RESOLUTION #JPA 11-16

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AND ADOPTING AN ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1) FOCUSED ENVIRONMENTAL IMPACT REPORT AND THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

RELATED FILES: ZONING 11-01, PLOT PLAN 11-01, AND VARIANCE 11-01

WHEREAS, the March Joint Powers Authority ("March JPA"), a joint powers authority created pursuant to Title 7, Division 1, Chapter 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; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base ("March JPA Planning Area") 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; and

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; and

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, and building regulations; and

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

WHEREAS, in February 2003, the Commission approved the Meridian Specific Plan for the March Business Center (SP-1); and

WHEREAS, to consider the potential environmental impacts of the development permitted by the Specific Plan, March JPA prepared, approved, and certified the March Business Center Focused Environmental Impact Report (the "FEIR"); and

WHEREAS, in July 2010, the Commission approved an amendment to the Meridian Specific Plan for the March Business Center ("SP-5") in order to accommodate various land use changes to the northern portion of the specific plan, also known as the North Campus, to respond to changes in the market and to accommodate a prospective industrial user planning to develop a new facility; and

WHEREAS, to consider the potential environmental impacts of the development permitted by SP-5, March JP prepared, approved, and certified the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (the "SEIR"); and

WHEREAS, LNR Property Corporation and affiliates have made application for and wishes to consolidate Lots 5 and 6 within SP-5 ("the Project") to eliminate the boundary line between the two lots and to facilitate the construction of one 600,000 square foot tilt-up warehouse building; and

WHEREAS, the March JPA staff has determined that the consolidation of Lots 5 and 6 is a "project" as defined by the California Environmental Quality Act ("CEQA") and has prepared an initial study; and

WHEREAS, the initial study, attached hereto as Exhibit "A" and made a part hereof, indicated that all potential environmental impacts from the Project were considered in the FEIR and the SEIR for the March Business Center development and that no new information or changed circumstances require the preparation of supplemental or subsequent environmental documentation. On the basis of this initial study, staff determined that an Addendum to the certified FEIR and SEIR should therefore be prepared for the Project; and

WHEREAS, the Project and the Addendum have been presented to the Commission and having reviewed and considered the information contained therein, the Commission has determined that the Project is consistent with the General Plan and that all potential environmental consequences associated with the Project were examined by the FEIR and the SEIR; and

WHEREAS, the Commission finds that none of the circumstances specified in Public Resources Code section 21166 subparts (a) through (c) or California Code of Regulations, Title 14 ("the State CEQA Guidelines"), section 15162 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; and

WHEREAS, the Addendum, attached hereto as Exhibit "B" and made a part hereof, to the certified FEIR and SEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

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

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

SECTION 1. Recitals. The above recitals are 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 JPA has reviewed and

considered the FEIR, the SEIR, the Addendum to the FEIR and SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Commission finds that the Addendum and 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 the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the FEIR, SEIR, the Addendum, the Initial Study and all related information presented to the Commission, the Commission finds that the preparation of a subsequent or supplemental EIR is not required for the consolidation of Lots 5 and 6 because the consolidation is merely a minor modification and such a minor modification: (1) does not constitute a substantial change to the Project that will require major revisions of the FEIR or SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) does not constitute a substantial change with respect to the circumstances under which the Project is undertaken that will require major revisions of the FEIR or SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and (3) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR or SEIR was certified, that shows any of the following: (a) the Project will have one or more significant effects not discussed in the FEIR or SEIR; (b) significant effects previously examined will be substantially more severe than shown in the FEIR or SEIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the lead agency declined to adopt such measures; or (d) mitigation measures or alternatives considerably different from those analyzed in the FEIR or SEIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the FEIR and SEIR and all written and oral evidence presented to the Commission of March JPA, the Commission finds that all environmental impacts of the Project have been addressed within the certified FEIR and SEIR, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that none of the circumstances in State CEQA Guidelines section 15162 calling for preparation of a subsequent environmental impact report or negative declaration have occurred. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission.

SECTION 5. Adoption of the Addendum to the March Business Center Specific Plan (SP-1) Focused Environmental Impact Report and the Meridian Specific Plan Amendment (SP-5) Final Subsequent 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 prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 7. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 23555 Meyer Avenue, Riverside, CA 92518.

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

PASSED, APPROVED, and ADOPTED this 18th day of May, 2011.

Marion Ashley

Chairman, March Joint Powers Commission

I Carey L. Allen, Clerk of the March Joint Powers Authority Commission, do hereby certify that the foregoing Resolution #JPA 11-16 was duly adopted at a meeting of the March JPA, at the public hearing held on the 18th day of May, 2011, by the following vote of the Commission.

Ayes:	Busch, Stewart, Melendrez, Batey, Buster, Yarbrough, Gardner, Ashley
Noes:	None
Absent:	None
Abstain:	None

Date: May 18, 2011

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

EXHIBIT "A"

Initial Study

SUPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

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

1. Project Title: Speculative Development of a 600,000 Square Foot Industrial Building

2. Lead Agency Name and Address:

   March Joint Powers Authority
   23555 Meyer Dr., Riverside, CA 92518

3. Contact Person and Phone Number: Adam Collier – (951) 656-7000

4. Project Location:

   Lots 5 and 6 of Final Map 30857 located at 14600 Innovation Drive, Riverside, CA 92518

5. Project Sponsor's Name and Address:

   LNR Property Corporation and Affiliates – 4350 Von Karman, Ste 200., Newport Beach, CA 92660

6. General Plan Designation: Specific Plan 7. Zoning: Industrial

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

   The March Joint Powers Authority certified a Final Focused Environmental Impact Report (SCH #2002071089) for the March Business Center Specific Plan (SP-1) in February 2003. The Final Focused EIR (the "FEIR") provided environmental clearance for the March Business Center Specific Plan, which contemplated development of a business park to be developed on approximately 1,290 acres in the northwestern portion of Riverside County. The March Business Center Specific Plan was divided into two portions. The northern portion, referred to as the North Campus, was comprised of 662 acres. The southern portion, referred to as the South Campus, contained approximately 628 acres. The March Business Center Specific Plan provided for development of the following types of land uses: business park, industrial, office, mixed use, commercial, and parks/recreation/open space. Please identify the areas that were found to have significant impacts and for which a Statement of Overriding Considerations was adopted.

   In July 2010, the March Joint Powers Authority approved SP-5 (the Meridian Specific Plan amendment), a Specific Plan amendment on 257.7 acres of the North Campus of the March Business Center Specific Plan. SP-5 redistributed the land use designations, modified the allowed uses, and amended the development standards for this 257.7 acre area.

   Pursuant to CEQA, in July 2010, the March Joint Powers Authority certified a Subsequent Environmental Impact Report (SCH #2009071069) to evaluate and mitigate the environmental impacts of the Meridian Specific Plan Amendment (the "SEIR"). According to the SEIR, with the incorporation of Mitigation Measures outlined in the 2003 Focused EIR and the SEIR, all environmental impacts of SP-5 could be reduced to a less than significant level, except the following impacts, which remained significant and unavoidable: construction related emissions of ROG, NO_x, PM_{10}, and $PM_{2.5}$; operational air quality impacts; cumulative increases in existing traffic load and capacity of the street system; interim impacts to intersections at Van Buren Boulevard and I-215 Northbound ramps and Van Buren Boulevard and I-215 Southbound ramps; queuing delays at Cactus Avenue and Northbound I-215 ramps/Old 215 Frontage Road, Van Buren Boulevard and Southbound I-215 off-ramp, and Van Buren Boulevard and Northbound I-215 ramps; interim impacts at Van Buren Boulevard (west of Wood Road), Van Buren Boulevard (Wood Road to Trautwein Road), and Van Buren Boulevard (from Meridian Parkway to I-215 interchange); and traffic impacts to I-215 from north of Alessandro Boulevard to

south of Van Buren Boulevard. The March Joint Powers Commission adopted a Statement of Overriding Considerations to account for the significant and unavoidable environmental impacts of SP-5.

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

LNR CPI Meridian BTS 356, LLC (Unit 1 Lot 5) and LNR CPI Meridian BTS 223, LLC (Unit 1 Lot 6) are seeking a plot plan approval for a 600,000 SF industrial building across the two lots (See attached site plan). Both lots are zoned industrial pursuant to the Meridian Specific Plan Amendment. The Meridian Specific Plan Amendment anticipated that Lots 5 and 6 would be developed with industrial uses. Therefore, the SEIR evaluated these land uses as part of the Meridian Specific Plan Amendment. The building will be a 32' clear, concrete tilt up building that would have a typical height of 44', and a maximum height of 48'. The maximum building height would exceed the minimum building setback established in Table III-2, Note 2. Therefore, a Variance application VA 11-01 (dated April 6, 2011) has been filed. The front yard area will be adequately screened from Innovation Drive. Design and aesthetics of the site and building will be consistent with the Meridian Design Guidelines.

The Project includes Zoning 11-01 for the 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 (Meridian). The project would redistribute a total of 32,055 square feet of building area within the Accident Potential Zones. The reallocation comes entirely from Lot 68 within the March Business Center Specific Plan, located north of Cactus Avenue along the I-215 Freeway, to one lot located at the northeast corner of Cactus Avenue and Innovation (Unit 1 - Lot 19), and two lots located approximately 3,500 feet to the south of Cactus Avenue (Unit 1 - Lots 5 & 6). The three Lots (5, 6, and 19) are located within the Meridian Specific Plan Amendment SP-5.

As discussed above, the proposed Project would combine Unit 1, Lots 5 and 6 into one site to accommodate development of a 600,000-square foot warehousing and distribution facility designed to accommodate a future, but as yet unidentified, industrial use. The 42-foot high, single-story rectangular building would accommodate approximately 20,000 square feet of office use at the northwestern corner of the structure. The remainder of the building would be devoted to product storage, sorting, consolidation, and distribution. The materials to be stored and distributed at this facility will not be specified until a user is identified. Approximately 95 truck loading docks would be provided along the western side of the building. Two paved forklift paths would be provided on the western side of the building, one near the northwestern corner of the structure, and the other near the southwestern corner. Heating, ventilation and air conditioning systems would be constructed on the building roof and would be fully screened from view by parapet walls. Trash enclosures would be located on the eastern boundary of the site, within screened truck parking areas, behind a six-foot high enclosure wall.

The building would be approximately 1,566-feet long by approximately 384 feet wide. Access to and from the facility would be provided via two driveways to/from Innovation Drive. The northern driveway would be located near the northern boundary of the lot, and would accommodate employee and visitor access only. The southern driveway would be located near the center of the lot, and would provide truck access. The employee and visitor parking lot would have approximately 244 parking stalls and be located primarily along the northern and southern sides of the building and along the western boundary of the lot, to the south of the southern access driveway. The parking spaces would be nine feet by 18 feet (i.e., typical parking space dimensions); up to six parking spaces will be designated for handicapped use, and approximately 13 would be set aside for carpool use. Approximately 118 trailer parking stalls (12 feet wide by 55 feet long) would be provided along the western boundary of the lot, in a tandem arrangement adjacent to Innovation Drive. These spaces would be screened from nearby public streets by a 14-foot high painted concrete screen wall along the western boundary of the lot, adjacent to Innovation Drive.

The proposed Project would involve the removal of the existing rail spur located along the eastern boundary of the site. Prior to construction of the proposed Project, quitclaim deeds will be issued for two existing easements crossing the site (i.e., Riverside County Flood Control and Water Conservation District and Western Municipal Water district).

In accordance with Section V.B.2 of the Meridian SPA, the proposed Project's traffic generation characteristics were estimated using trip generation rates published by the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008). Truck trip generation rates were obtained from the ITE Trip

Generation Handbook (ITE, 2004). It is estimated that the proposed Project would generate a total of 2,136 daily trips, including 432 daily truck trips. As discussed on page IV-57 of the Meridian SPA SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of the proposed Project's daily traffic generation. As a result, the total external trip generation for the proposed Project would be approximately 1,914 daily trips.

Building Materials and Landscaping
The office and storage warehouse would be painted concrete tilt-up construction. Outdoor screening walls and decorative wrought iron fences will match the Meridian SPA theme wall/fence, and the March JPA will perform graffiti control if necessary. Building components would be constructed consistent with the March Business Center Design Guidelines. The proposed Project would include approximately three acres of landscaped area. As required by the March Business Center Design Guidelines, a minimum of 10 percent of the site would be landscaped (landscaping in the form of colored pavers or other decorative pavement treatments may be included, but only up to a maximum of two percent). Landscaping would adhere to the landscaping requirements contained in Section 6.0 of the March Business Center Specific Plan Design Guidelines, including the plant selection listed in Section 6.5.

Lighting Plan
Outdoor lighting for this lot would be provided in accordance with the March Business Center Design Guidelines and shall be limited to LPS or HPS, a maximum of 25' above grade, maximum 750 watt, and a maximum lighting level of 0.5 candle/foot measured at the property line. Additionally, a point-by-point lighting plan would be required, and must be approved by the March JPA Planning Division prior to the issuance of building permits (see item 27, Standard Conditions of Approval, contained in Appendix D of the Meridian SPA).

Grading Plan
Existing elevations range from 1,552 feet above sea level in the southeastern corner of the site to 1,560 feet above sea level in the northwestern corner of the site. Proposed on-site elevations are 1,563 feet above sea level at the northern portion of the site, 1,559 feet above sea level in the central portion of the site, and 1,549 feet above sea level in the southern portion of the site. Initial site review suggests that cut and fill on-site will balance; however, this will be determined during the preparation of detailed grading plans.

Infrastructure and Off-Site Improvements
The office/warehouse building would be serviced via a water lateral from a proposed water main located in Innovation Drive. Sewage would flow to a sewer lateral connection provided near the main access driveway and into a sewer gravity system within Innovation Drive. The building would include a fire sprinkler system serviced via an on-site fire service main with two connections to the potable water pipeline in Innovation Drive. The development would include two grass lined swales (one along the western side of the building and the other adjacent to the building's south wall) for post-construction treatment control BMPs. These swales would serve as pollutant filters and are designed to have very shallow slopes that would allow the runoff maximum contact with the vegetation. Contact with the vegetation improves water quality as the plants uptake pollutants, remove sediment and increase infiltration. After the runoff moves through the swales, it would be discharged into storm drain pipes located in the southern portion of the site, before being discharged via an existing 54-inch storm drain to the existing regional detention basin (Lot 65), which is located adjacent to the southern boundary of the proposed Project.

The proposed Project would have a water supply budget of 53,800 gallons per day (based on a 26.9 acre site and a consumption rate of 2,000 gallons per acre). Wastewater would be conveyed within existing infrastructure to the wastewater treatment plant (WWTP) located northwest of Harley Knox Boulevard/I-215 interchange. Interior streets and parking areas would be paved with concrete and asphalt concrete. A six-foot-wide sidewalk would be provided adjacent to the front of parking stalls, while a five-foot-wide sidewalk would be provided elsewhere within the Project site.

Operational Characteristics

Construction Schedule
Because no user has been identified, no construction schedule is currently available. However, once a user has been identified, construction could be completed in 6-8 months.

Hours of Operation
As discussed above, no specific user has been identified for the proposed Project. Accordingly, no operational

details are available. However, to provide a reasonably conservative assessment of the proposed Project's operations, it is assumed that the Project would have three shifts, and would be open 24 hours a day, seven days a week. It is assumed that office workers would have typical shifts of 8:00 am to 5:00 pm, while warehouse staff would work day and night shifts beginning at 6:00 am and 6:00 pm, respectively. The proposed Project is assumed to receive material via truck delivery throughout the day; warehouse workers would load trailers throughout the night. Truck drivers are assumed to arrive in their personal vehicles and then depart daily in loaded tractor trailers, typically before 6:00 am, and return to the site usually that same afternoon. This scenario is consistent with existing warehouse uses operating within the March Business Center Specific Plan and evaluated within the Meridian SPA.

