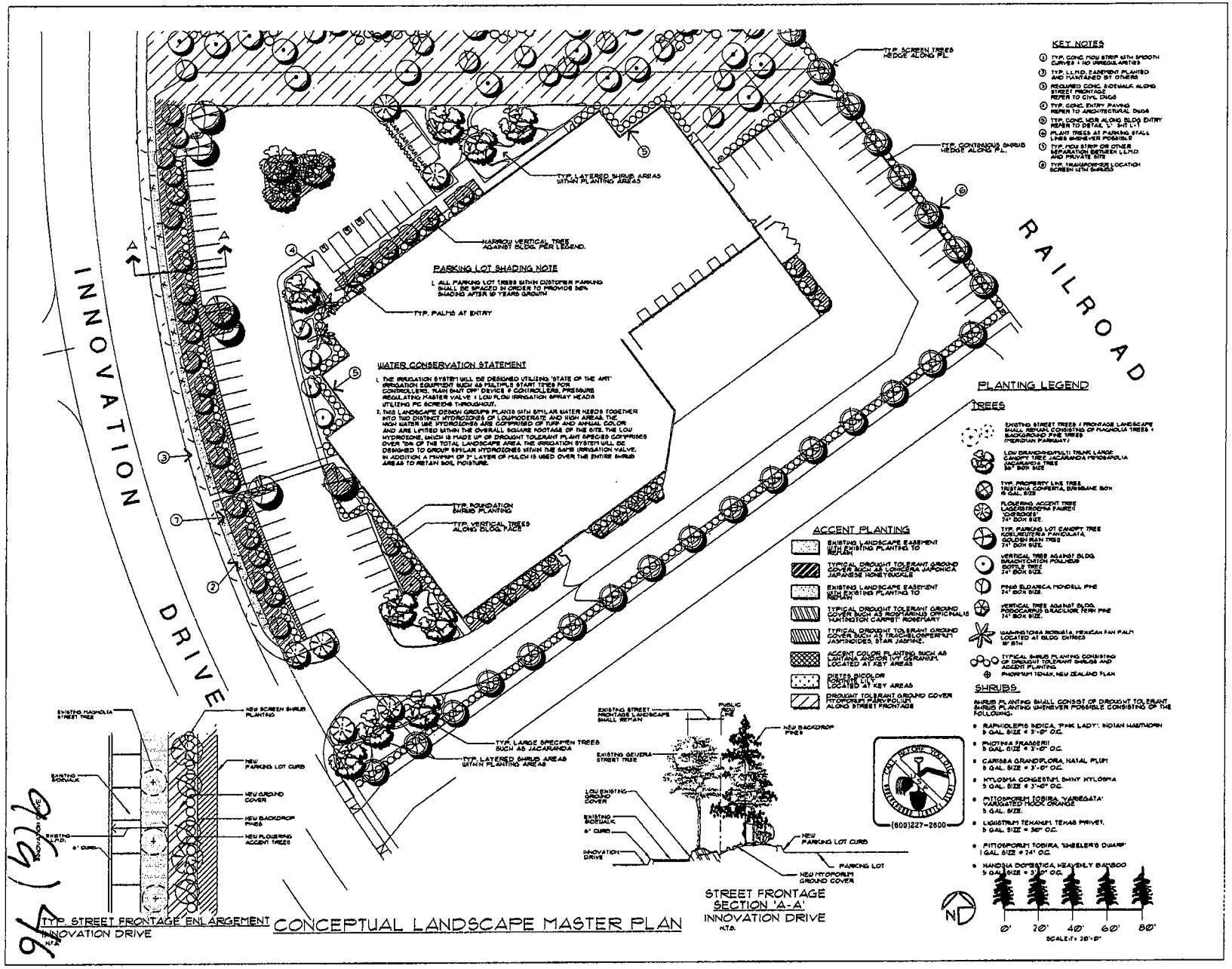
26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-
VINCENT VC IE

NO	ISSUE	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

RGA PROJECT NO. 0621.00
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CHKD BY DS
COPYRIGHT
RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
SCHEMATIC ELEVATIONS

SHEET A1-3-P

9 of 43



RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FAX 949-341-0922
SCOTT PETERSON LANDSCAPE ARCHITECT, INC.

MERIDIAN LOT 2
UNIT 1
00000 INNOVATION DRIVE
RIVERSIDE, CA 92518

26440 LA ALAMEDA, SUITE 270
MISSION VIEJO, CA 92691
949-348-9690
VINCENT VON DER AHE

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RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET L-1

PLANNING COMMISSION FINDINGS
Plot Plan No. 08-02

1) Find that the proposed project as conditioned is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission adopt the EIR Addendum.

2) The proposed project is consistent with the March Business Center Specific Plan.

3) The proposed project is consistent with the March JPA General Plan and its goals, policies, programs, and land use map.

4) The proposed project is consistent with the March JPA Development Code.

5) The proposed project complies with all applicable zoning and other regulations.

6) The proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

7) The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity.

RESOLUTION #JPA 09-02

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED FOCUSED EIR FOR MARCH BUSINESS CENTER (SCH2002071089); PLOT PLAN 08-02 AND THE CONDITIONS OF APPROVAL

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Article 1, Chapter 5, Division 7, Title 1 (commencing with section 6500) of the Government Code, is composed of the member entities of the County of Riverside, the City of Riverside, the City of Moreno Valley, and the City of Perris;

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

WHEREAS, pursuant to Government Code Section 6502, the March JPA is vested with the capacity to exercise any and all powers common to the member entities including the power to create a joint area planning agency under Section 65101 of the Government Code;

WHEREAS, pursuant to Article XI, Section 7, of the California Constitution, each member entity possesses the general police power to make and enforce all regulations and ordinances to protect the public health, safety, and welfare, including the power to enact land use, planning, building, construction, and safety regulations;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2, Section 65850 of the Government Code of the State of California, March JPA may adopt by ordinance regulations affecting the use of buildings, structures and land, the location, height, bulk, number of stories and size of buildings, the size of lots, yards, courts and other open spaces, the percentage of a lot that may be occupied by a building or structure, the intensity of land use, and requirements for off-street parking and loading and building setback lines;

WHEREAS, Dennis Roy representing Horizon VDA Investments, LLC ("Applicant") has applied for a plot plan approval ("Plot Plan 08-02") pursuant to Chapter 9.02.070 of the March JPA Development Code, to construct a 44,772 square foot light industrial building on 3.22 acres in the Industrial zoning district within the March Business Center Specific Plan, located at 14500 Innovation Drive;

WHEREAS, the Commission, acting as the planning agency, considered Plot Plan 08-02 on the 21st day of January 2009, at which time they heard all testimony offered regarding these applications;

WHEREAS, Plot Plan 08-02 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that Plot Plan 08-02 is consistent with the General Plan, March Business Center Specific Plan, March Business Center Focused Environmental Impact Report ("Focused EIR") and March Business Center Design Guidelines as set forth more fully herein;

WHEREAS, the March JPA staff has determined that the submittal is a "Project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study;

WHEREAS, on the basis of the initial study which indicated that all potential environmental impacts from the Project were considered in the Focused EIR for the March Business Center development and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation, staff determined that an Addendum to the certified EIR should be prepared for the Project;

WHEREAS, Plot Plan 08-02 has been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the Plot Plan were examined by the Focused EIR certified by the Commission on February 19, 2003, (SCH# 2002071089).

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 sections (a) through (c) have occurred and that the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA;

WHEREAS, the Addendum to the certified EIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines;

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

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

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

SECTION 2. Adoption of Plot Plan PP 08-02 and the Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves Plot Plan 08-02 as depicted in the attached Exhibit "A," subject to the conditions of approval attached in Exhibit "B."

SECTION 3. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Certified EIR, Initial Study, including any oral or written comments received, and administrative record for the Project

prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the Certified Focused EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that no new or additional mitigation measures or alternatives are required. The March Joint Powers Authority Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified EIR. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

SECTION 5. Adoption of the Addendum to the Certified Focused Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 6. Notice of Determination. The Commission directs March JPA staff to file a Notice of Determination with the Riverside County Clerk.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 23555 Meyer Street, Riverside, CA 92518.