Deliveries
As noted above, deliveries are assumed to occur throughout the day. Based on the traffic generation estimates described above, it is expected that the proposed Project would result in approximately 432 daily delivery and distribution truck trips. It is assumed that trucks would consist of double trailer vehicles (approximately 53 feet in length) and smaller trucks (typically 45 feet or 23 feet in length). The most direct route for trucks originating north or south of the site would be to exit I-215 at the Cactus Avenue interchange, travel west on Cactus Avenue and then south on Innovation Drive. As an alternative, trucks could exit I-215 at the Alessandro Boulevard interchange; travel west to Meridian Parkway, south to Cactus Avenue, east to Innovation Drive, and then south to the site entrance. Additionally, trucks could exit I-215 at Van Buren Boulevard, proceed westbound to Meridian Parkway or Opportunity Way, and then northbound to Innovation Drive. Truck traffic would enter the site via a single gated and monitored driveway. All operational truck traffic and construction trucks would comply with the approved March JPA Truck Route Ordinance (Ordinance #09-01, October 2009).

Warehouse/Administration
On-site activities would consist primarily of the daily truck delivery and distribution of materials or products. It is anticipated the materials would be dry or bulk goods. No products requiring refrigeration would be stored on-site. The products would be received, sorted, temporarily stored within the facility, then packaged and transported to other locations, as required.

Employee Estimates
Because the user of the proposed Project has not been identified, an estimate of the number of employees is not currently available. However, as discussed above, the parking lot has the capacity to accommodate up to 244 employee vehicles at any given time.
Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.9 people per acre. This is lower than the 25 people per acre established for nonresidential development in compatibility zone B1 in the March Air Reserve Base/Inland Port Airport Joint Land Use Study.

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

North – Industrial; South – Detention Basin; East – BNSF/RCTC Rail R-O-W and Open Space; West - Industrial

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

Western Municipal Water District: Will Serve Letter for water and sewer.
Storm Water Pollution Prevention Plan: State Water Resources Control Board.
Federal Aviation Administration: Notice of Proposed Construction
National Pollution Discharge Elimination System Permit
ALUC Consistency Review
Off-Site Grading Easements from Riverside County Transportation Commission

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	☐ Greenhouse Gases

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature _____ Date _____

Printed Name _____ For _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.

   c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

   d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question;

b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and

c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced 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?	☐	☐	☑	☐

(a through d)

Analysis from the 2003 FEIR: According to the 2003 FEIR, SP-1 would have less than significant aesthetic impacts (FEIR, p. IV-93). SP-1 would not have a significant impact on scenic vistas, damage scenic resources, degrade existing visual character, or create new sources of substantial light or glare.

Analysis from the 2010 SEIR: According to the 2010 SEIR, SP-5 would have less than significant aesthetic impacts. (SEIR, p. VII-1.) While SP-5 would generally replace smaller lot business park development with larger lot distribution warehouses, the 2010 SEIR concluded that the overall appearance of the development permitted by SP-5 would be the same as described in the 2003 Focused EIR. (*Id.*)

SP-5 did not include a scenic highway and there were no scenic highways in the immediate vicinity of SP-5. Moreover, the 2010 SEIR explained that there were no scenic resources, including trees, rock outcroppings and/or historic buildings that would be affected by SP-5. Therefore, the 2010 SEIR concluded that SP-5 would not have a significant impact on these resources. (SEIR, p. VII-1.)

Furthermore, impacts to daytime and nighttime views were not expected to occur as a result of SP-5 because the project area is located below the scenic vista identified in Exhibit 5-4 of the March JPA General Plan and all exterior lighting is required to be high pressure sodium, max 24' high with full cur off fixtures (no light emitted above the horizon) as required in the March Business Center Design Guidelines. (SEIR, p. VII-1.) As a result, the 2010 SEIR concluded that SP-5 would not introduce a new source of substantial light or glare. (*Id.*)

Finally, all development undertaken pursuant to SP-5 would have to be consistent with the March Business Center Design Guidelines, landscape concept and Development Code, which ensure, among other things, that land use conflicts and incompatibilities would not occur, lighting is shielded, natural and man-made features are preserved, and scenic corridors are maintained. (SEIR, pp. VII-2-VII-3.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land

use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. If the Consolidation is approved it would facilitate the development of a 600,000 square foot clear, concrete tilt up industrial building within an industrial area of SP-5.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not result in greater aesthetic impacts than were disclosed in the FEIR and SEIR.

Development of the Meridian SPA in accordance with the lot configuration shown in Figure III-3 of the Meridian SPA SEIR would have resulted in two separate buildings on Unit 1, lots 5 and 6, whereas the proposed Project would result in a single, long building. However, Section III.G (a) (1) of the Meridian SPA identifies that side yard setbacks can be zero, provided that the opposite side yard setback is a minimum of 30 feet. Therefore, the approved Meridian SPA could result in two adjacent buildings having the appearance of a single, long building. In addition, even with typical side yard setbacks, two 700-foot long buildings would not be expected to have substantially greater impacts to aesthetics than the proposed Project, particularly when considering the additional landscaping proposed and the visual context (adjacent to a freeway and rail line). Given these considerations, the proposed long building would not result in greater aesthetic impacts than were disclosed in the Meridian SPA SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measure I-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II.	AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:					
	a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☑	☐
	b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☑	☐
	c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☑	☐
	d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☑	☐
	e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☑	☐

(a through c)

Analysis from the 2003 FEIR: The 2003 FEIR concluded that SP-1 would have less than significant impacts on agriculture and forest resources. Specifically, SP-1 would not convert prime farmland, unique farmland, or farmland of statewide importance because the United States Department of Agriculture Natural Resource Conservation Service determined that no such land is present within the SP-1 area. (FEIR, p. IV-105)

Analysis from the 2010 SEIR: The 2010 SEIR concluded that SP-5 would have less than significant impacts on agriculture and forest resources. Specifically, SP-5 would not convert prime farmland, unique farmland, or farmland of statewide importance because the United States Department of Agriculture Natural Resource Conservation Service determined that no such land is present within the SP-5 area. (SEIR, p. VII-2.)

Moreover, there are no lands within the SP-5 area that are zoned for agricultural use or covered by a Williamson Act contract. (SEIR, pp. VII-2-VII-3.)

Implementation of SP-5 would not result in changes to the environment that could result in the conversion of farmland to non-agricultural use. (SEIR, p. VII-3.)

Finally, the 2010 SEIR explained that the SP-5 area does not contain any forest land, timberland, or land zoned for Timberland Production. Therefore, implementation of SP-5 would not result in loss of forest land or conversion of forest land to non-forest use.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan (SP-5). According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. As explained in the 2003 FEIR and 2010 SEIR, development within SP-1 and SP-5 would not impact forest and agriculture resources. The proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not result in greater impacts to agriculture and forest resources than were disclosed in the FEIR and SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The 2010 SEIR did not impose mitigation measures for agriculture and forest resources because SP-5 would not impact these resource areas.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

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:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a through e)

Analysis from the 2003 FEIR: As described in the 2003 FEIR, SP-1 would not conflict with or obstruct implementation of an applicable air quality plan. SP-1 would exceed SCAQMD thresholds, and was required to comply with Mitigation Measures C-1 through C14. SP-1 would contribute air emissions to the region that would add to the cumulative baseline, no mitigation was required. The 2003 FEIR concluded that SP-1 would generate motor vehicle trips that would affect carbon monoxide concentrations at intersections in the project vicinity, and would generate diesel particulate emissions identified as toxic air contaminants by the California Air Resources Board.

Analysis from the 2010 SEIR: As explained in the 2010 SEIR, SP-5 did not introduce new land uses to the Meridian Specific Plan area. (SEIR, p. IV-126.) Instead, SP-5 merely redistributed the permitted land uses throughout the SP-5 area. As a result, the 2010 SEIR concluded that SP-5 would not conflict with or obstruct implementation of an applicable air quality plan any differently than what was previously evaluated in the 2003 Focused EIR. (SEIR, p. IV-127.) To mitigate impacts to a less than significant level, SP-5 was required to comply with Mitigation Measures C-1 through C-14 from the 2003 Focused EIR. (*Id.*)

While the impacts of SP-5 were generally consistent with those addressed in the 2003 Focused EIR with regard to violating air quality standards, the 2010 SEIR indicated that the maximum simultaneous emissions associated with development in 2011 would exceed SCAQMD's air quality significance thresholds for construction emissions of ROG, NO_x, PM_{10}, and $PM_{2.5}$ as identified in the draft SEIR, p. IV-133 (mass grading of the development is presently complete so for comparative purposes the air quality analysis done for year 2011 or 2012 accurately reflects potential air quality emissions for the proposed development).

The 2010 SEIR also concluded that SP-5 would result in significant localized PM_{10} impacts during construction. (SEIR,

p. IV-134)

The 2010 SEIR concluded that SP-5 would result in operational emissions of ROG, NO_x, PM_{10}, and $PM_{2.5}$ in excess of SCAQMD's significance thresholds. (SEIR, p. IV-135.) In addition to complying with Mitigation Measures C-1 through C-14 from the 2003 Focused EIR, the 2010 SEIR required that development of SP-5 comply with Mitigation Measures IV.C-1-1 through IV.C-1-20. (SEIR, pp. IV-136-IV-137.) With regard to operational emissions, the 2010 SEIR concluded that even with implementation of the foregoing mitigation measures that impacts would be significant and unavoidable. (SEIR, p. IV-139.)

Similarly, the 2010 SEIR concluded that during both construction and operation of SP-5 the project would result in a cumulatively considerable net increase in criteria pollutants for which the project region is in nonattainment. (SEIR, p. IV-141.) Even with implementation of Mitigation Measures C-1 through C-14 of the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-20 in the 2010 SEIR, the impacts could not be reduced to less than significant levels. (SEIR, p. IV-142.) Therefore, this impact remains significant and unavoidable under the 2010 SEIR. (*Id.*)

With regard to sensitive receptors, the 2010 SEIR found that SP-5 would emit diesel particulate matter at levels that exceed SCAQMD's significance thresholds and therefore results in a significant cumulative impact. (SEIR, p. IV-144.) To mitigate impacts to human health, SP-5 was required to comply with Mitigation Measures C-1 through C-14 of the 2003 Focused EIR. Implementation of the foregoing mitigation measures would reduce impacts of SP-5 to less than significant levels; however, cumulative impacts to sensitive receptors would remain significant. (SEIR, p. IV-147.)

Finally, with regard to odors, the 2010 SEIR concluded that SP-5 would not introduce new land use designations substantively different from those evaluated in the 2003 Focused EIR. (SEIR, p. IV-147.) Consequently, the types of uses that are permitted by SP-5 are not the types of uses that typically create objectionable odors. (*Id.*) Moreover, with implementation of the improvements to the sewer system and other infrastructure, odors from these sources would be minimized as a result of SP-5. (*Id.*) To avoid any potential odor impacts, the 2010 SEIR required compliance with Mitigation Measures C-1 through C-14 from the 2003 Focused EIR and Mitigation Measures IV.C-4-1 from the 2010 SEIR. (SEIR, p. IV-148.) Implementation of the foregoing mitigation measures would reduce these impacts to less than significant levels.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not result in greater air quality impacts than were disclosed in the FEIR and SEIR.

The SEIR, at page IV-129 and in Table IV.C-4 on page IV-130 states that there is an annual maximum building square footage limit. The SEIR includes a Mitigation Measure, IV.C-1-13, which states the following:

"No more than 100 acres shall be graded simultaneously on any single day during the initial development phase of construction. The construction contractor shall also ensure that the total building square footage constructed within the project does not exceed the building area identified in Table IV.C-4 (i.e. foundation construction, building construction, architectural coatings application) be conducted simultaneously on any single day". MM IV.C-1-13 – SEIR

The Air Quality Technical Report (2010 – Scientific Resources Associated) for the SEIR utilized the URBEMIS Model, Version 9.2.4, to estimate maximum daily emissions that would be associated with construction for the Meridian Specific Plan Amendment (SP-5). In general, the URBEMIS Model provides a planning and disclosure tool for air quality analysts and lead agencies to evaluate whether potential significant air quality impacts might result from construction or operational activities; the model is not traditionally used to plan or schedule construction activities. As described in the attached Technical Memorandum, prepared by Valorie Thompson (Scientific Resources Associated – 2011), the model provided an evaluation of potential impacts based on a maximum daily construction scenario to assess whether the SCAQMD's daily significance thresholds would be exceeded during construction.

The Air Quality Technical Report prepared for the SEIR based maximum daily emissions on an equipment list as

indicated in *Table 1, Maximum Construction Scenario, SEIR.* The equipment usage in the table represents equipment that could be used to construct three (3) buildings and to conduct site preparation activities on three (3) sites. The SEIR, at page IV-129 and in Table IV.C-4 on page IV-130 states that there is an annual maximum building square footage limit. This assumption was not part of the analysis in the Air Quality Technical Report and does not have a bearing on the maximum daily emissions calculations disclosed in the Air Quality Technical Report or in the SEIR. The conclusions in the Air Quality Technical Report therefore did not depend on a maximum annual square footage, nor was a maximum annual square footage recommended. Therefore, Mitigation Measure IV.C-1-13 should be interpreted by the contractor to not exceed the maximum daily emissions using the equipment list described in Table 1, Maximum Construction Scenario, SEIR.

To demonstrate that the simultaneous construction of approximately 600,000 square feet of warehouse space and 525,000 square feet of space for the adjacent Sysco site would be consistent with the air quality impacts disclosed within the SEIR, the URBEMIS Model was re-run using updated assumptions regarding square footage and site preparation activities that would occur concurrently. As indicated in the attached Technical Memorandum (SRA – 2011) and URBEMIS report, the simultaneous construction of two sites did not exceed the maximum daily thresholds. Therefore, the Project is consistent with the analysis in the FEIR and SEIR, and solely clarifies that Mitigation Measure IV.C-13 only relates to maximum daily emissions thresholds as set forth in Table 1, Maximum Construction Scenario in the SEIR. So long as the construction contractor does not exceed the equipment usage in Table 1, the proposed project is consistent with the Analysis in the FEIR and SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures C-1 through C-14 form the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-23 and IV.C-4-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

IV.	BIOLOGICAL RESOURCES. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐
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?	☐	☐	☑	☐

(a through f)

Analysis from the 2003 FEIR: The 2003 FEIR evaluated impacts to candidate, sensitive, or special status species in local and regional plans. As such, impacts to biological resources were reduced to a level of less than significant with the incorporation of Mitigation Measures D-1 through D-6.

Analysis from the 2010 SEIR: According to the 2010 SEIR, the land that comprises SP-5 was previously evaluated in

the 2003 Focused EIR with regard to impacts to candidate, sensitive, or special status species in local or regional plans. (SEIR, pp. IV-160-IV-161.) Therefore, the 2010 SEIR concluded that impacts from SP-5 with respect to Steven's Kangaroo Rat were consistent with the impacts addressed in the 2003 Focused EIR. (SEIR, p. IV-162.) Additionally, while SP-5 did not change the project footprint from what was previously evaluated in the 2003 Focused EIR, the biological resources within the project area had changed. Specifically, Least Bell's Vireo was present in the SP-5 area. Impacts to Least Bell's Vireo that would have occurred with implementation of SP-5 would be mitigated through compliance with additional mitigation measures imposed in the 2010 SEIR. (SEIR, p. IV-162.)