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

State of California)
County of Riverside)

PASSED, APPROVED, and ADOPTED this 21st day of January, 2009.

Raul Mark Yarbrough
Chairman, March Joint Powers Commission

ATTEST:

I Carey L. Allen, HEREBY CERTIFY that the foregoing Resolution was duly adopted at a meeting of the March JPA, at the public hearing held on the 21st day of January, 2009, by the following vote of the Commission.

AYES:	Buster, Busch, Gardner, Melendrez, Hastings, Ashley Stewart, Yarbrough
NOES:	None
ABSENT:	None
ABSTAIN:	None

Carey L. Allen
Secretary of the March Joint Powers Authority

EXHIBIT "A"
Project Exhibits

[attached on following pages]

9(g) 52

EXHIBIT "B
Plot Plan PP 08-02
Conditions of Approval

[Attached on following pages]

ENVIRONMENTAL CHECKLIST FORM

1. Project Title: **PP 08-02: Horizon Industrial Building (Meridian Unit 1, Lot 2)**

2. Lead Agency Name and Address: **March Joint Powers Authority**
23555 Meyer Drive
Riverside, CA 92518
(951) 656-7000

3. Contact Person and Phone Number: **Grace Williams, Senior Planner**
(951) 656-7000

4. Project Location: **Southeast corner of Cactus Avenue and Innovation Drive**

5. Project Sponsor's Name and Address: **Vincent Von der Ahe**
Von der Ahe Management
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

6. General Plan Designation: **Specific Plan** 7. Zoning: **Industrial**

8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

The proposed Project is a request for Plot Plan approval for the construction of a 44,772 square foot single-story industrial/warehouse building on 3.22 acres in the Industrial zone within the March Business Center (now known as Meridian) Specific Plan. The proposed project is located on Unit 1, lot 2, at the southeast corner of Cactus Avenue and Innovation Drive. The building would provide a single story and would have a height of 38 feet above ground level (AGL). The building is designed as a speculative "shell" building for build to suits for specific tenants/users. The building will be of concrete tilt-up construction and the majority of materials will be pre-coated; however approximately 10 percent of the building would require architectural coating application. The project would also employ dust control measures during construction (i.e., watering three times daily). The proposed building will provide for industrial uses consistent with the Specific Plan. Permitted uses in this zone include business enterprise storage, medium warehouse, storage and distribution and heavy warehouse, storage and distribution. Other industrial uses such as custom manufacturing, light manufacturing or medium manufacturing could be accommodated if sufficient parking is provided.

The proposed project conforms to all of the development standards outlined in the March Business Center Specific Plan and the March Business Center Design Guidelines. The proposed project's floor area ratio (FAR) of 0.32[1], is consistent with the maximum FAR listed on Table III-2 of the Specific Plan. The proposed building height of 38 feet is also consistent with Table III-2, which allows a maximum building height of 35 feet in two stories, or building heights of up to 80 feet, provided that all building setbacks exceed the proposed building height (section G. of the Specific Plan, page III-13). As shown in the Project site plan, the minimum distance between the parcel property line exceeds the height of the building; therefore the project is consistent with this requirement. In addition, there will be no visible emissions generated by the proposed project.

As required in the March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and parking on local streets. A total of 71 parking spaces are provided

[1] Determined by dividing the building square feet by the number of acres multiplied by the acreage conversion of 43,560 feet

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in the site plan, which exceeds the minimum requirement of 68 based on the appropriate parking ratios[2] published in the Specific Plan. The required minimum of three bicycle parking spaces will be provided. Pedestrian access is provided from street sidewalks to the building entrance.

The Project is a subsequent development whose impacts were evaluated in the Focused EIR (SCH # 2002071089) for the March Business Center Specific Plan.

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

The surrounding land uses to the north and west consist of existing office and mixed use business park buildings, which are also included within the March Business Center Specific Plan Boundary. Innovation Drive forms the western boundary of the Project and Cactus Avenue forms the northern boundary of the Project. Existing vacant Industrial buildings are located directly south of the Project site. The Burlington Northern Santa Fe (BNSF) railway extends along the eastern boundary of the Project site.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
Approval in accordance with the Construction Activity Storm Water Discharge Permit, Order 99-08-DWQ (the General Permit) will be necessary prior to construction of the project. Additionally, a water quality management plan would be prepared in accordance with the Santa Ana Regional Water Quality Control Board's Order No. 01-34 (Order) and the Riverside County Flood Control District's Area-wide Urban Runoff Plan Order No. R8-2002-0011.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

[2] That is, office (16,000 sf at 3.3 spaces per 1,000 sf); manufacturing (50,000 sf at 2 spaces per 1,000 sf); and warehousing > 200,000 sf (290,000 sf at 100 spaces plus 0.2 spaces per 1,000 sf over 200,000).

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DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, (b) none of the conditions described in Guidelines Section 8.02 calling for preparation of a Subsequent EIR have occurred, and (c) only minor technical changes or additions to the previous environmental document are necessary. An ADDENDUM TO AN EIR (Guidelines Section 8.04) is required.

Signature

12/22/2008
Date

Grace I. Williams
Printed Name

Dan Fairbanks
For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

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

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3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
I.	**AESTHETICS. Would the project:**				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused Environmental Impact Report (EIR) for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a), b) & c) The site is located on a graded area (rough graded per the March Business Center Final Map (TM30857) for portions of the March Business Center north campus). The lot is not adjacent to a scenic highway, as identified on the Caltrans scenic highways list (http://www.dot.ca.gov/hq/Land/arch/scenic/schwy.htm). (The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the Project). Scenic vistas of hills in the area and the distant San Bernardino and San Jacinto mountains to the north and east exist in the area. However, in accordance with the Focused EIR for March Business Center, compliance with the Design Guidelines and Specific Plan development standards lessen the impact on scenic vistas to a less than significant level (MBC FEIR P IV-92).

d. In accordance with the requirements of the existing March Business Center Design Guidelines, all site lighting is required to be low or high pressure sodium lighting, full cut-off fixtures with no light emitted above the horizontal, maximum 750 watt luminaries, and all lighting mounted a maximum of 24' above final grade. There will be no significant impact to day or nighttime views. The Project will comply with the requirements of the Specific Plan with respect to new sources of light and glare and therefore no new impact not covered in the Focused EIR would result.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
II.	**AGRICULTURE RESOURCES.**				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects."

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(State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The development is not located on or adjacent to any Primary Farmland, Unique Farmland, or Farmland of State Importance, as identified by the California Division of Land Resource Protection on the Farmland Mapping and Monitoring Program website at http://www.conservation.ca.gov/dlrp/cfcp/Pages/index.aspx).**

b) **The project area does not contain agricultural resources or land under Williamson Act contract.**

c) **Refer to sections II a) and b).**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
III. AIR QUALITY.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}) as well as particulate matter less than or equal to 2.5 microns ($PM_{2.5}$). The SCAB is in attainment for nitrogen oxides (NO_x), carbon monoxide (CO) and sulfur oxides (SO_x).

The air quality analysis in the Focused EIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed onsite stationary emissions associated with natural gas usage and offsite emissions associated with energy power plant emissions due to increased energy demand.

Operational on-road mobile sources of emissions were calculated for the year 2020 based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR.

The Project is also consistent with designated land uses and zoning contained in the Specific Plan. Therefore, operational emissions including diesel particulates associated with the proposed facilities would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facility in the future, additional CEQA analyses and review would be required.

Construction emissions were analyzed in the Master EIR (MEIR). The MEIR assessed the significance of demolition activities, grading activities, construction equipment emissions and mobile emissions from construction and deliveries. The MEIR also determined that the construction emissions were potentially significant and included several mitigation measures to reduce the significance of these impacts to the extent

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feasible. The impacts from construction emissions would remain significant after mitigation; therefore a Statement of Overriding Considerations was also adopted for the significant air quality impacts associated with development of the March JPA's General Plan. Since the Focused EIR incorporates the MEIR by reference, the air analysis in the MEIR applies to the Focused EIR.