The 2010 SEIR concluded that with implementation of Mitigation Measures D-1 through D-3 of the 2003 Focused EIR and Mitigation Measure IV.D.1-1 and IV.D.1-2 that impacts to riparian habitat or other sensitive natural communities would be less than significant. Specifically, the 2010 SEIR explained that the Riparian Forest located in the southwestern portion of the SP-5 area was occupied by Least Bell's Vireo, which was not present during the 2003 Focused EIR. (SEIR, p. IV-165.)

In addition, approximately ten acres of Non-native Grasslands, three acres of Ornamental/Disturbed, one acre of disturbed habitat, one acre of ephemeral drainage, one acre of non-jurisdictional drainage swale, and 0.1 acres of Southern Willow Scrub would be impacted by SP-5. (SEIR, p. IV-165.) The SEIR concluded that loss of the foregoing resources would not be significant because they are unable to support sensitive species and because the site is already disturbed.

According to the 2010 SEIR, SP-5 would not change with respect to impacts to areas regulated by Section 404 of the Clean Water Act but the original Section 404 permit for the March Business Center Specific Plan expired in May 2006. In addition, the Streambed Alteration Agreement that March JPA originally obtained for the March Business Center Specific Plan was in the process of being amended. SP-5 was expected to impact jurisdictional waters consistent with the impacts identified in the 2003 Focused EIR. Therefore, with implementation of Mitigation Measures D-4 through D-6 of the 2003 Focused EIR and IV.D.3-1 and IV.D.3-2 in the 2010 SEIR, impacts to jurisdictional waters would be less than significant. (SEIR, pp. IV-166-IV-167.)

With regard to impacts to movement of native resident or migratory fish or wildlife species, wildlife corridors, and wildlife nursery sites, the 2010 SEIR concluded that impacts from SP-5 would be consistent with impacts evaluated in the 2003 Focused EIR. Therefore, with implementation of Mitigation Measures D-1 through D-3 of the 2003 Focused EIR, SP-5 would have less than significant impacts to these resources. (SEIR, p. IV-169.)

Similarly, the 2010 SEIR concluded that SP-5 would not be in conflict with local policies or ordinances protecting biological resources. Therefore, SP-5 would not have an impact in this regard and no mitigation was required.

Finally, the 2010 SEIR concluded that SP-5 would 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. The SP-5 area is not located within the Western Riverside County Multiple Species Habitat Conservation Plan. Therefore, SP -5 would not have impacts to this resource and would not require mitigation. (SEIR, pp. IV-169-IV-170.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. The proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Furthermore, the proposed development on Unit 1 Lots 5 and 6 is not proximate to any Least Bell's Vireo, Stephen's Kangaroo Rat, or riparian habitat, and thus will not effect the biological resources identified in those areas. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 Focused EIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures D-1 through D-6 from the 2003 Focused EIR and Mitigation IV.D.1-1, IV.D.1-2, IV.D.3-1, and IV.D.3-2 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

V.	CULTURAL RESOURCES. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a through d)

Analysis from the 2003 FEIR: According to the 2003 FEIR, no significant cultural resources are known to occur within the March Business Center Specific Plan area; therefore, impacts to cultural resources will be less than significant with the incorporation of Mitigation Measure L-1.

Analysis from the 2010 SEIR: According to the 2010 SEIR, SP-5 was consistent with the 2003 Focused EIR with regard to causing substantial adverse changes in the significance of an historical resource. Therefore, SP-5 was required to comply with Mitigation Measure L-1 in the 2003 Focused EIR in order to reduce potential impacts of SP-5 to less than significant levels. No additional mitigation was required. (SEIR, pp. IV-285-IV-286.)

With regard to impacts to unique archaeological resources, the 2010 SEIR indicated that SP-5 would have impacts to undetected cultural resources in previously undisturbed areas of the proposed project area. Specifically, the 2010 SEIR indicated that cultural resource KHMR-1 was identified although it was not significant or eligible for listing on the California Register. In order to maintain consistency between the 2010 SEIR and the 2003 Focused EIR with regard to impacts to archeological resources, the 2010 SEIR required compliance with Mitigation Measure L-1 from the 2003 Focused EIR and compliance with new Mitigation Measures IV.J-2-1 through IV.J-2-6 identified in the 2010 SEIR. After implementation of all of these mitigation measures, impacts to archaeological resources would be less than significant. (SEIR, pp. IV-286-IV-289.)

The 2010 SEIR found that impacts to paleontological resources as a result of SP-5 would be consistent with impacts that were previously identified in the 2003 Focused EIR. SP-5 was required to comply with Mitigation Measure L-1 from the 2003 Focused EIR however no new mitigation was required. With implementation of the foregoing mitigation measure, the 2010 SEIR concluded that SP-5 would have less than significant impacts to paleontological resources. (SEIR, pp. IV-289-IV 290.)

Additionally, the 2010 SEIR found that SP-5 would have potential to impact human remains in the same manner as was previously analyzed in the 2003 Focused EIR. Because the entire Meridian Specific Plan area had already been mass graded and because no human remains were found during the grading activities, the 2010 SEIR indicated that it was unlikely that human remains would be discovered during site-specific excavation. However, accidental discovery could not be completely ruled out. Therefore, SP-5 would be required to comply with Mitigation Measure L-1 from the 2003 Focused EIR and additional Mitigation Measure IV.J-4-1 recommended in the 2010 SEIR. With implementation of the foregoing mitigation measures, impacts of SP-5 on human remains would be less than significant. (SEIR, p. IV-290.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the

North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. The proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. The potential impacts to archeological resources mitigated through monitoring of grading activities identified in mitigation measures IV.J-2-1 through IV.J-2-3 is limited to an undisturbed area adjacent to Van Buren Boulevard, as depicted in Figure IV.J-1 of the 2010 SEIR, and is not applicable to the subject site. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measure L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6, and IV.J-4.1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

VI.	GEOLOGY AND SOILS. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☑	☐
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☑	☐
ii)	Strong seismic ground shaking?	☐	☐	☑	☐
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☑	☐
iv)	Landslides?	☐	☐	☑	☐
b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☑	☐
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☑	☐
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☑	☐
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☑	☐

(a through e)

Analysis from the 2003 FEIR: According to the 2003 FEIR, SP-1 would be required to comply with Mitigation Measures K-1 through K-5 in order to mitigate potential exposure of people or structures to risk of loss, injury or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction) and landslides.

Analysis from the 2010 SEIR: The 2010 SEIR explained that SP-5 would be required to comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR in order to mitigate potential exposure of people or structures to risk of loss, injury or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction) and landslides. Further, the 2010 SEIR explained that the foregoing potential impacts caused by SP-5 would be consistent with the impacts as they were evaluated under the 2003 Focused EIR. Therefore, the 2010 SEIR concluded that SP-5 would not introduce any new or substantially different impacts in this area that would require new or different mitigation. With implementation of Mitigation Measures K-1 through K-5, all potential impacts of SP-5 in this area would be reduced to less than significant levels. (SEIR, pp. IV-272-IV-275.)

Similarly, the 2010 SEIR concluded that SP-5 would result in soil erosion and loss of topsoil impacts to the same extent as was previously evaluated in the 2003 Focused EIR. Since SP-5 did not introduce new or different impacts compared to the project evaluated under the 2003 Focused EIR, no new mitigation measures were required. Consequently, the 2010 SEIR required that SP-5 comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR in order to fully mitigate impacts to less than significant levels. (SEIR, pp. IV-275-IV-276.)

For the most part, the 2010 SEIR concluded that SP-5 would have similar impacts to the original Specific Plan evaluated in the 2003 Focused EIR with regard to landslides, lateral spreading, subsidence, liquefaction or collapse. However, geologic impacts at the Arnold Heights Elementary School site changed slightly from what was originally evaluated in the 2003 Focused EIR. According to the 2010 SEIR, Arnold Heights Elementary School contains undocumented artificial fill that was considered unsuitable to support pavement, fill materials, walls or other improvements. Consequently, the 2010 SEIR required that in addition to complying with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR, that SP-5 would also have to comply with Mitigation Measure IV.I-3-1 to avoid potential impacts associated with undocumented artificial fill on the former Arnold Heights Elementary School site. However, the subject development is not in proximity to the Arnold Heights School site, and thus is not subject to mitigation measure IV.I-3-1. With implementation of the foregoing mitigation measures, impacts to this resource area would be less than significant. (SEIR, pp. IV-276-IV-277.)

Finally, the 2010 SEIR concluded that SP-5 would have impacts with regard to expansive soils and septic systems consistent with what was previously evaluated in the 2003 Focused EIR. SP-5 would be required to comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR to mitigate these impacts to less than significant levels. However, since SP-5 would not introduce new impacts or different impacts from what was previously identified and mitigated in the 2003 Focused EIR, no new mitigation was required under the 2010 SEIR. (SEIR, pp. IV-277-IV-278.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures K-1 through K-5 from the 2003 Focused EIR and Mitigation Measure IV.I-3-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

VII.	GREENHOUSE GAS EMISSIONS. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☑	☐

(a and b)

Analysis from the 2010 SEIR: After quantifying greenhouse gas emissions for SP-5 and after implementation of Mitigation Measures IV.L-1.1 through IV.L-1.26, the 2010 SEIR concluded that development of SP-5 would result in emission of greenhouse gases in excess of CARB's and SCAQMD's standards and therefore was a significant and unavoidable impact. (SEIR, pp. IV-349-IV-352.) Moreover, the 2010 SEIR concluded that with implementation of Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14, B-4 trough B-6, B-10, B-11, H-4, H-5, H-7, and K-5 from the 2003 Focused EIR that SP-5 would be consistent with applicable plans, policies, and regulations adopted for purposes of reducing greenhouse gas emissions. (SEIR, p. IV-359.)

Consolidation of Unit 1, Lots 5 and 6: As described in the attached Air Quality Technical Memorandum, the greenhouse gas emissions associated with the proposed Consolidation of Unit 1, Lots 5 and 6 would not differ from the emissions disclosed in the 2010 SEIR. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The proposed Consolidation would not result in more vehicle emissions of CO_2, CH_4 or N_2O than was previously evaluated and mitigated in the 2010 SEIR, because the greenhouse gas emissions were analyzed on a Planning Area level and would be consistent with the traffic budget. For purposes of construction emissions, the 2010 SEIR evaluated construction emissions associated with the total construction of the Planning Area over the proposed eight-year construction period. Consistent with SCAQMD guidelines, the total construction emissions were then amortized over a 30-year period. While the 2010 SEIR contemplated 1,257 metric tons of CO_2e for construction year 2011, because SCAQMD guidelines recommend amortization of overall construction emissions over a 30-year period, the proposed Consolidation would not result in emissions above the 12,043 metric tons of CO_2e for the entire construction emissions disclosed in the 2010 SEIR.

With regard to operational greenhouse gas emissions, because the 2010 SEIR evaluated emissions for the entire Planning Area, and because the traffic budget is being managed on a Planning Area level, the proposed Consolidation would not result in an increase in the emission of greenhouse gases above the 139,280 metric tons of CO_2e evaluated in the 2010 SEIR. Furthermore, operation of Unit 1, Lots 5 and 6 as a warehouse facility will reduce emissions analyzed in the 2010 SEIR because projected rail use will not occur, thus would not result in emissions of greenhouse gases from rail operations. Therefore, because the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not result in greater impacts than were disclosed in the FEIR and SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures C-1 through C-3, C-4 through C-9, C-12 through C-14, B-4 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5 from the 2003 Focused EIR and Mitigation Measures IV.L-1.1 through IV.L-1.26 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

VIII.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐
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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	☐	☐	☑	☐

(a through h)

Analysis from the 2003 FEIR: The 2003 FEIR concluded that due to the types of uses and facilities allowed within the March Business Center, certain potentially hazardous materials are expected to be generated, stored, distributed and/or disposed of within the Specific Area. As such, impacts would be reduced to a level of less than significant with the implementation of Mitigation Measures E-1 through E-2.

Analysis from the 2010 SEIR: The 2010 SEIR concluded that with implementation of Mitigation Measure IV.E.1-1 that SP-5 would have less than significant impacts with regard to creating hazards to the public or environment through the routine transport, use, or disposal of hazardous materials. (SEIR, pp. IV-176-IV-181.)

Additionally, the 2010 SEIR concluded that with implementation of Mitigation Measure E-2 from the 2003 Focused EIR and Mitigation Measure IV.E.1-1 from the 2010 SEIR that SP-5 would create a less than significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials both generally and within 1/4 mile of a an existing or proposed school. (SEIR, pp. IV-181-IV-183.) Moreover, SP-5 is not located on a Cortese site and no mitigation was proposed. (SEIR, p. IV-183.)

SP-5 is, however, located within an airport land use plan. According to the 2010 SEIR, SP-5 is located in proximity to March ARB Runway 14/32. Therefore, SP-5 was subject to the 2005 AICUZ, the Riverside County ALUP and the draft 2007 JLUS. Development is allowed within APZ I and APZ II; however, it is limited to single story structures. Potential impacts that would result from building out SP-5 within this area were fully evaluated and mitigated in the 2003 Focused EIR. As a result, the 2010 SEIR concluded that with implementation of Mitigation Measures A-1 through A-4 from the 2003 Focused EIR that SP-5 would have less than significant impacts in this resource area. (SEIR, pp. IV-183-IV-184.)

SP-5 is not located within the vicinity of a private airstrip. Therefore, no impacts would occur. (SEIR, pp. IV-184-185.)

According to the 2010 SEIR, SP-5 would be consistent with the March Area Emergency Resource Guide because SP-5 would not result in a physical interference with emergency routes. (SEIR, p. IV-185.) Moreover, SP-5 would not increase the risk of wild land fires when compared to the development analyzed under the original Meridian Specific Plan. (SEIR, p. IV-186.) Therefore, build out of SP-5 would not impair the implementation of or interfere with an adopted emergency response plan and would not expose people or structure to risk of loss involving wild land fires. The 2010 SEIR concluded that no mitigation was required. (SEIR, p. IV-185, IV-186.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. The proposed Consolidation proposes construction and operation of a 32' clear, concrete tilt up building with a typical height of 44', and a maximum height of 48'.

As discussed in the Consistency Memo, the proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the 25 people per acre established for nonresidential development in compatibility zone B1 in the JLUS.

Accordingly, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously

analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measure E-2 from the 2003 Focused EIR and Mitigation Measure IV.E.1-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

IX.	HYDROLOGY AND WATER QUALITY. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☑	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☑	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☑	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☑	☐
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☑	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☑	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☑	☐
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☑	☐

i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☑	☐
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☑	☐

(a through j)

Analysis from the 2003 FEIR: According to the 2003 FEIR, SP-1 would increase the intensity of development in the region thereby increasing the amount of impermeable surfaces, which will result in a decrease in water percolation areas and impact water quality. With the implementation of Mitigation Measures F-1 through F-3, the project's impacts would be reduced to a level of less than significant.

Analysis from the 2010 SEIR: According to the 2010 SEIR, SP-5 would have similar impacts to water quality standards and waste discharge requirements as the original Meridian Specific Plan evaluated in the 2003 Focused EIR. (SEIR, p.IV-199-IV-200.) In addition, SP-5 would have similar impacts to drainage patterns and surface runoff as was evaluated in the 2003 Focused EIR. (SEIR, p. IV-203-IV-204. IV-204-IV-205.) To the extent that SP-5 would otherwise substantially degrade water quality, the change would be consistent with what was previously evaluated and mitigated in the 2003 Focused EIR. (SEIR, p.IV-205-IV-206.) Therefore, SP-5 would not result in any new or different impacts in these areas compared to the 2003 Focused EIR. As a result, SP-5 was required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR to reduce impacts to the foregoing resources to less than significant levels; but, no new mitigation measures were required by the 2010 SEIR. (SEIR, pp. IV-200, IV-204, IV-205, IV-206.)

Similarly, SP-5 would use groundwater supplies consistent with what the 2003 Focused EIR evaluated for the entire Meridian Specific Plan project. As a result no new impacts or different impacts would occur from implementation of SP-5 and no new mitigation measures were required. SP-5 would have a less than significant impact on groundwater supplies.

Given that SP-5 did not involve a housing component, it was found to have no impact to placing housing within a 100-year flood hazard area and no mitigation was required. (SEIR, p. IV-206) With regard to placing structures within the 100-year flood hazard area, the 2010 SEIR concluded that SP-5 is located within Zone D of the FIRM map. (SEIR, p. IV-206.) However, Zone D areas are defined as having possible but undetermined flood hazards because no flood hazard analyses have been performed within this zone. There have been several drainage studies performed on this area of the Specific Plan and all flood control facilities have been designed to accommodate the 100 year flood event. Therefore, development of SP-5 would be required to comply with Mitigation Measure F-1 from the 2003 Focused EIR to reduce impacts to less than significant levels. (SEIR, p. IV-207.)

Finally, the 2010 SEIR concluded that SP-5 would not expose people or structures to loss, injury or death from flooding as a result of a failure of a levee or dam. (SEIR, p. IV-207.) The 2010 SEIR also found that SP-5 would not expose people or structures to inundation by seiche, tsunami, or mudflow. (SEIR, p. IV-207-IV-208.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan.

Consistent with Mitigation Measures F-1 and F-2, the proposed Project would include two grass lined swales (one along the western side of the building and the other adjacent to the building's south wall) for post-construction treatment control BMPs. These swales would serve as pollutant filters and are designed to have very shallow slopes that would allow the runoff maximum contact with the vegetation. Contact with the vegetation improves water quality as the plants uptake pollutants, remove sediment and increase infiltration. After the runoff moves through the swales, it would be discharged into storm drain pipes located in the southern portion of the site, before being discharged via an existing 54-inch storm drain to the existing regional detention basin (Lot 65), which is located adjacent to the southern boundary of the proposed Project. Both swales would include inlet filters to intercept sediment prior to entering the swales. The proposed Project

is consistent with the site acreage and landscaping assumed in the Meridian SPA SEIR, and would not result in any additional stormwater runoff associated with greater impervious surfaces.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Construction of the tilt up building will be consistent with the existing Meridian Specific Plan because the logistical use is an industrial use. The existing Meridian Specific Plan contemplated development of industrial uses on this site. The proposed Consolidation would not involve housing and would not place housing within the 100-year flood hazard area.

However, the proposed Consolidation would involve constructing structures within Zone D of the FIRM map. Construction of structure within Zone D of the FIRM map, however, would not result in a new or different significant impact because the 2010 SEIR contemplated such development. As explained above, according to several drainage studies performed for the area, the flood control facilities in the area have been adequately designed to accommodate the 100-year flood event and would not threaten structures in this area. Nevertheless, the proposed Consolidation would have to comply with Mitigation Measure F-1 from the 2003 Focused EIR to reduce potential impacts to these structures to less than significant levels. With that, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

X.	LAND USE AND PLANNING. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a through c)

Analysis from the 2003 FEIR: The 2003 FEIR concluded that SP-1 is consistent with the March JPA General Plan, the SCAG Regional Comprehensive Plan, subsequent sub-regional comprehensive plan, and the March AFB Master Reuse Plan the project would have less than significant impacts to land use compatibility with the implementation of Mitigation Measures A-1 through A-4.

Analysis from the 2010 SEIR: The 2010 SEIR concluded that SP-5 would not physically divide an established community because it only involved the reallocation of land uses throughout the North Campus area. (SEIR, p. IV-13.) SP-5 did not expand the boundaries of the Specific Plan area or introduce land use designations not previously identified in the March JPA General Plan or the original Meridian Specific Plan. (*Id.*) Instead, SP-5 redistributed the land uses through the SP-5 area to respond to and increase compatibility with development that had occurred up to the time that SP-5 was proposed. (SEIR, pp. IV-13-IV-14.) Therefore, since SP-5 would be consistent with the 2003 Focused EIR and would not introduce new impacts to this resource area, no new mitigation was required. (SEIR, IV-14.) However, SP-5 was required to implement Mitigation Measures A-1 through A-4 from the 2003 Focused EIR, to reduce potential impacts to less than significant levels. (SEIR, pp. IV-14, IV-30.)

Moreover, the 2010 SEIR concluded that the impacts of SP-5 with regard to applicable land use plans, policies or regulations adopted for purposes of mitigating environmental effects were consistent with what was evaluated in the 2003 Focused EIR. (SEIR, p. IV-30.) SP-5 reallocated existing buildable area from one portion of APZ I to another portion of APZ I (approximately 3,000 feet to the south). (SEIR, p. IV-29.) As a result, resolution #JPA 08-01 placed several restrictions on development within areas designated APZ I, including height limitations, land use restrictions, and limits on the number of people that can occupy the site. (SEIR, pp. IV-29-IV-30.) Given this, the 2010 SEIR required implementation of Mitigation Measure IV.A-2-1 in addition to Mitigation Measures A-1 through A-4 from the 2003 Focused EIR, to reduce potential impacts to less than significant levels. (SEIR, p. IV-30.) Otherwise, SP-5 would be consistent with the 2003 Focused EIR and would not introduce new impacts in terms of consistency with other land use plans. (SEIR, p. IV-30.)

Finally, the 2010 SEIR concluded that the impacts of SP-5 with regard to applicable habitat conservation plans or natural community conservation plans would be consistent with what was previously evaluated under the 2003 Focused EIR. (SEIR, pp. IV-31-IV-32.) SP-5 was required to comply with Mitigation measures A-1 through A-4 from the 2003 Focused EIR to ensure that impacts to applicable habitat conservation plans and natural community conservation plans would be less than significant. (SEIR, p. IV-32.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. While SP-5 contemplated two separate industrial businesses, one business on each of the lots, the proposed Consolidation would result in use of the land at a similar intensity with one business as opposed to two individual businesses operating independently.

The majority of the proposed Project is located within Accident Potential Zone (APZ) I as shown in the March ARB AICUZ (2005). 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. Specifically, the proposed Project is consistent with Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade, as identified in Table 3-1. Assuming full occupancy of all employee parking spaces, and that all employees are present in the building, the average employee density would be one person per 2,400 square feet. The proposed Project is consistent with compatible land uses identified in the AICUZ and it would not provide a high density of people within APZ I; thus, it would be consistent with the AICUZ.

In addition, the project proposes a minor redistribution of buildable square footage within the March Air Reserve Base Accident Potential Zone I. As set forth in Resolution 08-01, adopted by the Joint Powers Commission on February 20, 2008, Lot 5 is approved for 351,545 square feet of development and Lot 6 is approved for 223,400 square feet of development (combined total of 574,945). LNR has requested approval to shift 25,055 SF allotted to Lot 68 (SP-1) and reallocate the square footage to the combination of Lots 5 and 6 (SP-5), thus bringing the two lots to a total of 600,000 square feet of developable space. In addition, LNR has requested the reallocation of 7,000 square feet from Lot 68 to Lot 19 (SP-5). This reduces the total developable square footage on Lot 68 from 101,499 square feet to 69,444 square feet. The proposed redistribution of 32,050 square feet of buildable area from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not result in greater impacts than were disclosed in the FEIR and SEIR.

The proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the average density of 25 people per acre established for nonresidential development in the APZ I portion of compatibility zone B1 in the JLUS.

In addition, compatibility zone B1 requires that no more than 100 people occupy any one acre. The proposed Project's office area would be a maximum of 20,000 square feet, slightly less than half an acre (i.e, 43,560 square feet). Although the number of office employees will not be determined until a specific user is identified, the earlier Sysco development, which has a similar building square footage, had 16 percent of their on-site employees working in the office. Assuming a similar proportion for the proposed Project would result in 47 workers concentrated in a 20,000 square foot office. The remaining 246 workers would be at a much lower density, dispersed throughout the remaining 580,000 square feet of the building and surrounding parking areas and loading docks. Assuming that these workers are evenly distributed among the remaining 580,000 square feet results in a density of 0.0004 employees per square foot. Based on this, the highest acre would include 47 workers in the office, plus 10 workers in the remaining 23,560 square feet, resulting in a maximum density per acre of 57. This is less than the maximum of 100 identified in the JLUS.

On November 12, 2009, the Riverside County Airport Land Use Commission determined the Meridian SPA is consistent with the Riverside County Airport Land Use Plan (ALUP). As discussed above, the proposed Project is consistent with the land uses previously evaluated in the Meridian SPA SEIR; therefore, the proposed Project is consistent with the ALUP.

The proposed Project does not encroach into Part 77 surface elevation. The FAA has issued a "No Hazard to Air Navigation" determination on the applicants 7460-1 application, which is consistent with Mitigation Measure A-2 of the 2010 SEIR.

No detention basin is proposed for the project, as the site will drain to the adjacent regional detention basin. As such, Mitigation Measure A-4 from the SEIR does not apply.

The proposed Consolidation would not change land uses or zoning designations assigned to Unit 1, Lots 5 and 6. Instead,

the proposed Consolidation is necessary to remove a lot line that currently separates Unit 1, Lots 5 and 6 to accommodate the construction of a 600,000 square foot clear, concrete industrial tilt up building. The proposed industrial building would be occupied by a logistics center company. The number of truck trips that would be generated by the proposed logistics facility is consistent with and within the budget allocated by the 2010 SEIR. The proposed 600,000 square foot warehouse is projected to generate 2,136 ADT with 432 truck trips. This traffic generation is less than the external traffic generation budget of 8,303 (with 1,836 truck trips) allocated to Planning Area 3. Therefore, the proposed Project is consistent with the traffic generation budget specified in the Meridian SPA SEIR and would not cause any new traffic related impacts. The cumulative external traffic generation of all lots within the Meridian SPA is 4,603 daily trips, which is less than the total budget of 45,419 daily external trips. Total truck traffic generation is 1,039 daily truck trips, which is less than the budget of 3,890 identified in the Meridian SPA. The logistics center is an industrial type use that was contemplated by SP-5. Therefore, the potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR.

The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Moreover, the proposed Consolidation would be bound by the Mitigation Measures set forth in the 2010 SEIR and the 2003 Focused EIR with to mitigate any potential land use impacts. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addresses in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures A-1 through A-4 from the 2003 Focused EIR and Mitigation Measure IV.A-2-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XI.	MINERAL RESOURCES. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a and b)

Analysis from the 2003 FEIR: According to the 2003 FEIR, the SP-1 area does not contain significant mineral deposits or significant mineral resources. Therefore, the 2003 FEIR concluded that SP-1 would have no impact to the loss of availability of a known mineral resource that would be of value to the region or to the loss of availability of a locally important mineral resource recovery site.

Analysis from the 2010 SEIR: According to the 2010 SEIR, the SP-5 area does not contain significant mineral deposits or significant mineral resources. Therefore, the 2010 SEIR concluded that SP-5 would have no impact to the loss of availability of a known mineral resource that would be of value to the region or to the loss of availability of a locally important mineral resource recovery site. (SEIR, p. VII-3.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The 2010 SEIR did not impose mitigation measures for mineral resources because SP-5 would not impact mineral resources.

Additional Mitigation Measures: None required.

Significance After Mitigation: No impact.

XII. NOISE. Would the project result in:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 ground borne vibration or ground borne 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?	☐	☐	☑	☐

(a through f)

Analysis from the 2003 FEIR: The 2003 FEIR evaluated short-term noise impacts (construction-related) and long-term impacts (operations and traffic). As described in the 2003 FEIR, the implementation of mitigation measures J-1, J-4, J-6, and J-7 would reduce impacts to a level of less than significant.

Analysis from the 2010 SEIR: The 2010 SEIR evaluated stationary sources, the pump station, vehicle sources, rail sources, and Riverside County Fire Station sources of noise levels for SP-5. The 2010 SEIR found that the noise impacts of SP-5 would be generally consistent with the noise impacts that were evaluated in the 2003 Focused EIR. (SEIR, p. IV-256.) With implementation of Mitigation Measures J-2 through J-7 from the 2003 Focused EIR, these general noise impacts would be reduced to less than significant levels. (*Id.*)

However, according to the 2010 SEIR, SP-5 would have potential to generate some noise impacts different from what was evaluated in the 2003 Focused EIR. Specifically, stationary noise sources that would result from SP-5 would exceed standards established by the City of Riverside, County of Riverside or the USFWS. (SEIR, p. IV-249.) To mitigate this impact, the 2010 SEIR required implementation of Mitigation Measures IV.H-1-1 and IV.H-1-2. (SEIR, p. IV-249.)

Similarly, the 2010 SEIR found that SP-5 would result in exterior noise-sensitive areas at sensitive receptors to exceed certain noise standards. (SEIR, p. IV-255.) To mitigate this impact, the 2010 SEIR required implementation of Mitigation Measure IV.H-1-3. (*Id.*) In addition, the 2010 SEIR concluded that interior noise-sensitive areas at transient lodging would result experience significant noise impacts and to mitigate for this impact the 2010 SEIR required implementation of Mitigation Measure IV.H.-1-4. (*Id.*) With regard to the pump station, the rail activity, and the Riverside County Fire Station, the 2010 SEIR concluded that noise impacts from these sources would be less than significant and no mitigation was required. (SEIR, pp. IV-251, IV-255, and IV-256.)

Similar conclusions were reached as those listed immediately above with regard to permanent increase in ambient noise levels with implementation of SP-5. (SEIR, pp. IV-259-IV-260.) With regard to temporary increases in ambient noise levels, the 2010 SEIR concluded that SP-5 was consistent with the 2003 Focused EIR. (SEIR p. IV-261.) To mitigate temporary increases in ambient noise levels, the 2010 SEIR required that development under SP-5 comply with Mitigation Measure J-2 from the 2003 Focused EIR. (SEIR, p. IV-262.) In addition, the 2010 SEIR concluded that SP-5 would not expose people residing or working in the project area, which is subject to an airport land use plan, to excessive noise levels. (SEIR, IV-262.) The 2010 SEIR concluded that considering the airport land use plan that covers the SP-5 area, SP-5 would result in impacts similar to and consistent with what was previously evaluated in the 2003 Focused EIR. (SEIR, p. IV-263.) Therefore, no additional mitigation was required. Finally, since SP-5 is not located within the vicinity of a private air strip, SP-5 would not result in noise impacts in this regard and no mitigation was required. (*Id.*)

With regard to vibration impacts, the 2010 SEIR concluded that potential vibration impacts from freight rail operations could occur within SP-5. (SEIR, p. IV-258.) Of particular note, the 2010 SEIR disclosed that vibration from operations on the new or realigned siding or spurs on the rail line would be limited to Unit 1, Lots 5 and 6. Based on the FTA generalized surface vibration curve fro locomotive powered passenger or freight rail vehicles, the centerline of the nearest siding rack would be located 15 feet from the building on Unit 1, Lot 5 and 35 feet from the building on Unit 1, Lot 6. (SEIR, p. IV-258.) The predicted vibration levels at these buildings would be approximately 80 VdB and 71 VdB, respectively. (*Id.*) To mitigate for this impact, the 2010 SEIR required implementation of Mitigation Measure IV.H-2-1. (*Id.*)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. To the extent that the 2010 SEIR indicated that Unit 1, Lots 5 and 6 would experience potentially significant vibration impacts, if served by rail. However, in accordance with the Project Description, Unit 1, lots 5 and 6 are not proposed to be rail served and thus the project is not subject to this condition. Additionally, Unit 1, lot 6 is within a 70 dB CNEL contour. In accordance with mitigation measure IV.H.1-3, a detailed noise analysis providing recommendations on appropriate noise mitigation is required prior to the issuance of building permits to assure that all necessary noise attenuation is incorporated into the project site. Subject to compliance with this measure, the proposed development would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures J-2 through J-7 from the 2003 Focused EIR and Mitigation Measures IV.H-1-1 through IV.H-1-4, and IV.H-2-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XIII.	POPULATION AND HOUSING. Would the project:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a through c)

Analysis from the 2003 FEIR: As described in the 2003 FEIR, SP-1 did not include new housing or the removal of housing, as such, SP-1 would have less than significant impacts.