A subsequent Air Quality Technical Report for the Meridian Commercial Project Unit 1, Lots 2, 5 and 6 was prepared in November 2008 to evaluate the potential air quality impacts associated with the three lots. The analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the proposed project would not conflict with the FEIR (SRA, 2009).

a) **The Project is a 44,772 square foot industrial/warehouse development, which is consistent with the Specific Plan in terms of land use type, intensity and trip generation. The Project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR. Impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The Focused EIR found the March Business Center Specific Plan to be consistent with the South Coast Air Quality Management District's Air Quality Management Plan.**

b) **The Focused EIR found that emissions associated with the March Business Center would exceed South Coast Air Quality Management District (SCAQMD) significance criteria for carbon monoxide (CO), reactive organic gases (ROG), nitrogen oxides (NO_x), and particulates (PM_{10}). Mitigation measures were included in the Focused EIR to reduce air quality impacts; however, impacts would remain significant after mitigation. On February 19, 2003, a Statement of Overriding Considerations was approved for significant unmitigable impacts to air quality from implementation of the Specific Plan.**

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD (SRA, 2009). CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either AM or PM peak commuting hour (SRA, 2009)

Because the project is consistent with designated land uses and zoning contained in the Specific Plan, which allowed for warehousing, manufacturing, and other industrial uses, emissions associated with the proposed facility would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions, other than products of natural gas combustion, such as NOx and CO, are proposed for the facilities in the future, additional CEQA analyses and review would be required.

c) **Cumulative impacts on non-attainment criteria pollutants were addressed in the Focused EIR Statement of Over-riding Considerations. The project will not cause additional significant environmental effects beyond those analyzed in the Focused EIR and Master EIR.**

The potential link between global climate change and Greenhouse Gases (GHG) is currently one of the most important and widely debated scientific, economic, and political issues in the United States. While CEQA does not specifically address Climate Change and GHG in its Environmental Checklist Form, CEQA does provide guidance for conducting studies that forecast an emissions inventory for GHGs. Based on these guidelines GHG emissions were estimated for the proposed project using the URBEMIS Model, Version 9.2.4, which estimates emissions of CO_2, the most common GHG, for area sources and vehicles. Based on this model, the proposed project will produce emissions during project construction as well as after the project is completed during normal operating times. During construction the project is anticipated to emit 94.65 tons of CO_2. After completion and during normal operation, the

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project is anticipated to emit 4847 CO_2 equivalents (metric tons) per year, the majority of these from cars and trucks associated with an industrial/warehouse use. A forecast for GHG emissions in California was prepared by the California Air Resources Board in July 2008 and is currently in draft form. It is estimated that California produces about 7 percent of US GHG emissions with about 41% of those emissions related to transportation. Assembly Bill 32 (AB 32) called for a state-wide emissions inventory to be completed by July 1, 2008. This inventory may be helpful in establishing a baseline forecast for future analysis of GHG emissions in CEQA documents. Guidelines for determination of significance are not currently provided for climate change in CEQA and the Environmental Checklist Form in Appendix G of the CEQA Guidelines does not address this topic. The proposed project would comply with any state mandated reduction measures as well as local requirements for reducing GHG emissions. These future reductions and compliance with emissions requirements would avoid significant cumulative impacts of the project on GHG emissions.

d) **The Project is located within a vacant, graded portion of the Meridian Business Park, adjacent to other developed industrial buildings. The nearest sensitive receptor, Orangecrest residential development, is located approximately 0.50 miles from the Project site. The Focused EIR determined that March Business Center will not exceed a level of significance for potential cancer and other risks associated with car and diesel truck emissions.**

e) **The proposed Project will not create any objectionable odors.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IV.	**BIOLOGICAL RESOURCES.**				
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The 1999 U.S. Fish and Wildlife Service Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March AFB, which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Game, addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo and mountain plover. Least Bell's vireo, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the Business Park, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, least bell's vireo or mountain plover. No critical habitat has been designated for SKR within or adjacent to the Project site, and therefore none will be affected. Habitat for the vireo is located to the west of the project in the former**

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SKR management area and will not be impacted by the proposed project; however LNR and the March JPA are currently pursuing a Section 404 permit and Section 7 consultation for impacts to least Bell's vireo from the Meridian Specific Plan. The proposed project was rough graded prior to the expiration of the original Section 404 permit; therefore development will not impact least Bell's vireo habitat. The remaining impacts to Waters of the U.S and least Bell's vireo habitat by the Meridian Specific Plan are located approximately .7 miles to the southwest, and being reviewed in the pending Section 404 permit. Two pairs of mountain plovers were observed on the east side of I-215 in 1994. This species is associated with grassland habitat; given that the site is graded, it is considered unlikely that the mountain plover is present on the Project site. Since the completion of the Focused EIR, the USFWS withdrew its proposal to list the mountain plover as threatened. However, this species is a state species of special concern.

b) **As discussed in preceding sections, the Project is located on a graded pad to be developed in conformance with the approved Focused EIR and Specific Plan for March Business Center. There are no sensitive natural communities or riparian habitat identified on the subject property; therefore, none will be affected.**

c) **There is no Section 404 jurisdictional "waters of the U.S" identified on or near the subject property. The closest jurisdictional waters consist of a concrete lined storm drain system located approximately 300 feet north of the site, where there is no riparian habitat associated with the drainage system (March Business Center FEIR, P. IV-61 and IV-62). No vernal pools were found within the 1,290 acre Specific Plan Area (March Business Center FEIR, P. IV-61).**

d) **The site is graded; therefore, it does not provide wildlife habitat. No established native resident or migratory wildlife corridors have been identified on the subject property. Therefore, the proposed Project will not substantially interfere with the movement of any native or resident migratory species or their corridors, or impede the use of native wildlife nursery sites.**

e,f) **As stated above, the Project is consistent with the 1999 BO and the Project site is not part of a Habitat Conservation Plan or Natural Community Conservation Plan. Moreover, the Project is consistent with the March JPA's General Plan and land use policies.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
V.	**CULTURAL RESOURCES.**				
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a-d) As determined in the Master EIR and Focused EIR, the Project will not significantly impact paleontological or archaeological resources as none were identified within the Project area. The rough grading of the site did not expose any archaeological or paleontological resources, and no historical resources are located on the site. If archaeological or paleontological resources are encountered at the time of final grading, project construction or any other time before project completion, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Master EIR and Focused EIR. The Coroner will be notified if human remains are located as required by the Public Resources Code and Health & Safety Code.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VI.	**GEOLOGY AND SOILS.**				
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii)	Strong seismic ground shaking?	☐	☐	☒	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv)	Landslides?	☐	☐	☐	☒
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

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e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a–e) As identified by the certified Focused EIR, the project is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles to the north and east of the Elsinore-Whittier fault and 7 miles to the south and west of the San Jacinto fault, with no active faults in the Specific Plan area. This association has a low to medium shrink/swell potential. There are no Alquist Priolo Special Studies Zones within the Specific Plan area, and the potential for liquefaction and seismically induced dynamic settlements of soils within the Specific Plan area is low. In addition, the relatively dense and cohesive nature of the underlying alluvium results in low susceptibility of seismically induced hazards (Safety & Risk Management Profile, MJPA General Plan; page 6-5). As discussed in the Focused EIR, the Project will be served by a sewer system, so septic systems or alternative waste water disposal systems would not be required. In conformance with the Focused EIR, there appears to be no threat of landslide or substantial soil erosion. As specified in the approved mitigation measures, the project shall be constructed in accordance with the Uniform Building Code (UBC), preliminary geotechnical investigation, and the grading requirements contained within the March JPA Development Code. With implementation of the Focused EIR mitigation measures, the proposed Project will not introduce any new impacts not analyzed in the Focused EIR.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VII.	**HAZARDS AND HAZARDOUS MATERIALS.**				
Would the project:					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) It is anticipated that potential tenants for the proposed development will have little or no need for regulated substances as defined in the California Health and Safety Code 25532 (g). Any business using these materials consistent with the threshold parameters, will prepare risk management plans (RMP). In the event the RMP shows that the facility stores, handles or uses

regulated substances in excess of the thresholds described above, the activity will be prohibited. Adherence to these regulations will alleviate any unreasonable impact or risk of upset to below a level of significance. Compliance with all applicable federal, state and regional regulations will preclude any impacts considered to be significant.