Analysis from the 2010 SEIR: As explained in the 2010 SEIR, SP-5 did not include new housing or the removal of housing. (SEIR, p. VII-3.) As a result, SP-5 would not induce displace substantial numbers of existing housing or displace substantial numbers of people. (SEIR, p. VII-3.) Furthermore, the 2010 SEIR explained that SP-5 would not itself induce substantial population growth but would instead help to balance the then-current imbalance between housing and jobs. (SEIR, p.VII-3-VII-4, VI-2.) Therefore, the 2010 SEIR concluded that SP-5 would not have an impact on population and housing.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The 2010 SEIR did not impose mitigation measures for population and housing because SP-5 would not impact this resource.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XIV. PUBLIC SERVICES. Would the project:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a)

Analysis from the 2003 FEIR: According to the 2003 FEIR, SP-1 would have significant impacts to fire protection and police protection. As no residential units are proposed, no impacts to schools, parks, or other public facilities, no impacts are identified. Implementation of Mitigation Measures P-1 through P-3 will reduce impacts to a level of less than significant.

Analysis from the 2010 SEIR: According to the 2010 SEIR, SP-5 would not result in new or different impacts to fire protection services and police protection services when compared against the original Meridian Specific Plan and the 2003 Focused EIR. (SEIR, pp. IV-296-IV-300.) With implementation of P-1 and P-2 of the 2003 Focused EIR, impacts to fire protection services and police protection services would be reduced to less than significant levels. (*Id.*) Furthermore, the 2010 SEIR explained that SP-5 would have no impact to schools, parks, or other public facilities. (SEIR, pp. IV-300-IV-304.) Therefore, no mitigation was required for these resources.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project is not subject to mitigation regarding public services as all mitigation is complete, is not applicable or is a responsibility of the Master Developer.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XV. RECREATION. Would the project:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a and b)

Analysis from the 2003 FEIR: According to the 2003 FEIR, SP-1 will not create the need for additional demand for recreational facilities, and conversely, provides for additional recreational facilities. No mitigation is required, therefore, impacts to recreation will remain less than significant.

Analysis from the 2010 SEIR: According to the 2010 SEIR, residential land uses create demand and need for parks and recreation areas. (SEIR, p. VII-4.) Because SP-5 would increase employment opportunities rather than housing opportunities, SP-5 would not increase the use of existing parks and would not demand construction of new parks or recreation facilities. (SEIR, p. VII-4.) Although park land was not included as part of SP-5, SP-5 did call for multi-use trails and bikeways as part of the transportation network. (SEIR, p. VII-4.) As a result, the 2010 SEIR concluded that SP-5 would not impact recreation.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The 2003 FEIR and 2010 SEIR did not impose mitigation measures for recreation because SP-1 and SP-5 would not impact this resource.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XVI. TRANSPORTATION / TRAFFIC. Would the project:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☑	☐
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☑	☐
c)	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)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☑	☐

(a through f)

Analysis from the 2003 FEIR: As described in the 2003 FEIR, SP-1 would generate 74,900 daily trips. With the implementation of Mitigation Measures B-1 through B-12, SP-1 would have less than significant impacts to intersection capacity, create unsafe driveway situations, or create safety problems.

Analysis from the 2010 SEIR: As explained in the 2010 SEIR, SP-5 resulted in a net traffic generation increase of 19,678 daily trips, as compared to the original Meridian Specific Plan. (SEIR, p. IV-62.) To mitigate for the additional traffic impacts that would result from build out of SP-5, the 2010 SEIR required implementation of Mitigation Measures

B-1 through B-12 of the 2003 Focused EIR plus Mitigation Measures IV.B-1-1 through IV.B-1-7. (SEIR, pp. IV-92-IV-99.)

According to the 2010 SEIR, SP-5 would be consistent with the land use designations evaluated under the original Specific Plan. (SEIR, p. IV-106.) In addition, SP-5 was found consistent with the Riverside County Airport Land Use Plan by the Riverside County Airport Land Use Commission on November 12, 2009. (*Id.*) Therefore, the impacts of SP-5 with regard to changing air traffic patterns would be consistent with the 2003 Focused EIR. (*Id.*) With implementation of Mitigation measures B-1 through B-12 of the 2003 Focused EIR, impacts of SP-5 would be less than significant.

As explained in the 2010 SEIR, SP-5 would not contain substantial hazards due to design features and would not result in inadequate emergency access. The Meridian Specific Plan does not include agricultural uses, residential uses, or other uses that could create traffic hazards created between those uses and development in the SP-5 area. (SEIR, p. IV-106.) Moreover, SP-5 included an internal circulation system that would allow for efficient travel for all types of vehicles. (SEIR, p. IV-107.) Finally, SP-5 did not result in inadequate parking capacity. (SEIR, p. IV-107-IV-108.) Therefore, impacts in these areas would be less than significant.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan.

The proposed Consolidation would accommodate a 600,000 square foot logistics center. The proposed 600,000 square foot warehouse is projected to generate 2,136 ADT including 432 truck trips. This traffic generation is less than the external traffic generation budget of 8,303 (with 1,836 truck trips) allocated to Planning Area 3. Therefore, the proposed Project is consistent with the traffic generation budget specified in the Meridian SPA SEIR and would not cause any new traffic related impacts. The cumulative external traffic generation of all lots within the Meridian SPA is 4,603 daily trips, which is less than the total budget of 45,419 daily external trips. Total truck traffic generation is 1,039 daily truck trips, which is less than the budget of 3,890 identified in the Meridian SPA.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. Because the projected trip generations do not exceed the budget of 8,303 trips allocated to Planning Area 3, the proposed redistribution would not result in greater traffic impacts than were disclosed in the FEIR and SEIR.

Project Consistency with the 2003 FEIR: The impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures B-5 through B-7, B-10, and IV.B-1-2 through IV.B-1-4 as applicable from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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).	☐	☐	☑	☐
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?	☐	☐	☑	☐

(a through g)

Analysis from the 2003 FEIR: According the 2003 FEIR, SP-1 was determined to be largely consistent with the environmental impacts described in the General Plan Master EIR with the exception of solid waste. The impacts of SP-1

to water, wastewater, power, natural gas, storm drain, telecommunications and solid waste will be reduced to a level of less than significant with the implementation of Mitigation Measures H-1 through H-8.

Analysis from the 2010 SEIR: As explained in the 2010 SEIR, SP-5 created an increased demand for wastewater treatment facilities. (SEIR, p. IV-222.) According to the 2010 SEIR, the WWTP is currently being expanded by the Western Municipal Water District to accommodate the increased need. (*Id.*) The facility is designed to satisfy Regional Water Quality Control Board discharge requirements. (*Id.*) Therefore, the 2010 SEIR concluded that SP-5 would not impact Regional Water Quality Control Board requirements. (*Id.*)

Because the wastewater flows would exceed the capacity of existing infrastructure, the wastewater treatment facilities had to be expanded to accommodate SP-5. (SEIR, p. IV-224.) To mitigate impacts related to the need for additional wastewater infrastructure, the 2010 SEIR required implementation of Mitigation Measure IV.G-2-1 and IV.G-2-2. With implementation of these mitigation measures, the impacts to wastewater treatment facilities would be less than significant. (SEIR, p. IV-225.)

In addition, SP-5 proposed modifications to the storm drainage system within the project area. (SEIR, p. IV-225.) Improvements included constructing an outlet structure at the south end of the existing East Detention Basin, upsizing the existing southern 24 inch outlet with a 6 inch restrictor plate to a 36 inch pipe, and constructing a South Channel Detention Basin. (*Id.*) To mitigate impacts caused by these changes, the 2010 SEIR required implementation of Mitigation Measure H-2 from the 2003 Focused EIR with certain modifications as indicated on page IV-225 of the 2010 SEIR. No further mitigation was imposed.

The Water Supply Assessment prepared for SP-5 found that projected water demand associated with SP-5 could be satisfied with existing and planned future supplies. (SEIR, p. IV-226.) However, developments processed under a ministerial review process shall comply with the potable water budget of 495,520 gpd. (*Id.*) In the event that the development does not comply with this water budget, subsequent environmental review may be required. As mitigation for this impact, the 2010 SEIR required compliance with Mitigation Measure IV.G-4-1.

Finally, the 2010 SEIR concluded that SP-5 would generate impacts to landfills and with regard to solid waste consistent with the impacts that were evaluated in the 2003 for the original Meridian Specific Plan. (SEIR, pp. IV-227-IV-229.) With implementation of Mitigation Measures H-4 and H-5 from the 2003 Focused EIR, SP-5 would have a less than significant impact to these resources.

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The proposed Project is expected to be consistent with the water supply budget established in the Water Supply Assessment (WMWD, 2009). Attachment B to the Consistency Memo contains a water consumption budget for the Meridian SPA. A shown in this table, the proposed Project would not exceed the established budget, which is based on a uniform consumption rate of 2,000 gallons per acre per day. See the attached will serve letter from the Western Municipal Water District identifying the ability to serve the project for water and sewer services.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the

2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures H-1 through H-5, H-6, with modifications, and H-7 from the 2003 Focused EIR and Mitigation Measures IV.G-2-1, IV.G-2-2, and IV.G-4-1 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☑	☐

(a, b, d)

Analysis from the 2003 FEIR: As explained above in Section IV, Biological Resources, the 2003 FEIR concluded that SP-1 would have less than significant impacts to biological resources. With implementation of Mitigation Measures D-1 through D-6 from the 2003 Focused EIR, SP-1 would not 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. Moreover, SP-1 was not designed to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

Analysis from the 2010 SEIR: As explained above in Section IV, Biological Resources, the 2010 SEIR concluded that SP-5 would have less than significant impacts to biological resources. With implementation of Mitigation Measures D-1 through D-6 from the 2003 Focused EIR and Mitigation IV.D.1-1, IV.D.1-2, IV.D.3-1, IV.D.3-2 from the 2010 SEIR, SP-5 would not 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. Moreover, SP-5 was not designed

to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Finally, according to the 2010 SEIR, implementation of SP-5 could lead to cancer and non-cancer risks from an operational perspective. (SEIR, pp. IV-143-IV-144.)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. The proposed Consolidation would not introduce new environmental impacts and would not require additional mitigation. The proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: As explained above in Section IV, Biological Resources, the proposed project would be required to comply with Mitigation Measures D-1 through D-6 from the 2003 Focused EIR and Mitigation IV.D.1-1, IV.D.1-2, IV.D.3-1, IV.D.3-2 from the 2010 SEIR.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

(c)

Analysis from the 2003 FEIR: The 2003 FEIR identified cumulative air quality, hydrology and water quality, traffic, geology and soils, cultural resources, and public services impacts. Cumulative impacts were reduced to a level of less than significant with the implementation of Mitigation Measures as identified in the MMRP and identified below

Analysis from the 2010 SEIR: The 2010 SEIR found that cumulative land use and planning, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, traffic, noise, geology and soils, cultural resources, and public services impacts of SP-5 would be consistent with the evaluation of impacts in the 2003 Focused EIR. (SEIR, pp. IV-33, IV-142, IV-170, IV-186, IV-208, IV-230, IV-264, IV-279, IV-291, and IV-302.) In all cases, the 2010 SEIR found cumulative impacts to be less than significant. (*Id.*)

Consolidation of Unit 1, Lots 5 and 6: The proposed Consolidation of Unit 1, Lots 5 and 6 would occur within the North Campus portion of the Meridian Specific Plan. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The potential environmental impacts of Unit 1, Lots 5 and 6 were fully evaluated and mitigated in the 2010 SEIR. The proposed Consolidation would not expand the boundaries of the Specific Plan Area or introduce land use designations not previously identified in the March JPA General Plan or the existing Meridian Specific Plan. Therefore, the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

The proposed redistribution of 32,050 square feet of buildable area within the Accident Potential Zones from Unit 1, Lot 68 (SP-1) to Unit 1, Lots 5, 6, and 19 (SP-5) does not modify the previously approved total square footage of 924,541 square feet; and does not exceed the 20% lot coverage on a gross basis as previously agreed through the adoption of

Resolution #JPA 08-01. The proposed redistribution would not increase development in areas not previously analyzed by the 2003 FEIR and 2010 SEIR, therefore, the project would not result in greater significant impacts than previously analyzed.

Project Consistency with the 2003 FEIR: Impacts from the proposed project are consistent with those addressed in the 2003 FEIR.

Project Consistency with the 2010 SEIR: Impacts from the proposed project are consistent with those addressed in the 2010 SEIR.

Applicable Mitigation Measures from the 2003 FEIR and 2010 SEIR: The proposed project would be required to comply with Mitigation Measures A-1 through A-4 from the 2003 Focused EIR, as modified in the 2010 SEIR, to mitigate impacts to land use and planning.

The proposed project would be required to comply with Mitigation Measures C-1 through C-14 form the 2003 Focused EIR and Mitigation Measures IV.C-1-1 through IV.C-1-20 in the 2010 SEIR to mitigate impacts to air quality.

The proposed project would be required to comply with Mitigation Measures D-1 through D-6 from the 2003 Focused EIR to mitigate impacts to biological resources.

The proposed project would be required to comply with Mitigation Measures A-1 through A-4 from the 2003 Focused EIR to mitigate impacts to hazards and hazardous materials.

The proposed project would be required to comply with Mitigation Measures F-1 through F-3 from the 2003 Focused EIR to mitigate impacts to hydrology and water quality.

The proposed project would be required to comply with Mitigation Measures J-2 through J-7 from the 2003 Focused EIR to mitigate noise impacts.

The proposed project would be required to comply with Mitigation Measure L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-1 through IV.J-2-6 and IV.J-4-1 from the 2010 SEIR to mitigate for impacts to cultural resources.

Additional Mitigation Measures: None required.

Significance After Mitigation: Less than significant.

Kimley-Horn
and Associates, Inc.

401 B Street
Suite 600
San Diego, California
92101

May 2, 2011

Mr. Dan Fairbanks
March Joint Powers Authority
23555 Meyer Drive
Riverside, CA 92518

Re: Meridian Unit 1. Lots 5 and 6 Consolidation Consistency

Dear Mr. Fairbanks:

As you know, LNR CPI Meridian BTS 356, LLC and LNR CPI Meridian BTS 223, LLC are proposing to consolidate Unit 1, Lot 5 and Unit 1, Lot 6 within the Meridian Specific Plan area into a single parcel encompassing 26.9 acres. Kimley-Horn and Associates, Inc. has prepared this letter on behalf of the entities above to provide an assessment of the proposed Project's consistency with applicable planning and environmental documents, including the Meridian Specific Plan Amendment; the Meridian Specific Plan Amendment Subsequent Environmental Impact Report, the Air Installation Compatible Use Zone study and other aviation-related requirements; and the March Business Center Design Guidelines. The objective of this memo is to facilitate March Joint Powers Authority (JPA) review of the proposed development relative to the scope of the proposed Project evaluated for the same lots in the certified Meridian Specific Plan Amendment SEIR (July, 2010). As discussed on Page II-4 of the SEIR:

This SEIR also provides a project-level review of environmental impacts associated with the proposed Project. Therefore, it is anticipated that future development applications that are consistent with the guidelines contained in the proposed Project and with the analysis in this SEIR would not require additional CEQA review. Future development applications found to be consistent with the proposed Project and parameters used to analyze environmental impacts in this SEIR could be approved through a ministerial action by the March Business Center Implementation Committee. This process was established by the March Business Center Specific Plan, discussed in the 2003 Focused EIR, and upheld by the courts in the decision of Health First v. March Joint Powers Authority (2009) 174 Cal.App.4th 1135.

TEL 619 234 9411
FAX 619 234 9433

Project Description

The U1-5/6 Consolidation project (proposed Project) is located within the eastern portion of the North Campus of the Meridian Specific Plan Area south of Cactus Avenue and east of Innovation Drive. The proposed Project site is bounded by Meridian Unit 2, Lot 4 to the north, the Burlington Northern Santa Fe rail line to the east, Meridian Lot 65 (i.e., a detention basin) to the south, and Innovation Drive and Meridian Unit 5, Lot 1 (i.e., the Fresh & Easy Distribution Center) to the west. The proposed Project would consolidate Unit 1, Lot 5 and Unit 1, Lot 6 into a single parcel encompassing 26.9 acres. Both lots have an Industrial land use designation, and were included in *SP-5, An Amendment to the North Campus of the Meridian Specific Plan (also Known as March Business Center Specific Plan)* (March JPA, July 2010), referred to hereinafter as the "Meridian SPA." The *Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5)*, (State Clearinghouse # 2009071069), hereinafter "Meridian SPA SEIR," was which cleared the Meridian SPA through the California Environmental Quality Act (CEQA) in a project-level review in July 2010.

As discussed, the proposed Project would combine Unit 1, Lots 5 and 6 into one site to accommodate development of a 600,000-square foot warehousing and distribution facility designed to accommodate a future, but as yet unidentified, industrial use. The 42-foot high, single-story rectangular building would accommodate up to a maximum of 20,000 square feet of office use at the northwestern corner of the structure. The remainder of the building would be devoted to product storage, sorting, consolidation, and distribution. The materials to be stored and distributed at this facility will not be specified until a user is identified. Approximately 95 truck loading docks would be provided along the western side of the building. Two paved forklift paths would be provided on the western side of the building, one near the northwestern corner of the structure, and the other near the southwestern corner. Heating, ventilation and air conditioning systems would be constructed on the building roof and would be fully screened from view by parapet walls. Trash compactors would be located on the eastern boundary of the site, within screened truck parking areas, behind a six-foot high enclosure wall.

The building would be approximately 1,566-feet long by approximately 384 feet wide. Access to and from the facility would be provided via two driveways to/from Innovation Drive. The northern driveway would be located near the northern boundary of the lot, and would accommodate employee and visitor access only. The southern driveway would be located near the center of the lot, and would provide truck access. The employee and visitor parking lot would have approximately 244 parking stalls and be located primarily along the northern and southern sides of the building and along the western boundary of the lot, to the south of the southern access driveway. The parking spaces would be nine feet by 18 feet (i.e., typical parking space dimensions); up to six parking spaces will be designated for handicapped use, and approximately 13 would be set aside for carpool use. Approximately 118 trailer parking stalls (12 feet wide by 55 feet long) would be provided along the western boundary of the lot, in a tandem arrangement adjacent to Innovation of Drive. These spaces would be

screened from nearby public streets by a 14-foot high painted concrete screen wall along the western boundary of the lot, adjacent to Innovation Drive.

The proposed Project would involve the removal of the existing rail spur located along the eastern boundary of the site. Prior to construction of the proposed Project, quitclaim deeds will be issued for two existing easements crossing the site (i.e., Riverside County Flood Control and Water Conservation District and Western Municipal Water district).

In accordance with Section V.B.2 of the Meridian SPA, the proposed Project's traffic generation characteristics were estimated using trip generation rates published by the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008). Truck trip generation rates were obtained from the ITE Trip Generation Handbook (ITE, 2004). It is estimated that the proposed Project would generate a total of 2,136 daily trips, including 432 daily truck trips. As discussed on page IV-57 of the Meridian SPA SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of the proposed Project's daily traffic generation. As a result, the total external trip generation for the proposed Project would be approximately 1,914 daily trips.

Building Materials and Landscaping. The office and storage warehouse would be painted concrete tilt-up construction. Outdoor screening walls and decorative wrought iron fences will match the Meridian SPA theme wall/fence, and the March JPA will perform graffiti control if necessary. Building components would be constructed consistent with the March Business Center Design Guidelines.

The proposed Project would include approximately three acres of landscaped area. As required by the March Business Center Design Guidelines, a minimum of 10 percent of the site would be landscaped (landscaping in the form of colored pavers or other decorative pavement treatments may be included, but only up to a maximum of two percent). Landscaping would adhere to the landscaping requirements contained in Section 6.0 of the March Business Center Specific Plan Design Guidelines, including the plant selection listed in Section 6.5.

Lighting Plan. Outdoor lighting for this lot would be provided in accordance with the March Business Center Design Guidelines and shall be limited to LPS or HPS, a maximum of 25' above grade, maximum 750 watt, and a maximum lighting level of 0.5 candle/foot measured at the property line. Additionally, a point-by-point lighting plan would be required, and must be approved by the March JPA Planning Division prior to the issuance of building permits (see item 27, Standard Conditions of Approval, contained in Appendix D of the Meridian SPA).

Grading Plan. Existing elevations range from 1,552 feet above sea level in the southeastern corner of the site to 1,560 feet above sea level in the northwestern corner of the site. Proposed on-site elevations are 1,563 feet above sea level at the northern portion of the site, 1,559 feet above sea level in the central portion of the site, and 1,549 feet above sea level in the southern portion of the site. Initial site review suggests that cut and fill on-site will balance; however, this will be determined during the preparation of detailed grading plans.

Infrastructure and Off-Site Improvements. The office/warehouse building would be serviced via a water lateral from a proposed water main located in Innovation Drive. Sewage would flow to a sewer lateral connection provided near the main access driveway and into a sewer gravity system within Innovation Drive. The building would include a fire sprinkler system serviced via an on-site fire service main with two connections to the potable water pipeline in Innovation Drive. The development would include two grass lined swales (one along the western side of the building and the other adjacent to the building's south wall) for post-construction treatment control BMPs. These swales would serve as pollutant filters and are designed to have very shallow slopes that would allow the runoff maximum contact with the vegetation. Contact with the vegetation improves water quality as the plants uptake pollutants, remove sediment and increase infiltration. After the runoff moves through the swales, it would be discharged into storm drain pipes located in the southern portion of the site, before being discharged via an existing 54-inch storm drain to the existing regional detention basin (Lot 65), which is located adjacent to the southern boundary of the proposed Project.

The proposed Project would have a water supply budget of 53,800 gallons per day (based on a 26.9 acre site and a consumption rate of 2,000 gallons per acre). Wastewater would be conveyed within existing infrastructure to the wastewater treatment plant (WWTP) located northwest of Harley Knox Boulevard/I-215 interchange.

Interior streets and parking areas would be paved with concrete and asphalt concrete. A six-foot-wide sidewalk would be provided adjacent to the front of parking stalls, while a five-foot-wide sidewalk would be provided elsewhere within the Project site.

Operational Characteristics

- Construction Schedule

  Because no user has been identified, no construction schedule is currently available. However, once a user has been identified, construction could be completed in 6-8 months.

- Hours of Operation

  As discussed above, no specific user has been identified for the proposed Project. Accordingly, no operational details are available. However, to provide a reasonably conservative assessment of the proposed Project's operations, it is assumed that the Project would have three shifts, and would be open 24 hours a day, seven days a week. It is assumed that office workers would have typical shifts of 8:00 am to 5:00 pm, while warehouse staff would work day and night shifts beginning at 6:00 am and 6:00 pm, respectively. The proposed Project is assumed to receive material via truck delivery throughout the day; warehouse workers would load trailers throughout the night. Truck drivers are assumed to arrive in their personal vehicles and then depart daily in loaded tractor trailers, typically before 6:00 am, and return to the site usually that same afternoon. This scenario is consistent with existing warehouse uses

operating within the March Business Center Specific Plan and evaluated within the Meridian SPA.

- Deliveries

  As noted above, deliveries are assumed to occur throughout the day. Based on the traffic generation estimates described above, it is expected that the proposed Project would result in approximately 432 daily delivery and distribution truck trips. It is assumed that trucks would consist of double trailer vehicles (approximately 53 feet in length) and smaller trucks (typically 45 feet or 23 feet in length). The most direct route for trucks originating north or south of the site would be to exit I-215 at the Cactus Avenue interchange, travel west on Cactus Avenue and then south on Innovation Drive. As an alternative, trucks could exit I-215 at the Alessandro Boulevard interchange; travel west to Meridian Parkway, south to Cactus Avenue, east to Innovation Drive, and then south to the site entrance. Additionally, trucks could exit I-215 at Van Buren Boulevard, proceed westbound to Meridian Parkway or Opportunity Way, and then northbound to Innovation Drive. Truck traffic would enter the site via a single gated and monitored driveway. All operational truck traffic and construction trucks would comply with the approved March JPA Truck Route Ordinance (Ordinance #09-01, October 2009).

- Warehouse/Administration

  On-site activities would consist primarily of the daily truck delivery and distribution of materials or products. It is anticipated the materials would be dry or bulk goods. No products requiring refrigeration would be stored on-site. The products would be received, sorted, temporarily stored within the facility, then packaged and transported to other locations, as required.

- Employee Estimates

  Because the user of the proposed Project has not been identified, an estimate of the number of employees is not currently available. However, as discussed above, the parking lot has the capacity to accommodate up to 244 employee vehicles at any given time.

Consistency with Specific Plan Amendment

Land Use and Zoning. The proposed Project is located in an area designated for industrial land use and zoning in the Meridian SPA. Table III-1 in the Meridian SPA defines activities that are either permitted, may occur with a Conditional Use Permit, or are not allowed within each land use designation. Permitted activities within Industrial zones of the Meridian SPA include manufacturing, research & development, trucking/transportation terminals, warehouse, storage & distribution (medium and heavy), automotive/truck repair (major and minor) and building & site maintenance services. The proposed warehousing use is consistent with the permitted land use types described above.

Specific Plan Amendment Development Regulations and Design Guidelines. The proposed facilities are consistent with all landscape areas and lot dimensions for industrial uses as identified in Table III-2 of the Meridian SPA. The built area of the proposed facilities is 600,000 square feet which equates to a Floor Area Ratio (FAR) of 0.51. The allowable FAR is 0.55 for lots larger than 20 acres; therefore, the project is consistent with this standard. The proposed building has a maximum height of 42 feet. As stated in Table III-2, the maximum building height in the Industrial zone is 35 feet, accommodating up to two stories; however, building heights of up to 80 feet are allowed, provided that all building setbacks exceed the proposed building height. As shown on the proposed Project site plan, the setbacks on the building's north side, south side, and west side exceed 42 feet; however, the east setback is 40 feet, two feet below the minimum required. Accordingly, the project proponent will request a variance from this requirement for the proposed Project.

As required in the Meridian SPA and March Business Center Design Guidelines, a 15-foot landscaped setback is provided between the public right-of-way and parking. The proposed Project will include approximately 130,885 square feet of landscaping, or 11.14 percent of the total site area. This exceeds the minimum landscaping requirement of 10 percent. As discussed, the plant selection is identified in Section 6.5 of the March Business Center Design Guidelines.

A total of 244 parking spaces are provided in the site plan, which exceeds the minimum requirement of 242 based on the appropriate parking ratios published in the Meridian SPA. The required minimum of 12 bicycle storage racks will be provided. Pedestrian access is provided from street sidewalks to building entrances.

The project would be accessed from Innovation Drive via two driveways. The northern driveway would be located near the northern boundary of the lot and would accommodate employee and visitor access only. The southern driveway would be located near the center of the lot and would provide truck access. According to the Meridian SPA, Innovation Drive is classified as a two-lane Industrial Collector Street, which would include 56 feet of pavement within a 78-foot right-of-way. The cross-section includes two 12-foot through lanes, two 10-foot shoulders and one 12-foot painted median. As identified by VRPA Technologies in their March 22, 2011 memo, the minimum required distance between driveways is 100 feet, measured from driveway centerline to centerline. The proposed Project's northern driveway is 115.18 feet to the south of an existing driveway serving Unit 1, lot 4. The distance between the northern and southern driveways would be more than 1,000 feet. Therefore, the proposed Project will be consistent with the minimum spacing identified by the JPA's consultant.

Consistency with AICUZ and Other Aviation-Related Requirements

The majority of the proposed Project is located within Accident Potential Zone (APZ) I as shown in the March ARB AICUZ. 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. Specifically, the proposed Project is consistent with

Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade, as identified in Table 3-1. Assuming full occupancy of all employee parking spaces, and that all employees are present in the building, the average employee density would be one person per 2,400 square feet. The proposed Project is consistent with compatible land uses identified in the AICUZ and it would not provide a high density of people within APZ I; thus, it would be consistent with the AICUZ.

In addition, the Meridian SPA is subject to Resolution #JPA 08-01, which requires strict adherence to the AICUZ, and imposes limitations on lot coverage, building height, compatible land use, and building location for all lots located within the Clear Zone or APZs I or II. The proposed Project would provide approximately 25,000 more square feet of building area than was allocated to Unit 1, Lots 5 and 6 by this resolution. However, this resolution will be superseded by Resolution #JPA 11-17, which redistributed approved building area from Tentative Map (TM) Lot 68 within the Meridian SPA to Unit 1 Lot 5 and 6. Resolution 11-17 allows up to 366,773 square feet of buildable area for Unit 1 Lot 5 and 233,227 square feet of buildable area for Unit 1 Lot 6; therefore the 600,000 square feet proposed within APZ I is consistent with this allotment.

The proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the average density of 25 people per acre established for nonresidential development in the APZ I portion of compatibility zone B1 in the JLUS.

In addition, compatibility zone B1 requires that no more than 100 people occupy any one acre. The proposed Project's office area would be a maximum of 20,000 square feet, slightly less than half an acre (i.e, 43,560 square feet). Although the number of office employees will not be determined until a specific user is identified, the earlier Sysco development, which has a similar building square footage, had 16 percent of their on-site employees working in the office. Assuming a similar proportion for the proposed Project would result in 47 workers concentrated in a 20,000 square foot office. The remaining 246 workers would be at a much lower density, dispersed throughout the remaining 580,000 square feet of the building and surrounding parking areas and loading docks. Assuming that these workers are evenly distributed among the remaining 580,000 square feet results in a density of 0.0004 employees per square foot. Based on this, the highest acre would include 47 workers in the office, plus 10 workers in the remaining 23,560 square feet, resulting in a maximum density per acre of 57. This is less than the maximum of 100 identified in the JLUS.

On November 12, 2009, the Riverside County Airport Land Use Commission determined the Meridian SPA is consistent with the Riverside County Airport

Land Use Plan (ALUP). As discussed above, the proposed Project is consistent with the land uses previously evaluated in the Meridian SPA SEIR; therefore, the proposed Project is consistent with the ALUP.

The proposed Project does not encroach into Part 77 surface elevation. However, the applicant has requested the preparation of FAA Form 7460-1 to evaluate the project with respect to navigable air space. This memo will be updated upon the receipt of the FAA's determination with respect to the proposed Project's effect on air navigation, if any.

Consistency with Meridian SPA SEIR Impacts and Mitigation

As discussed on pages III-7 through III-13 of the Meridian SPA SEIR, all development within the Meridian SPA area is subject to consistency with traffic generation, air emissions, and utility demand "budgets" established within the Meridian SPA SEIR. For the purposes of traffic monitoring, the Meridian North Campus has been subdivided into seven Planning Zones which are grouped within three larger Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses assumed in the Meridian SPA SEIR. The proposed Project is located within Planning Area 3 in Planning Region B. The trips, including 432 truck trips, is less than the external traffic generation budget of 8,303 (with 1,836 truck trips) allocated to Planning Area 3. Therefore, the proposed Project is consistent with the traffic generation budget specified in the Meridian SPA SEIR and would not cause any new traffic related impacts. The cumulative external traffic generation of all lots within the Meridian SPA is 4,603 daily trips, which is less than the total budget of 45,419 daily external trips. Total truck traffic generation is 1,039 daily truck trips, which is less than the budget of 3,890 identified in the Meridian SPA.