c) The proposed Project is not located within one-quarter mile of a school.

d) The March Air Reserve Base is included in the Department of Toxic Substances Control (DTSC) Cortese database, and the Specific Plan contains three sites identified in the base's Installation Restoration Program (IRP) investigations, which were described in the Focused EIR, mentioned in the Hazards and Hazardous Materials section IV.E. The Project is not located within the three sites.

e) The majority of the Project is located within Accident Potential Zone (APZ) I as shown in the March ARB Air Installation Compatibility Use Zone Study (AICUZ). On January 23, 2003, the Riverside County Airport Land Use Commission (ALUC) reviewed the March Business Center Specific Plan and companion zoning approval and determined that the Specific Plan was consistent with the Riverside County Airport Land Use Plan. In accordance with the Riverside County Airport Land Use Plan, the Specific Plan identifies that the majority of the site is within Airport Influence Area 1, in which child care facilities, hospitals, petroleum products storage, and other high risk uses are prohibited. The remainder of the site is within Airport Influence Area 2, in which above ground storage of explosives or flammable gases, excepting gas and diesel fuel of 500 gallons or less are prohibited. The Specific Plan also discourages the storage of petroleum products, and requires ALUC approval and issuance of a permit for uses accommodating petroleum product storage. According to Table 3-1: *Land Use Compatibility* in the 2005 AICUZ, industrial uses are compatible with the Accident Potential Zone (APZ) I depending on the variation of densities in people and structures. Resolution #JPA 08-01 is a Resolution that limits building lot coverage to 20% gross coverage for the total number of properties in the March Business Center that are located within the APZs. This Resolution provides other restrictions including a one-story building height limitation, and a requirement that buildings be located in the periphery of the accident potential zones, in compliance with safety recommendations within the 1998 Air Installation Compatibility Use Zone Study (1998 AICUZ P. 3-2). With respect to Unit 1, Lot 2, the Resolution allowed 2.39 acres of the site and up to 43,000 square feet of building within the APZ, with an allowable APZ floor area ratio of 41.30%. The Project proposes 2.39 acres and 41,630 square feet of building within the APZ, and an APZ floor area ratio of 40%. The Specific Plan limits the floor area ratio for industrial sites to 50%; the project proposes a floor area ratio of 32% for the whole site.

The Project is a speculative building for industrial or warehousing uses; it is expected that there will be no visible emissions from the facility's exterior ventilation system. Accordingly, the project would not have an adverse effect on visibility for aviation operations at the adjacent MARB. The Project is consistent with the Specific Plan regulations with respect to building height and land use and therefore no new impact not previously evaluated in the Specific Plan would be introduced.

f) The proposed Project is not located within the vicinity of a private airstrip.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact

g) The March JPA has adopted a Disaster Preparedness and Recovery Plan within the Safety/Risk Management Element of the General Plan. This plan outlines the implementation programs needed to prevent risks to occupants and to minimize injury from an unavoidable disaster or emergency. Any potential impacts created by any development within Meridian will be mitigated to a less than significant level with the implementation of the Disaster Preparedness and Recovery Plan programs within the General Plan. The Project would not introduce any new impacts not previously covered in the Focused EIR.

h) According to the West Riverside County Natural Hazards Disclosure Map, the Project site is not located within a fire hazard zone.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VIII.	**HYDROLOGY AND WATER QUALITY**				
Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

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e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b,f) The proposed Project will include the construction of approximately 106,453 square feet of

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impermeable surfaces (i.e., pavement and structures). Although the proposed Project does not involve the extraction of groundwater, it will reduce areas of onsite groundwater percolation and recharge of the groundwater due to the increase of impermeable surfaces. All stormwater will be collected and discharged into detention facilities before traversing through historic drainage patterns. There is no groundwater extraction near the site. Planned detention basins, as analyzed in the Focused EIR in section IV.F, allow percolation and mitigate the reduction of permeable surface due to development.

As discussed in the Focused EIR, appropriate best management practices (BMP) associated with the required federal National Pollutant Discharge Elimination System (NPDES) permit, and all other existing federal and state regulations regarding water quality will be adhered to, as required through the Storm Water Pollution Prevention Plan (SWPPP).

c,d,e) The development of March Business Center modified the existing drainage pattern in this area from a sheet flow system to improved storm drains and detention basins. The detention basins will reduce the amount of pollutants and sedimentation as well as provide for adequate storage capacity during high precipitation events. The implementation of the detention basin and storm drain system will have a less than significant impact to the area's hydrology and water quality.

The detention basins mitigate all development storm water flows by reducing peak flows to below historic levels. Project impacts are assured to be below a level of significance by implementation of the March Business Center Drainage Plan, as required by the approval of the tentative map.

g) The proposed Project does not include any housing; therefore, there are not potential flooding impacts to housing.

h) The proposed Project has never been included in Federal Emergency Management Agency (FEMA) mapping because it is located in a former military facility. However, the Project's building pad elevation of approximately 1,560 feet above sea level is not within a riverine floodplain and is not within a regulatory floodway. An offsite detention basin will accommodate increased runoff due to the additional impervious surfaces associated with the Project.

i) The proposed Project is not located downstream of a levee or dam, therefore there is no significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

j) The proposed Project is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. The Meridian development is protected from the adjacent area to the west by concrete lined storm drains as required by the mitigation measures and project approval for March Business Center.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IX.	**LAND USE AND PLANNING.**				
Would the project:					
a)	Physically divide an established community?	☐	☐	☐	☒
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a) **The Project is located on vacant land within a former Air Force Base and adjacent to Interstate 215. The project will not physically divide a community.**

b) **The proposed Project will not have any significant impacts on any policy of an agency with jurisdiction over the Project. A Preliminary Part 77 clearance analysis of the Project, conducted in October 2008 indicated a minimum Part 77 surface elevation above the Project of 1,640 feet. The Project would be located below this surface (i.e., finished floor elevation of approximately 1,563 feet plus building height of 38 feet = 1,601 feet). All elevations used are NGVD29. On December 30, 2008, the MJPA received a "Determination of No Hazard to Air Navigation" from FAA, as it relates to the building height. MARB clearance for the building was also received in December of 2008. The Project is consistent with JPA resolution 08-01, which establishes allowable building areas within Accident Potential Zones. As shown in Exhibit B to the resolution, the portion of the lot within the APZ could accommodate up to 43,000 square feet of lot coverage. An analysis of the site indicates that 41,935 square feet are provided by the Project within the APZ.**

The Project is consistent with the following March JPA General Plan goals (the applicable elements are numbered in bold font):

1. <u>Land Use</u>

Goal: *Land Use Plan provides for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans.*

Consistency: The Project is a portion of the larger March Business Center development that capitalizes on a mixed-use employment land use plan that will provide approximately 15,000 jobs in professional, technical, manufacturing, and logistics careers.

Goal: *Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion.*

Consistency: The proposed Project is approximately 0.5 miles from the nearest residential land use, is compatible with adjacent development, and will contribute to a better balance in the housing/jobs equation for Riverside County.

Goal: *Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities.*

Consistency: The proposed land uses will be an employment center that will create new jobs and contribute to the tax base.

Goal: *Preserve the integrity of the historic and cultural resources of the Planning Area and provide for their enhancement.*

Consistency: The Project will not impact significant historic or cultural resources.

Goal: *Establish, extend, maintain and finance a safe and efficient wastewater collection, treatment and disposal system, which maximizes treatment and water recharges, minimizes water use, and prevents groundwater contamination.*

Consistency: As discussed under Utilities and Service Systems, the March Business Center will have the necessary conveyance and treatment service to achieve this goal.

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Goal: *Adequate flood control facilities shall be provided prior to, and concurrent with, development in order to protect the lives and property within the March JPA Planning Area.*

Consistency: The development will provide drainage facilities to achieve this goal, as discussed in Section VIII, Hydrology and Water Quality.

c) The proposed Project is not within a designated habitat conservation plan or natural community conservation plan.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
X. MINERAL RESOURCES.				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) As identified within the Focused EIR, no significant mineral deposits have been identified within the Specific Plan area. The County Division of Mines and Geology identifies Mineral Resource Zones within Riverside County, but none of these exist within the Project area or adjacent Specific Plan area.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI.	**NOISE.**				
Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The Project is located within a 65 – 69 dB CNEL noise contour for the nearby March Inland Port/March Air Reserve Base airport. The proposed land use included in AICUZ table 3-1[3] is compatible within this contour without restriction. It is not anticipated that construction of the improvements would result in impacts other than those stated in the Focused EIR. As stated in the Focused EIR, short-term noise impacts associated with demolition, excavation, earth moving, and construction activities could occur, but are accepted as the unavoidable consequences of project development and generally do not represent a significant impact if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction will be implemented in accordance with these conditions.**

b) **The Project will not involve drilling or other subterranean activities that will generate excessive ground borne vibration or ground borne noise levels.**

c) **The project is located within an airport influence area as determined by the Riverside County Airport Land Use Commission. The site is located approximately 0.50 miles from the nearest sensitive receptor, single family housing to the west. There is no significant impact in terms of noise generation from this facility as the dominant background noise emissions include aircraft operations from the nearby joint-use airport.**

d) **The Existing Focused EIR mitigation measures require the use of sound muffling equipment to assure that construction equipment does not create a temporary significant impact.**

e) **The project is located within a 65 – 69 dB noise contour for the nearby March Inland Port/March Air Reserve Base airport. The location of an industrial/warehouse use within these noise contours is an acceptable use consistent with the March ARB Air Installation Compatibility Use Zone Study and Riverside County Airport Land Use Plan.**

f) **The site is not located within proximity of a private airport.**

[3] Standard Land Use Coding Manual number 51: wholesale trade

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Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XII. POPULATION AND HOUSING.					
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

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a) **The Project does not include new housing. As discussed in the Land Use and Planning Section of this Initial Study, the project will help address the existing jobs/housing imbalance in Western Riverside County. Because the Specific Plan proposes employment generating, rather than residential land uses, it will not cause an increase in population.**

b,c) **The Project site consists of an already rough graded building pad and as such, does not contain any housing that would need to be replaced elsewhere. The Project would not remove or otherwise displace any housing or people. Accordingly, no replacement housing is required as part of the Project.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:	New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIII. PUBLIC SERVICES.				
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a

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FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities related to the listed public services. The following address the services identified above:**

- **Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. Substations are located on Van Buren Boulevard and Eucalyptus, with a third station to be built on a two-acre site within the March Business Center. While land for this site has been identified, there is no specific development proposal to construct it at the time of this Initial Study. Capital expenses for fire facilities are financed through the development impact fees adopted by March JPA, which funds development. The Project will contribute its impact fees for Fire Protection in accordance with March JPA regulations.**

- **Police Protection: Riverside County Sheriff's Department provides law enforcement services for the March JPA. Sheriff's substations are located within the cities of Perris and Moreno Valley. The March JPA annually pays $136,950 for additional patrols for Sheriff's officers located within the City of Moreno Valley. The Sheriff's Department capital facilities are financed through the Public Facilities development impact fee. Operations and maintenance for police services are financed through the Law Enforcement ½ cent sales tax and property taxes. The Project will contribute its impact fees for Police Protection in accordance with March JPA regulations.**

- **Schools: The Project will not directly add to the student population. As stated in the Focused EIR, school services will not be impacted because there is no increase in population connected with the implementation of this Project. However, all development within the JPA pays a school development impact fee. Based on this, the Project will not result in any impact to schools.**

- **Parks: The development of a business park does not require recreation facilities; accordingly, the Project will not result in any impact to recreation.**

<u>Mitigation Measures:</u>
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIV. RECREATION.					
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) As an industrial use, the Project would not generate the need for parks or recreational facilities, and would not result in any impact not previously evaluated in the Focused EIR.

Mitigation Measures:
Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XV. TRANSPORTATION / TRAFFIC.					
Would the project:					
a)	Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Result in inadequate parking capacity?	☐	☐	☒	☐
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

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Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) The Focused EIR assumed that the area encompassing March Business Center would generate 74,900 total trips and 5,769 truck trips. A vehicle trip is defined as a single movement from one locale to another. For example, a vehicle moves from point A to B and then returns to point A. The movement between A to B defines a trip. The second movement between B to A consists of a subsequent trip. Every truck moving in and out of the site performs two trips. Transportation infrastructure has been constructed, and will continue to be built in accordance with the street improvement phasing schedule described in the Specific Plan. Based on the information presented, the project will generate approximately 223 total daily vehicular trips, including up to 15 daily truck trips. The roadway infrastructure identified in the March Business Center Transportation Phasing Plan (Table IV.B-6 of the Focused EIR) will accommodate these trips and will provide a minimum Level of Service (LOS) D or better at Specific Plan build-out conditions in 2025. Based on the foregoing, the proposed Project would not result in any new traffic related impacts not considered in the FEIR.

c) The project does not involve an aviation use and would not impact aviation operations at March or other facilities. No visible emissions will be generated by the proposed project, therefore, the proposed project would not impact arrival/departure operations at the nearby March ARB/IP airport. The Project will submit a form 7460-1 to the FAA to review the Project's impact, if any, on air navigation.

d,e) As implemented through the adoption of the Focused EIR, the street improvements for the March Business Center development meet all requirements of the County of Riverside and will provide for safe street use in terms of design speed, street section, location of curb cuts and level of service. The construction of Meridian Parkway, as identified in the March Business Center Specific Plan, will provide access to and from individual parcels for commuter traffic, freight vehicles, and emergency service providers.

f) The proposed Project has a minimum parking requirement of 68 spaces, and 71 are proposed.

g) As discussed in the mitigation measures summarized below, the Project and the larger Specific Plan development will facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-along modes of travel through implementation of TDM measures. The Specific Plan incorporates bicycle paths, bus pull-outs, pedestrian

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sidewalks, and Metrolink facilities to accommodate alternative modes of travel.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVI.	**UTILITIES AND SERVICE SYSTEMS.**				
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☐	☒

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a) **The proposed Project will not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. The wastewater system has been approved by Western Municipal Water District and will flow to the existing wastewater treatment plant (WWTP) west of I-215 at Nandina Road, approximately two miles south of the site.**

b) **The proposed Project will be served by the Western Municipal Water District (WMWD). The**

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utilities analysis for the Focused EIR determined that water needs can be supplied to the entire March Business Center through existing water entitlements. As indicated in the Focused EIR, Western Municipal Water District is currently expanding the I-215/Nandina water treatment facilities to accommodate growth throughout the western Riverside County area. The impacts to the water service provision and waste water treatment capacity are consistent with the Focused EIR.

c) **The proposed Project will increase surface runoff. The Master Drainage Plan for the March Business Center was approved on February 19, 2003, and is currently under construction. A storm drain system and detention basin has been designed and constructed to accommodate Project-induced water runoff. With implementation of the storm drain facilities, storm water will be mitigated to below historic flows. Therefore the Project will have a less than significant impact on the storm drain system consistent with the Focused EIR.**

d) **See response to item b of this same section above.**

e) **The proposed Project will use the existing wastewater treatment facility which is located in the southern portion of March JPA. This wastewater reclamation plant has sufficient capacity to serve the proposed Project and is being expanded to accommodate additional growth in western Riverside County.**

f) **As discussed in the Focused EIR, the Riverside Countywide Integrated Waste Management 2000 Annual Report projects adequate capacity for Riverside County through the year 2024; therefore, the Project's solid waste generation will not be a significant impact on waste disposal facilities.**

g) **The Project will comply with all regulatory requirements regarding solid waste.**

Mitigation Measures:

Pursuant to CEQA Section 15178, all Master EIR and Focused EIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVII.	**MANDATORY FINDINGS OF SIGNIFICANCE**				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings: The development of industrial uses within the March Business Center (AKA Meridian) was

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analyzed in the certified Focused EIR for March Business Center (SCH#2002071089). When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot industrial/warehouse building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15164(a), none of the conditions described in Section 15162, calling for the preparation of a subsequent or supplemental EIR or Negative Declaration have occurred; therefore no subsequent or supplemental EIR or Negative Declaration is required.

a,b) The Project is located on a graded pad within a master planned business park. The development will not impact any sensitive plant or animal species, or important examples of history or prehistory. The Project is consistent with the March Business Center Specific Plan in terms of land use type, development intensity, site design, trip generation, and other characteristics. Given the Project's consistency with the Specific Plan, its impacts were previously analyzed in the Focused EIR, and its contribution toward environmental impacts has been accounted for and mitigated. Accordingly, development of the Project would contribute toward the orderly implementation of the Specific Plan, a long-term planning document regulating development of Meridian, and would not achieve short term environmental goals to the disadvantage of long-term environmental goals.

c) As discussed above, the Project is a portion of a larger planned development governed by the Specific Plan. Because the Project is consistent with the Specific Plan, its impacts were evaluated in the Focused EIR, and therefore the Project would not introduce any cumulative impacts not previously considered in the Focused EIR.

d) As described in the Air Quality, Hazards and Hazardous Materials, Noise, Public Service, and Utilities and Service Systems sections of this Initial Study, the Project will not cause any new substantial direct or indirect adverse affects on human beings that were not previously analyzed in the Focused EIR.