The air emissions budget was established based on construction- and operations-related emissions disclosed in Section IV.C of the Meridian SPA SEIR, and included on-site stationary and mobile source emissions associated with specified industrial machinery and equipment and specific land use types. This element of the budget is presented in **Table 1** below. Note that the table includes the machinery assumed to be used at the proposed Sysco development of Lot 16.

Traffic generation data described above in the Project Description was entered into the traffic monitoring spreadsheet included in Appendix C of the Meridian SPA. The completed trip monitoring table is contained in Attachment A. As shown in this table, the proposed Project's external traffic generation of 1,914

TABLE 1: AIR EMISSION BUDGET, STATIONARY AND MOBILE SOURCES

BUDGET PARAMETER	TOTAL	LOT 16	REMAINDER
TRUs	315 35 hp or equivalent[1]	230 35 hp[2]	85 35 hp or equivalent[1]
Rail Service[3]	Up to 12 rail cars	0	Up to 12 rail cars
Emergency	Two 1,750 kW and	One 1,750	One 1,750 kW and

10a 162

TABLE 1: AIR EMISSION BUDGET, STATIONARY AND MOBILE SOURCES

BUDGET PARAMETER	TOTAL	LOT 16	REMAINDER
Generators	Two 1,000 kW	kW	Two 1,000 kW
Diesel-Fueled Forklifts[4]	10	0	10
Diesel-Fueled Yard Goats	10	2	8
Diesel Fuel Storage Tanks	One 2,000-gallon diesel fuel storage tank and two 10,000 gallon above ground diesel fuel storage tank	Two 10,000 gallon above ground diesel fuel storage tanks	One 2,000-gallon diesel fuel storage tank
Restaurants	9,000 sf fast-food restaurants with drive through	0	9,000 sf fast-food restaurants with drive through
	8,000 sf of quality restaurant	0	8,000 sf of quality restaurant
	8,000 sf of high-turnover (sit down) restaurant	0	8,000 sf of high-turnover (sit down) restaurant
	8,000 sf of coffee/donut shop with drive-through	0	8,000 sf of coffee/donut shop with drive-through
	8,000 sf of bread/donut/bagel shop with drive-through	0	8,000 sf of bread/donut/bagel shop with drive-through
	127 room hotel with restaurant	0	127 room hotel with restaurant
	90 room hotel with restaurant	0	90 room hotel with restaurant
	60 room hotel with restaurant	0	60 room hotel with restaurant
Boilers	Three 9,000 MMBTU boilers	0	Three 9,000 MMBTU boilers

1. Assumes 10-year phase-in to 100 percent plug-in use for all TRU-equipped trucks (for both supply and distribution vehicles). The number of TRUs allowed may be reduced or increased if TRUs with different emission characteristics are proposed.
2. Ten-year phase-in to 100% TRU use for owner-controlled TRU-equipped trucks.
3. Up to 12 rail cars may be accommodated without creation of new trains or requiring additional locomotives on existing trains (see Section IV.C. *Air Quality*).
4. Electric-powered forklifts are required for facilities over 50,000 sf. The provision of 10 conventionally powered forklifts is intended to accommodate small uses that typically operate one or two forklifts in tenant space less than 50,000 sf.

trips, including 432 truck trips, is less than the external traffic generation budget of 8,303 (with 1,836 truck trips) allocated to Planning Area 3. Therefore, the proposed Project is consistent with the traffic generation budget specified in the Meridian SPA SEIR and would not cause any new traffic related impacts.

With respect to the on-site stationary or mobile source emissions, the proposed Project would not use any of the industrial machinery or equipment identified in the table above. In addition, due to the removal of rail service, emissions associated with the delivery and pick up of up to 12 rail cars per day, which were disclosed in the Meridian SPA SEIR, would not take place as a result of the proposed Project. Further, because the Meridian SPA SEIR did *not* assume a reduction in truck traffic generation due to rail service, the removal of rail service would not change the proposed Project's traffic generation and, by implication, mobile source emissions. Based on emission sources associated with the proposed Project and the fact that the proposed Project is consistent with traffic generation budget, the proposed Project is consistent with the operational emissions budget disclosed in the SEIR. The proposed project's consistency with respect to construction-related emissions and emissions of greenhouse gases is addressed in the attached air quality technical memo, prepared by SRA. As noted in this memo, the proposed Project is consistent with the air quality and greenhouse gas impacts disclosed in the Meridian SPA SEIR.

For utilities and public services, the proposed Project is expected to be consistent with the water supply budget established in the Water Supply Assessment (WMWD, 2009). Attachment B contains a water consumption budget for the Meridian SPA. A shown in this table, the proposed Project would not exceed the established budget, which is based on a uniform consumption rate of 2,000 gallons per acre per day. For wastewater, individual applicants are required to submit projected wastewater flows for comparison to available capacity at the Van Buren Pump Station. This comparison would be completed once a specific user of the proposed Project site is identified. However, given that the proposed Project is a warehousing use that is not planned to involve any industrial or food processing activities generating substantial wastewater, it is expected that the proposed Project would not exceed the capacity of the Van Buren Pump Station. Stormwater is managed at the Meridian SPA level through the construction and implementation of regional and sub-regional detention basins. The proposed Project is consistent with the site acreage and landscaping assumed in the Meridian SPA SEIR, and would not result in any additional stormwater runoff associated with greater impervious surfaces. For natural gas consumption, the proposed Project is not a manufacturing or processing development that would involve an inordinately high level of natural gas use. Accordingly, the proposed Project would not alter the Meridian SPA's projected demand for natural gas, which the utility provider determined could be met in a will-serve letter (Southern California Gas Company, 2010).

Table 2 (attached) provides an assessment of the proposed Project's consistency with each of the mitigation measures contained in the Meridian SPA SEIR's

Mitigation Monitoring and Reporting Program. As shown in this table, the proposed Project is consistent with all applicable mitigation measures.

Conclusion

The proposed Project is a subsequent development that is consistent with the regulations presented in the Meridian SPA and other applicable regulations, with the exception of the eastern building setback in the context of building height. As discussed, a setback variance will be requested by the applicant. As discussed above, the proposed Project is consistent with the impacts and applicable mitigation measures contained in the Meridian SPA SEIR.

Please contact me at (619) 234-9411 if you have any questions or need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Scott C. Barker

Scott C. Barker, AICP
Associate

Attachment A – Traffic Monitoring Spreadsheet
Attachment B – Water Consumption Monitoring Spreadsheet
Attachment C – Air Quality Technical Memo

Copy to: John Schaefer, LNR Riverside, LLC
Dennis Roy, RGA

10a 165

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.A Land Use and Planning					
A-1	Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved ~~1998~~ 2005 Air Installation Compatible Use Zone (AICUZ).	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The majority of the proposed Project is within APA I. The proposed Project is consistent with Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade. Per Table 3-1 of the AICUZ, this land use is compatible with APZ I, with the provision that further review may be required for uses due to variation in densities of people and structures. Assuming full occupancy of all employee spaces, and all employees are present in the building, the average employee density would be one person per 2,400 square feet.
A-2	As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4*[in the Focused EIR]*. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan.	Prior to Plot Plan Approval	Submittal of FAA approved 7460-1 providing evidence of No Hazard to Air Navigation	Review by FAA; Verification by March JPA	**To be Determined:** Form 7460-1 pending. The proposed Project is not located within the Height Caution Zone.
A-3	In accordance with the requirements of the Specific Plan, a School Buffer overlay district will be established. This district will extend 0.25 miles from the boundary of the ~~Arnold Heights Elementary School and the~~ Tomas Rivera Elementary School. The overlay district will provide landscaping around the boundaries of the school for screening; will prohibit certain uses with the potential noise impacts and/or hazardous materials handling/generation; and will provide for enhanced review of other development proposals to limit the potential for adverse impacts on the school.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** The proposed Project would have no effect on the Tomas Rivera Elementary School Buffer overlay district, which is located 1.6 miles to the south and west of the Project site.
A-4	Project ~~detention basins shall~~ have the following features to limit bird activity: 1. All detention basins shall draw down within 24 hours with the exception of the East Basin and the U4-E Basin. The East Basin shall have a draw down period of 39 to 42 hours during the interim development of Unit 4. The U4-E Basin shall have a draw down period of 27 to 30 hours during the interim development of Unit 4. The East Basin will be designed in the ultimate condition to include a draw down period of 28 to 30 hours. The U4-E Basin will be designed in the ultimate condition to include a draw down period of 27 to 30 hours. ~~The basin shall drain within a six hour period to reduce the potential for plant growth~~	(1) Prior to Grading Plan Approval for detention basins (2) On-going responsibility of March JPA	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The proposed Project is consistent with the development regulations, including minimum landscaping, specified in the Meridian SPA and disclosed in the Meridian SPA SEIR for Unit 1, Lots 5 and 6. There will be no increase in stormwater runoff and therefore no impact on detention basin drawdown times.
	2. Standing water in all detention basins outside of the specified drawdown times shall be addressed through the use of positive drainage techniques (grading, wet wells, french drains are some examples) by the Project sponsor.	On-going responsibility of March JPA	Field verification	March JPA	
	3. Regular maintenance activities shall include the removal of vegetation	On-going responsibility of March JPA	Field verification	March JPA	