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REFERENCES AND EARLIER ANALYSIS

Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. California Code of Regulations, Section 15063 (c) (3) (D).

Earlier Analyses Used, if any:

1. March Joint Powers Authority, 1999. General Plan of the March Joint Powers Authority.
2. March Joint Powers Authority, 1999. Master Environmental Impact Report for the General Plan of the March Joint Powers Authority.
3. March Joint Powers Authority, 2003. March Business Center Specific Plan.
4. March Joint Powers Authority, 2003. March Business Center Focused Environmental Impact Report.
5. U.S. Fish and Wildlife Service, 1999. Biological Opinion for the Disposal of Portion of March Air Force Base.
6. U.S Air Force, February 1996. Final Environmental Impact Statement, Disposal of Portion of March Air Force Base, California. Prepared with Earth Technology Corporation
7. U.S. Air Force, August 2005. March AFB AICUZ Study.
8. March Joint Powers Authority, 1996. March AFB Redevelopment Project & EIR, Urban Futures.
9. Riverside County Flood Control and Water Conservation District. Riverside County Area Drainage Plans.
10. March Joint Powers Authority, 1996. March Air Force Base Master Reuse Plan, prepared in association with Western Riverside Council of Governments, March Planning Team.
11. Riverside County Habitat Conservation Agency, 1995. Habitat Conservation Plan for the Stephens' Kangaroo Rat in Western Riverside County, California.
12. South Coast Air Quality Management District. CEQA Air Quality Handbook. April 1993, with November 1993 Update.
13. Department of Agriculture, Soil Conservation Service. Soil Survey, Western Riverside Area, California. November 1971.
14. March Joint Powers Authority, February, 2003. Traffic Circulation and Phasing Study, Riverside California.
15. Kimley-Horn and Associates, February 2003, March Business Center Master Drainage Plan
16. West Riverside County Natural Hazard Disclosure Map @ http://www.fire.ca.gov/ab6/nhd33w.pdf Riverside County Airport Land Use Commission, Riverside County Airport Land Use Plan, April, 1984
17. March Joint Powers Authority Cultural Resources Management Plan
18. Institute of Transportation Engineers, Trip Generation (7th Edition), 2003
19. U.S Army Corps of Engineers. Department of the Army Permit, April 18, 2003
20. South Coast Air Quality Management District, 2003. South Coast Air Quality Plan.
21. International Conference of Building Officials. California Building Code, 2001
22. March Joint Powers Authority, 1997. Development Code.
23. Lennar Partners, March 2003. Storm Water Pollution Prevention Plan
24. Finding of Suitability to Transfer, September 2004
25. South Coast Air Quality Management District, Methodology to Calculate Particulate Matter (PM) 2.5 and PM 2.5 Significance Thresholds, October 2006
26. JPA resolution 05-17, Approval of a Determination Regarding the Buildable Area within the March Business Center (Meridian) Specific Plan for Lots within the Accident Potential Zone Overlay Zoning Districts, April 2006
27. Scientific Resources Associated, 2008. Air Quality Technical Report for the Meridian Commercial Project, Unit 1, Lots 2, 5, and 6.

Location Where Earlier Analyses, if used, are available for review:
March Joint Powers Authority, 23555 Meyer Drive, Riverside, CA 92518

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MARCH JOINT POWERS AUTHORITY

ADDENDUM TO MARCH BUSINESS CENTER FOCUSED EIR IN SUPPORT OF THE APPROVAL OF A SITE PLAN FOR 44,772 SQUARE FOOT LIGHT INDUSTRIAL SHELL BUILDING

A. PROJECT INFORMATION

1.	**Project Title:**	Meridian Unit 1, Lot 2
2.	**Lead Agency Name and Address:**	March Joint Powers Authority 23555 Meyer Street Riverside, CA. 92518
3.	**Contact Persons and Phone Numbers:**	Grace Williams Senior Planner March Joint Powers Authority (951) 656-7000

4. Description of Project:

The proposed light industrial development consists of the following proposal:

Plot Plan No. 08-02: This proposal is to develop a 44,772 square foot building on 3.22 acres within the Meridian Business Center Specific Plan. The proposed light industrial shell building will be established with the intent that a future user will submit a tenant improvement application to show that they are in compliance with all project conditions of approval as well as the requirements of the Meridian Business Park Specific Plan. A portion of the site is located within Accident Potential Zone 1 (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project is consistent with the March Joint Powers Commission Resolution 08-01 which determined the developable building areas for properties within Meridian located in APZ I and APZ II.

The Project is a subsequent development whose impacts were evaluated in the Focused EIR for the Meridian Specific Plan. It is consistent with the regulations and guidelines published in the Meridian Specific Plan and the Meridian Development Code. The Project Initial Study was prepared to evaluate any potential significant impacts that were not previously analyzed in the Meridian Specific Plan.

B. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the project which will require major revisions of the environmental impact

report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166) State CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.)

State CEQA Guidelines further provide that "the lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." (State CEQA Guidelines, § 15164(a).)

In addition, State CEQA Guidelines state that "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." (State CEQA Guidelines, § 15183.)

C. ANALYSIS

The development of industrial uses within the March Business Center (AKA Meridian) was analyzed in the certified Focused Environmental Impact Report (EIR) for March Business Center (SCH#2002071089). As identified in CEQA Guidelines Section 15183, the certified nature of the Focused EIR, and subsequent adoption of zoning on the site (CEQA Guidelines 15183(d)(1)(b)) requires no additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or to the site. One of the primary objectives of the certified Focused EIR was the development of Industrial and Business Park land uses. This Project conforms to the development standards outlined in the March Business Center Specific Plan and March Business Center Design Guidelines. The Project would provide a 44,772 square foot warehousing building on a 3.22-acre site, resulting in a FAR of 0.32. The Project is not seeking a variance from applicable regulations or guidelines.

As the agency finds, pursuant to Section 15183, that no new effects could occur and no new mitigation measures are required for the Project, the agency may approve the activity as being within the scope of the project covered by the Focused EIR, and no new environmental document is required. (State CEQA Guidelines Section 15162(a)). An initial study was completed to analyze potential impacts related to factors such as aesthetics, biological resources, traffic, air quality and hydrology. While many of the factors were found to be consistent with the findings and conclusions of the Meridian Specific Plan EIR, a more careful look was taken at the air quality section to determine if there were any new effects associated with the proposed use that had not been previously looked at under the Certified EIR.

The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a

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serious non-attainment area for carbon monoxide, and a serious non-attainment area for particulate matter less than or equal to 10 microns (PM_{10}). The SCAB is in attainment for nitrogen oxides (NO_x) and sulfur oxides (SO_x).

The air quality analysis in the Focused EIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed onsite stationary emissions associated with natural gas usage and offsite emissions associated with energy power plant emissions due to increased energy demand.

Emissions caused by Project-related construction activities (including site grading, trenching/utilities installation, and building construction) will be below the significance thresholds established by the SCAQMD (SRA, 2008). CO "hot spots" modeling at the I-215/Cactus Avenue interchange found that the Project would not contribute to an exceedance of the maximum one-hour CO concentration during either peak commuting hour (SRA, 2008). See Table 1 below for Estimated Construction Emissions with Mitigation –Lot 2.

Table 1
Estimated Construction Emissions with Mitigation – Lot 2

Emission Source	CO	ROG	NOx	SOx	PM_{10}	$PM_{2.5}$
[illegible]						
[illegible]						
Site Grading						
Fugitive Dust - Grading	-	-	-	-	0.97	0.20
Grading Offroad Diesel	22.03	5.43	49.68	-	2.14	1.97
Grading Worker Trips	1.13	0.04	0.07	0.00	0.02	0.01
TOTAL	23.16	5.47	49.75	0.00	3.11	2.17
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Trenching/Utilities Installation						
Trenching Offroad Diesel	12.30	3.63	21.93	-	1.95	1.79
Trenching Worker Trips	1.41	0.05	0.08	0.00	0.01	0.01
TOTAL	13.71	3.68	22.01	0.00	1.96	1.80
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***
Building Construction						
Building Construction Heavy Equipment Exhaust	17.82	5.04	32.40	-	2.48	2.29
Building Construction Vendor Trips	3.32	0.40	4.81	0.01	0.23	0.20
Building Construction Worker Trips	4.22	0.14	0.25	0.00	0.03	0.02
Architectural Coatings Emissions	-	17.20	-	-	-	-
Architectural Coatings Worker Trips	2.51	0.08	0.15	0.00	0.02	0.01
Asphalt Offgassing	-	0.42	-	-	-	-
Asphalt Offroad Diesel	5.61	1.75	8.95	0.00	0.80	0.74

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Asphalt Onroad Diesel	0.75	0.15	1.96	0.00	0.09	0.08
Asphalt Worker Trips	0.85	0.03	0.05	0.00	0.01	0.00
TOTAL	**35.08**	**25.21**	**48.57**	**0.01**	**3.66**	**3.34**
Significance Criteria	**550**	**75**	**100**	**150**	**150**	**55**
Significant?	***No***	***No***	***No***	***No***	***No***	***No***

Operational on-road mobile sources of emissions were calculated for the year 2020 based on Average Daily Trip (ADT) Generation rates contained in the Traffic Circulation and Phasing Study for the Specific Plan. ADT's for the March Business Center were based on designated land uses in the Specific Plan.

The Focused EIR identified significant unmitigated air quality impacts associated with the implementation of development within March Business Center, and findings of over-riding considerations were adopted by the March JPA Commission. The significant impacts did not extend to the health risks from diesel exhaust, as the Focused EIR identified that March Business Center is well below the threshold of significance for potential cancer and other risks associated with car and diesel truck traffic within the project vicinity and the truck routes. The proposed use is a subsequent Project identified within the Focused EIR.

The Project is also consistent with designated land uses and zoning contained in the Specific Plan. Therefore, operational emissions including diesel particulates associated with the proposed facilities would be consistent with those that were accounted for in the air quality analysis in the Focused EIR. As indicated in the Focused EIR, if uses that generate stationary source emissions other than natural gas are proposed for the facility in the future, additional CEQA analyses and review would be required.

A subsequent Air Quality Technical Report for the proposed project was prepared in November 2008 to evaluate the potential air quality impacts associated with the project site. The analysis concluded that emissions calculated for Unit 1 Lot 2 are consistent with the FEIR; therefore the proposed project would not conflict with the FEIR (SRA, 2008).

D. CONCLUSION

The Commission finds that its approval of the light industrial shell building would not result in any changes to the March Business Center project that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March Business Center's environmental effects or mitigation measures which would require a supplemental or subsequent EIR. Accordingly, the Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15164.

JOINT PUBLIC HEARING BETWEEN THE

JOINT POWERS COMMISSION

AND THE

PLANNING COMMISSION

OF THE MARCH JOINT POWERS AUTHORITY

Joint Public Hearing - JPA Operations
Agenda Item No. 9(a)

Meeting Date: January 21, 2009

Action: **ADOPT RESOLUTION #JPA 09-02: 1) ADOPTING AN ADDENDUM TO THE CERTIFIED EIR FOR MARCH BUSINESS CENTER SPECIFIC PLAN; 2) APPROVE PLOT PLAN 08-02 LOCATED AT 14500 INNOVATION DRIVE, SUBJECT TO CONDITIONS OF APPROVAL; AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION**

Planning Commission Proposed Motions:

1) Find that the proposed project as conditioned, is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Planning Commission, and recommend that the March Joint Powers Commission adopt the EIR Addendum;
2) Adopt the Planning Commission Findings;
3) Recommend that the Joint Powers Commission adopt the Project Conditions of Approval for Plot Plan No. 08-02; and
4) Recommend that the March Joint Powers Commission adopt Resolution #JPA 09-02 approving Plot Plan No. 08-02.

Joint Powers Commission Proposed Motions:

1) Find that the proposed project is consistent with the Specific Plan and Focused Environmental Impact Report for March Business Center (Meridian), that the Addendum to the EIR reflects the independent judgment of the Joint Powers Commission, and adopt the EIR Addendum;
2) Adopt the Findings;
3) Adopt the Project Conditions of Approval for Plot Plan No. 08-02;
4) Adopt Resolution #JPA 09-02 approving Plot Plan No. 08-02; and
5) Direct staff to file a Notice of Determination in accordance with the March Joint Powers Authority's CEQA Guidelines.

Applicant: Horizon VDA Investments, LLC

Previous Action: None.

Description of Project:

The proposed light industrial/manufacturing development consists of the following proposals:

Plot Plan No. 08-02: This proposal is to develop a 44,772 square foot building on 3.22 acres within the March Business Center (aka Meridian) Specific Plan. The proposed industrial shell building will be constructed with the intent that a future user will submit a tenant improvement application demonstrating compliance with all project conditions of approval and other requirements of the March Business Center Specific Plan. A portion of the site is located within Accident Potential Zone I (APZ I) of the Air Installation Compatible Use Zone Study (AICUZ) for the March Air Reserve Base. However, no storage or use of hazardous materials would occur on the site. Additionally, the project is consistent with the March Joint Powers Commission Resolution #JPA 08-01, which established the developable building areas for all properties within Meridian located in APZ I and APZ II.

Pursuant to the March Business Center Specific Plan, permitted uses in the Industrial land use designation include warehouse facilities, custom manufacturing, light manufacturing, medium manufacturing and other industrial land uses. Due to the establishment of the Accident Potential Overlay on this site, uses must also comply with the parameters established in the Air Installation Compatibility Use Zone (AICUZ) Study, which limits development to one-story buildings and low intensity uses specified in Table 3-1 of the AICUZ.

The proposed building will be 38' in height, whereas allowed building height may be up to 80 feet, in a one-story configuration, where all building setbacks meet or exceed the proposed building height. The proposed building complies with height and setback requirements on all sides of the building.

In accordance with the approved development standards and Floor Area Ratio (FAR) for the Specific Plan, the allowed building square footage for this site is 70,131 square feet (Floor Area Ratio of 0.50 per Table III-2 in the Specific Plan), whereas the proposed development is at 44,772 square feet (FAR of 0.32) at build-out. Additionally, because a portion of the project site is within an Accident Potential Zone (APZ I), the project is subject to March Joint Powers Commission Resolution #JPA 08-01 that establishes the buildable areas for Meridian properties located within APZ I and APZ II. According to Resolution #JPA 08-01, the allowed FAR within the APZ is 41.30%. The project proposes a FAR of 40% within the APZ. As such, the project is consistent with the provisions of Resolution # JPA 08-01.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
Site	Industrial	Vacant, rough graded lot within Meridian Business Park
North	Mixed Use	Horizon Business Park development
West	Mixed Use	Falcon Business Park development
South	Industrial	Majestic III development
East	R.O.W.	BNSF Rail Lines and I-215 Freeway

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area:	70,131 s/f (maximum)	44,772 s/f
Site Area:	30,000 s/f (minimum)	140,263 s/f
Floor Area Ratio (Max):	50%	32%
Setbacks: Required	F-20' S-20'/20' R-25'	F-20' S-70'/91' R-45'
Landscape Required	10% (min allowed)	24.04% (per landscape plan)
Max. Building Height	35' (standard) 80' (with enhanced setbacks)	38'
Maximum Building Stories	1/2 story *	1 story
Parking	Industrial: 68 spaces required	Industrial: 71 provided

* Although the base Industrial zoning district allows 2 stories, the vast majority of the site is limited to one story through the limitations placed on the Accident Potential Zones through Resolution #JPA 08-01.

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:
The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The following Policies are consistent with the objectives of developing the proposed warehouse/industrial use within the March Business Center (Meridian) Development:

The General Plan Land Use Map designates this property as appropriate for industrial uses, as identified by Resolution #JPA 03-02.

The General Plan definition of Industrial uses identifies that Industrial uses include manufacturing, research and development, warehousing and distribution centers (General Plan of the MJPA; Table 1-4; P. 1-24). Industrial areas are generally served by arterial roadways,

providing automobile and public mass transit access. These areas are characterized as major employment concentrations. Development in this category is generally within a campus like setting or cluster development pattern.

General Plan Land Use Policy 1.1: Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offers a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

Conformance with the March Business Center Specific Plan:
The March Business Center Specific Plan, adopted on February 26, 2003 provides the framework for the development of the 1,290-acre Meridian development. The Specific Plan divides the Business Park into land use designations, including Business Park, Industrial, Commercial, Office, Mixed-Use and Park/Recreation and Open Space. Within each land use designation, the Specific Plan further establishes the development standards and permitted uses. The proposed development complies with the requirement of the Specific Plan, as listed below:

The project conforms to the required development standards from the March Business Center (Meridian) Specific Plan, inclusive of required building setbacks, site landscaping, building height, FAR and parking requirements. The development of this site with a warehouse/industrial building is consistent with permitted uses identified in the Industrial Specific Plan land use designation.

Conformance with the Air Installation Compatible Use Zone Study for MARB:
The approved Specific Plan requires compliance with the AICUZ document through the use of an Accident Potential Zone Overlay District, adopted as part of the Specific Plan. The proposed project is partially located within Accident Potential Zone I (APZ I), and thus that portion must comply AICUZ requirements. Approximately 2.40 acres of the 3.22 acre site (74 percent) is located within APZ I. The project is subject to Resolution #JPA 08-01, a resolution by the March Joint Powers Commission that determined the developable building area for properties located in APZ I and II within the March Business Center. Pursuant to Resolution #JPA 08-01, the project site is limited to a 41.3% Floor Area Ratio and a maximum building size of 43,000 within the APZ area. The Project proposes that 41,630 s/f of the 44,772 s/f building be located within APZ I, resulting in a 40% Floor Area Ratio within the APZ. This proposal is consistent with the provisions of Resolution #JPA 08-01.

The March Business Center Specific Plan approved 106.15 acres within the Accident Potential Zones. Through the approval of Resolution #JPA 08-01, development within the 106.15 acres in the Accident Potential Zones was restricted to a total lot coverage of 19.99% on a gross basis. In accordance with the Resolution, the developable areas are located on the periphery of the Accident Potential Zones while the area closest to the extended center line of the runway (center of the APZs) are reserved for open space. To date, four developments within Meridian have been constructed within the Accident Potential Zones. Inclusive of this proposed Project, a total of 242,100 square feet of building area have been approved within the Accident Potential Zones to date, which translates to a current lot coverage of 5.2%.

As required by the MARB, the project has been conditioned to: a) comply with OSHA standards as it relates to employee safety and health issues; b) use non-reflective building materials during and after building construction; c) have all lighting directed downward to reduce glare; and d) require that any potential use of flammable, combustible or explosive materials on the project

site be further reviewed by the Air Force and March JPA. On December 30, 2008, the JPA received FAA and MARB clearance of proposed building elevations on the project site.

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establish the development requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage, as listed below:

Architecture/Color Palette: Buildings are constructed of tilt-up concrete panels designed in a contemporary, geometric design with a reoccurring grid module to create development consistency. Prominent entry features are used to emphasize entrances and provide variation in the building elevations.

The buildings incorporate Svelte Sage (SW 6164) and Ancient Marble (SW 6162) field colors; Coastal Plain (SW 6192) accent; Connected Grey (SW 6165) wainscot; as well as aluminum clear anodized storefront (with 2" x 4 ¼" minimum sections) and low reflectance glazing (Blue Visteon 1/4" 2000R). Mojava pro-fit ledgestone (PF-8014) is used to provide contrast at development entry features. The proposed architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Screening: The site will incorporate perimeter screen walls to the west, east and north to screen the truck court located near the southeast portion of the site. All openings to the building will be screened through the use of landscaping along the southerly, easterly and northerly property lines. All sanitation facilities are fully screened by 8' high screening walls and placed behind the building. Screening of parking is accomplished by a continuous hedge and heavily landscaped setbacks, as identified in the development landscape plans.

Landscaping: The project street frontage is dominated by landscape installed and maintained by the project developer, consisting of a double row of Grace Ferns, Fantex Ash Trees and Crepe Myrtles along Innovation Drive; a double row of Mondell Pines and Fantex Ash Trees along a portion of the easterly property line to screen any visibility of outdoor storage. All internal landscape is consistent with the landscape palette identified in the Design Guidelines. Both the LLMD landscaping and internal on-site landscaping are irrigated with a reclaimed water system.

Exterior Lighting: Given the proximity of the airport, the March Business Center Design Guidelines provide specific requirements that restrict all exterior project lighting to low or high pressure sodium lighting, fully shielded fixtures with the source of illumination not visible above the horizon, maximum of 24' above finished grade, and a maximum illumination of 0.5 candle/foot^2 at the property line. Accordingly, the project conditions of approval require that the developer complies with the exterior lighting requirements of the March Business Center Design Guidelines requirements.

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

CEQA Analysis:

Master EIR

March Air Force Base realigned to March Air Reserve Base on April 1, 1996. Conversion of the base from an active duty military installation to an Air Reserve Base resulted in the transfer of approximately 4,400 acres of land from the Air Force to March JPA. The potential environmental effects of the re-development of 4,400-acres described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Focused EIR for March Business Center

The Focused EIR for the 1,290-acre March Business Center development was certified by the March Joint Powers Commission on February 26, 2003. The Focused EIR analyzed the development of approximately 13 million square feet of various land uses, including Business Park, Industrial, Mixed-Use, Office and Commercial land use designations. The Focused EIR analysis included the generation of 74,900 external trips from the business park, which were considerably less than the 131,400 trips projected in the Master EIR (MBC Focused EIR pg. IV-16). Through the environmental analysis, the Focused EIR identified project level and cumulative air quality impacts that would remain significant after mitigation, and thus a Statement of Overriding Considerations was adopted by the March Joint Powers Commission. The MBC Focused EIR further found that all other environmental impacts associated with the proposed project would either be less than significant or could be mitigated to less-than-significant levels for impacts on land use planning, transportation/traffic, hazards and hazardous materials, hydrology/water quality, aesthetics, noise, geology and soils, public services, biological resources, and utilities and service systems (MBC Focused EIR pg. VI-2).

Addendum to the Certified EIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached EIR Addendum for the proposed Project Enterprise Center tiers off the previous environmental analysis from the Master EIR and Focused EIR, and finds that all environmental impacts associated with the proposed project would either be less than significant or will be mitigated to a less-than-significant level through the existing mitigation measures adopted in the March Business Center Focused EIR.

California Environmental Quality Act (CEQA) Compliance

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

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

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

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

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

Conclusions:

Staff concludes that the proposed plot plan meets all requirements of the Specific Plan and Design Guidelines. Furthermore, the Addendum to the Certified EIR for March Business Center (Meridian) provides full analysis under CEQA, and appropriately identifies that impacts of the proposed Warehouse/Industrial development are less than significant with project mitigation as identified in the Addendum and project conditions of approval.

Attachments:

1) Meridian North Campus Site Plan.
2) Conditions of Approval.
3) Applicant's Narrative.
4) Reduced Site Plan.
5) Reduced Building Elevations.
6) Reduced Landscaping Plans.
7) Planning Commission Findings.
8) Resolution #JPA 09-02 for the adoption of the Addendum to the Certified EIR (SCH2002071089); approval of Plot Plan 08-02.
9) Initial Study/Addendum to the EIR.
10) Air Quality Technical Report available at the JPA offices for review.