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
	4. March JPA shall monitor waterfowl activity during the rainy season in all detention basins. If waterfowl issues are identified during monitoring activities, then the March JPA and Project sponsor shall implement waterfowl control measures (netting and vegetation removal are some examples). ~~Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds~~ ~~5. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds.~~	On-going responsibility of March JPA	Field verification	March JPA	**Not Applicable:** Monitoring to be conducted by March JPA.
IV.A-2-1	Development located within either APZ I or APZ II shall comply with Resolution #JPA 08-01.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The proposed Project is consistent with Resolution #JPA 11-xx, which supersedes Resolution #JPA 08-01.
IV.B Transportation/Traffic					
B-1	The Project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts section.	This Mitigation Measure from the Focused EIR is the responsibility of the Project sponsor. See Appendix N of this Final Subsequent EIR for a copy of the Focused EIR MMRP.			**Not Applicable:** This Mitigation Measure is the responsibility of the Meridian SPA project sponsor.
B-2	The Project shall construct the transportation improvements identified in previously referenced Figures IV.B-5 through IV.B-7 (project phasing). To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	1) Figure IV-B-5; construct/assure prior to recordation of Phase 2 Final Maps/prior to 12,000 trips being generated. 2) Figure IV-B-6; construct/assure prior to Phase 3 Final Maps. 3) Figure IV-B-7; construct/assure prior to 2 million s.f./4 million s.f.	1) Field verification/Traffic study verification	March JPA	**Consistent:** The proposed Project is located within the boundaries of Phase I, as shown in Figure IV.B-5 of the 2003 Focused EIR. As discussed in Table IV.B-19 of the Meridian SPA SEIR, all Phase I improvements either have been constructed are were under construction as of spring 2010.
B-3	March Business Center traffic volumes shall be monitored periodically to assure that the transportation infrastructure provides sufficient capacity to serve Project volumes. Traffic monitoring shall occur at a minimum of five-year intervals.	Minimum of 5 year intervals.	Preparation of traffic monitoring/study by Independent traffic consultant	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA, and applies to traffic volumes throughout the development.
B-4	The Project shall provide a site that can accommodate the future construction of a multi-modal transportation center by RCTC in the North Campus, north of Cactus Avenue and south of Alessandro Boulevard. CEQA analysis of the environmental impacts of the transportation center will be required once a proposal is brought forward by RCTC.	1) Prior to development of Metrolink facility	1) Conveyance of land to RCTC. 2) Preparation of CEQA analysis by RCTC.	1) March JPA 2) RCTC	**Not Applicable:** The future transportation center is located 0.50 miles to the north of the proposed Project, and is not a part of the Meridian SPA.
B-5	The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the Specific Plan.	1) Prior to Plot Plan Approval 2) Prior to Issuance of Certificate of Occupancy	1) Review of Plans and Specifications 2) Review of Tenant Improvements	March JPA	**Consistent:** Project parking requirements have been calculated using rates in the Meridian SPA, and the spaces have been allocated to the Project site plan drawings.
B-6	The Project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.	(1) Prior to the issuance of the first Certificate of Occupancy for each phase; 2) Prior to plot plan approval	(1) Review of Plans and Specifications (2) Field Inspection	March JPA	**Not Applicable:** Bicycle and pedestrian facilities shown in Figure V-7 of Meridian SPA do not cross or pass adjacent to proposed Project.
B-7	March Business Center shall provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities.	1) Prior to Plot Plan approval 2) Prior to approval of truck route ordinance.	1) Posting of truck route signs on sites accommodating overhead doors and/or truck docks. 2) Truck Route Ordinance #JPA 09-01 approved on Oct. 7, 2009	March JPA	**Consistent:** Project site plan note 15 calls for truck route signage, and requires installation prior to certificate of occupancy.
B-8	The Project shall construct internal roadways in accordance with the *County Road Improvement Standards and Specifications* with additional landscaping as identified in the Riverside County Integrated Project (RCIP).	Prior to street construction; 2) Prior to street acceptance.	(1) Review of Plans and Specifications (2) Field inspection of improvements	March JPA	**Not Applicable:** Public roadways within Planning Regions A and B have been constructed by the Meridian SPA project sponsor.
B-9	The March JPA shall collaborate with adjacent jurisdictions and agencies to facilitate improvements addressing the existing deficiency at the I-215/Van Buren Boulevard interchange.	Ongoing responsibility of the March JPA	Caltrans PA/ED completed and PS&E is underway. Construction scheduled for 2013.	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA and adjacent jurisdictions.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
B-10	The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.	Prior to Issuance of Certificate of Occupancy	Approval of TDM plan	March JPA	**To be Determined:** Appropriate TDM measures will be developed once a specific user of the Project is identified.
B-11	The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area.	Ongoing responsibility of March JPA	Continued collaboration /cooperation in establishing bus routes	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA and RTA.
B-12	Signage shall be provided at the Van Buren Boulevard intersections with Coyote Bush Road and Orange Terrace to discourage truck traffic on residential streets in the Orangecrest Development. Furthermore, the March JPA, as a responsible party, shall encourage the City of Riverside and Riverside County to review and consider appropriate legislation to eliminate or curtail truck traffic, exempting local deliveries, on Alessandro Boulevard and Van Buren Boulevard west of the March Business Center Development.	This Mitigation Measure from the Focused EIR is the responsibility of the Project sponsor. See Appendix N of this Final Subsequent EIR for a copy of the Focused EIR MMRP. This mitigation measure was requested for both Coyote Bush Road and Orange Terrace Parkway on Feb. 1, 2006. The City of Riverside determined that the signage was appropriate for only Orange Terrace Parkway and not Coyote Bush Road. Thus the signage was provided only for Orange Terrace Parkway as indicated in the staff report to the Riverside City Council on March 14, 2006.			**Not Applicable:** This Mitigation Measure is the responsibility of the Meridian SPA project sponsor.
V.B-1-1	The Project sponsor shall provide the following improvements upon issuance of occupancy permit for any lot in the North Campus after planned traffic generated by this Project exceeds 44,966 ADT: **23. Van Buren Boulevard and Barton Street** Change northbound shared left/through/right turn lane to exclusive northbound left and shared through/right turn lane Note that this improvement would not be required if completed by the commercial development at the southwestern corner of Van Buren Boulevard/Barton Street prior to the timing of this improvement described above.	Upon issuance of occupancy permit for any lot in the North Campus after planned traffic generated by this Project exceeds 44,966 ADT	(1) Review of Plans and Specifications (2) Field inspection of improvements	March JPA	**Not Applicable:** The proposed Project has a daily external traffic generation of 1,914 daily external trips. As identified in Table E-1 of the Meridian SPA Traffic Impact Analysis, Approved and Occupied Uses as of July 2010 had an external traffic generation of 14,471. No additional development has occurred within the North Campus since the Meridian SPA SEIR was certified. The combined North Campus external traffic generation of 16,385 (i.e., 14,471 Approved and Occupied + 1,914 proposed Project) is less than the external traffic generation trigger of 44,966.
	The following planned improvements would mitigate the proposed Project's direct peak hour impacts: **29. Van Buren Boulevard and Southbound I-215 Ramps** Project impacts at this location will be mitigated by the I-215/Van Buren Boulevard interchange improvement project that is being implemented by the County of Riverside and March JPA. However, this improvement is not fully funded, due in part to insufficient TUMF reserves. If full funding is not in place to allow construction of this improvement prior to implementation of the proposed Project, then a significant and unavoidable interim impact would occur.	Prior to Van Buren/I-215 construction	1) Pursuit of TUMF funding; 2) Pursuit of other sources of Interchange Funding	March JPA	**Not Applicable:** Interchange improvement funding is the responsibility of the March JPA and other funding agencies.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
	30. Van Buren Boulevard and Northbound I-215 Ramps The mitigation measures described above would improve the operation of this intersection to LOS D or better during both peak-hours. As is the case with intersection 29, this improvement is not fully funded. If full funding is not in place, this impact would be an interim significant unavoidable impact. Implementation of Measure IV.B-1-1 above at Van Buren Boulevard/Barton Street would reduce the impacts on the Van Buren Boulevard segment from Barton Street to Coyote Bush Road to less than significant.	Prior to Van Buren/I-215 construction	1) Pursuit of TUMF funding; 2) Pursuit of other sources of Interchange Funding	March JPA	**Not Applicable:** Interchange improvement funding is the responsibility of the March JPA and other funding agencies.
IV.B-1-2	The individual lot developers shall contribute on a fair share basis[1] toward the following improvements to mitigate cumulative peak hour intersection impacts under Existing Plus Project Plus Cumulative conditions at the time of issuance of the building permit: **8. Alessandro Boulevard and Northbound I-215 Ramps** Provide the following improvements: · Add second eastbound left-turn lane; · Add exclusive westbound right-turn lane; · Reconfigure northbound leg to two left-turn lanes and one shared left-through-right lane	Prior to issuance of building permits	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	**To be Determined:** Fair Share payment to be collected by March JPA from future user of Unit 1, Lots 5 and 6.
	13. Cactus Avenue and Southbound I-215 Ramps Interchange improvements, including widening of the Cactus Avenue bridge over I-215, have been identified in the 2008 RTIP (i.e., RTIP project RIV050533, which is proposed by the City of Moreno Valley). The planned improvements at this intersection would provide sufficient capacity to operate at an acceptable LOS under this traffic scenario. However, as is the case for the I-215/Van Buren Boulevard interchange, a significant unavoidable interim impact would result if this improvement were delayed beyond the implementation of the proposed Project and the cumulative development proposals.	Prior to issuance of building permits	Payment of TUMF fee	March JPA	
	14. Cactus Avenue and Northbound I-215 Ramps As with intersection 13 above, the planned improvements identified in the RTIP would mitigate cumulative traffic impacts. However, in light of projected delays in the implementation of these improvements, a significant unavoidable interim impact would result.	Prior to issuance of building permits	Payment of TUMF fee	March JPA	
	15. Cactus Avenue and Ellsworth Street Provide the following improvements: · Add third eastbound through and second eastbound left-turn lane; · Reconfigure northbound to leg to provide two left-turn lanes, one through lane, and one right-turn lane with an overlap phase	Prior to issuance of building permits	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	21. Van Buren Boulevard and Wood Road Provide the following improvements: · Add third eastbound through lane (a TUMF[2] improvement) and second eastbound left-turn lane; · Add third westbound through lane (a TUMF improvement); · Add second northbound through lane	Prior to issuance of building permits	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
	22. Van Buren Boulevard and Trautwein Road Provide the following improvements: · Add third eastbound through lane (a TUMF improvement); · Add second southbound through lane; · Add exclusive northbound right-turn lane; · Add second westbound left-turn lane	Prior to issuance of building permits	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	36. Nandina Avenue and Barton Street Provide the following improvement: · Add southbound left-turn lane	Prior to issuance of building permits	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
IV.B-1-3	The individual lot developers shall contribute on a fair share basis[3] toward the following improvements to mitigate cumulative peak hour intersection impacts under Future Year Plus Project conditions at the time of issuance of the building permit:	Prior to issuance of Building Permit	Payment of fees by land use type and gross acreage, as identified in Chapter VIII of the Meridian Specific Plan Amendment	March JPA	**To be Determined:** Fair Share payment to be collected by March JPA from future user of Unit 1, Lots 5 and 6.
	3. Alessandro Boulevard and Mission Grove Parkway Provide the following improvement: · Add northbound right-turn overlap phase	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	6. Alessandro Boulevard and Meridian Parkway Provide the following improvements: · Add northbound right-turn overlap phase · Add southbound right-turn overlap phase	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	7. Alessandro Boulevard and Southbound I-215 Ramps Provide the following improvement: · Split southbound shared left-right turn lane to separate left and right turn lanes	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	8. Alessandro Boulevard and Northbound I-215 Ramps Provide the following improvement: · Reconfigure northbound approach to provide triple left-turn lanes and a shared through-right lane	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	9. Alessandro Boulevard and Old 215 Frontage Road Provide the following improvement: · Add second southbound left-turn lane	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	15. Cactus Avenue and Ellsworth Street Provide the following improvement: · Add second southbound right-turn lane	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	
	37. Cottonwood Avenue and Day Street Provide the following improvement: · Add second southbound left-turn lane	Prior to issuance of building permits on Meridian SPA projects	Payment of Fair Share pro-rata cumulative costs for Meridian SPA projects	March JPA	

170

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.B-1-4	The Project sponsor shall ensure that the combined Project traffic generation (for both passenger vehicles and trucks) is consistent with the traffic generation budget. The total combined external traffic budget is 45,419 daily trips, including 3,890 daily truck trips. As part of a complete development application, the JPA would calculate trip generation for both passenger cars and trucks using approved trip generation rates. Once approved by the JPA, a running total would be kept for each of the Planning Areas as applications are reviewed.	1) Prior to Plot Plan Approval; 2) Project review	(1) Project sponsor shall provide a signed letter identifying the project's traffic generation (passenger cars and truck) (2) Cumulative traffic generation shall be tracked by the March JPA using the trip monitoring table contained in Appendix C of the Meridian Specific Plan Amendment		**Consistent:** the proposed Project's external traffic generation of 1,914 trips, including 432 truck trips, is less than the external traffic generation of 8,303 (with 1,836 truck trips) specified in Appendix C of the Meridian SPA.
IV.B-1-5	The Project sponsor shall fully fund construction of the following improvements to mitigate cumulative peak hour intersection impacts:				**Not Applicable:** See discussion under Mitigation Measure IV.B-1-1, above.
	<u>12. Cactus Avenue and Meridian Parkway</u> Provide the following improvement: · Add second westbound left turn lane. The above improvement shall be required upon issuance of occupancy permit for any use within Phase 1, 2 or 2A after traffic generated by the proposed Project exceeds 44,966 External ADT.	Upon issuance of occupancy permit for any use within Phase 1, 2 or 2A after traffic generated by the proposed Project exceeds 44,966 External ADT.	(1) Review of Plans and Specifications (2) Field inspection of improvements	March JPA	
	<u>*24. Van Buren Boulevard and Coyote Bush Road*</u> Provide the following improvements: · Add second northbound left-turn lane; · Add exclusive northbound right-turn lane with overlap phase This improvement shall be assured to the satisfaction of the March JPA Executive Director prior to issuance of the certificate of occupancy for a total building area exceeding 2.0 million square feet in Phase 3.	To be assured to the satisfaction of the March JPA Executive Director prior to issuance of the Certificate of Occupancy for a total building area exceeding 2.0 million square feet in Phase 3.	(1) Review of Plans and Specifications (2) Field inspection of improvements	March JPA	
	<u>*26. Van Buren Boulevard and Village West Drive*</u> Provide the following improvement: · Add northbound right-turn overlap phase This improvement shall be assured to the satisfaction of the March JPA Executive Director prior to issuance of the certificate of occupancy for a total building area exceeding 2.0 million square feet in Phase 3.	To be assured to the satisfaction of the March JPA Executive Director prior to issuance of the Certificate of Occupancy for a total building area exceeding 2.0 million square feet in Phase 3.	(1) Review of Plans and Specifications (2) Field inspection of improvements	March JPA	
IV.B-1-6	The Project sponsor shall dedicate land located along the southern boundary of the North Campus to provide sufficient right-of-way for the planned full build out of Van Buren within 90 days of Project approval, as approved by the March JPA Civil Engineer.	To be dedicated to the satisfaction of the March JPA Civil Engineer within 90 days of Project approval.	(1) Review of Plans and Specifications for Van Buren Boulevard widening (2) Preparation and acceptance of offer to dedicate	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the Meridian SPA project sponsor.
IV.B-1-7	The Project sponsor shall dedicate land and provide temporary construction easements in the vicinity of the I-215/Van Buren Boulevard interchange to accommodate a portion of the planned future improvements identified in RTIP project RIV060120 within 90 days of Project approval or as required by Caltrans.	Land to be dedicated and temporary construction easements to be provided within 90 days of Project PS&E approval, or as required by Caltrans.	(1) Review of Plans and Specifications for I-215/Van Buren Boulevard improvements (2) Preparation and acceptance of offer to dedicate and temporary construction easements	Review by Caltrans; Verification by March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the Meridian SPA project sponsor.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.C Air Quality					
C-1	Preferential parking spaces shall be offered to car pools and van pools.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The proposed Project site plan provides for 12 parking stalls to be used for carpools only.
C-2	Employers shall implement a compressed workweek schedule when feasible.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Approval of TDM plan	March JPA	**To be Determined:** Appropriate TDM measures will be developed once a specific user of the Project is identified.
C-3	Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy.	Prior to issuance of Certificate of Occupancy	1) Approval of TDM plan; 2) Submittal of evidence to March JPA of an approved SCAQMD Rule 2202 Plan	March JPA SCAQMD	**To be Determined:** See discussion under Mitigation Measure C-2, above.
C-4	Employers shall provide on-site child care facilities when feasible.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Project Applicant shall provide signed letter identifying the feasibility of child care facilities	March JPA	**To be Determined:** See discussion under Mitigation Measure C-2, above.
C-5	Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.	Prior to Plot Plan Approval	Review of Plans and Specifications	March JPA	**Not Applicable:** No parking structures are proposed.
C-6	Projects shall provide for video conferencing facilities to the extent possible.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Project Applicant shall provide signed letter identifying the feasibility of video conferencing	March JPA	**To be Determined:** See discussion under Mitigation Measure C-2, above.
C-7	Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Project Applicant shall provide signed letter identifying the feasibility of minimizing use of fleet vehicles	March JPA	**To be Determined:** The applicability of fleet management will be assessed once a specific user for the proposed Project has been identified.
C-8	Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements.	Prior to issuance of Building Permit	Project Architect shall submit a letter verifying use of solar or low emission water heaters, double pained glass, light colored roofing materials, use of skylights in ambient warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements	March JPA	**To be Determined:** Project Architect letter to be issued once specific user is identified.
C-9	CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. in addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.	Prior to issuance of Building Permit	SCAQMD permits	Review and approval by SCAQMD; Verification by March JPA	**Not Applicable:** On-site stationary source emissions managed in accordance with air emissions budget based on specified industrial machinery/equipment. See Mitigation Measure IV.C-1-19, below.
C-10	Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code.	(1) Prior to issuance of Grading Permit (2) On-going during grading activities	(1) Grading contractor shall submit letter verifying compliance (2) Field verification	March JPA	**To be Determined:** Letter from grading contractor to be submitted following identification of specific user and prior to commencement of grading.
C-11	Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.	(1) Prior to issuance of Grading Permit (2) On-going during grading activities	(1) Grading contractor shall submit letter verifying compliance (2) Field verification	March JPA	**To be Determined**: See discussion under Mitigation Measure C-11, above.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
C-12	A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	(1) Prior to issuance of Grading Permit (2) On-going during grading activities	(1) General contractor shall erect an on-site sign (8' X 12') identifying on-site construction manager and contact information (2) Field verification	March JPA	**To be Determined**: See discussion under Mitigation Measure C-11, above.
C-13	Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.	N/A	N/A	N/A	**Not Applicable:** The proposed Project is not a cold storage facility, and therefore would not necessitate vehicle idling or use of Transport Refrigeration Units (TRUs) during vehicle unloading.
C-14	Landscape with appropriate drought-tolerant species to reduce water consumption.	(1) Prior to issuance of Building Permit (2) Prior to issuance of Certificate of Occupancy	(1) Landscape Architect shall submit landscape plans confirming low water use landscape (2) Field verification	March JPA	**To be Determined:** To be verified upon the preparation of landscape plans for the proposed Project.
IV.C-1-1	Disturbed areas shall be covered with non-toxic soil stabilizers to inactive areas (previously graded areas inactive for ten days or more).	Construction	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** General contractor to provide construction management plan following identification of specific user and prior to commencement of construction activities.
IV.C-1-2	All disturbed areas shall be stabilized with the use of erosion control BMPs or a uniform established vegetative cover of 70 percent.	Construction	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-1, above.
IV.C-1-3	The construction contractor shall ensure that all trucks hauling dirt, sand, soil, or other loose materials are covered or shall maintain at least two feet of freeboard.	Prior to issuance of Grading Permit	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-1, above.
IV.C-1-4	The construction contractor shall ensure that a reduced speed on unpaved roads shall be limited to 15 miles per hour or less.	1) Prior to Grading Permit; 2) On-going during grading activities	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-1, above.
IV.C-1-5	The construction contractor shall manage haul road dust through the use of watering at least three times daily with equipment complying with SCAQMD Rule 1186 and 1186.1.	1) Prior to Grading Permit; 2) On-going during grading activities	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-1, above.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.C-1-6	The construction contractor shall develop a fugitive dust control plan in accordance with the requirements of SCAQMD Rule 403.	1) Prior to Grading Permit; 2) On-going during grading activities	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-1, above.
IV.C-1-7	The construction contractor shall be required to comply with SCAQMD Rule 2449 and be registered with the SCAQMD as a condition of permits.	1) Prior to Grading Permit; 2) On-going during grading activities	(1) General contractor shall submit documentation of registration with SCAQMD (2) Field verification	March JPA	**To be Determined:** General contractor to provide documentation of SCAQMD following identification of specific user and prior to commencement of construction activities.
IV.C-1-8	The construction contractor shall utilize "Super-Compliant" VOC paints, which are defined in SCAQMD's Rule 1113. "Super-Compliant" VOC paints contain 10 grams/liter of VOCs or less.	Prior to issuance of Building Permit	Construction manager shall submit a signed letter providing a complete list of all coatings and solvents with manufacturer's codes and identification sufficient to verify compliance with Rule 1113	March JPA	**To be Determined:** General or grading contractor to submit a signed letter following identification of specific user and prior to commencement of construction activities.
IV.C-1-9	The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall be Tier 2, Tier 3, or higher.	Prior to issuance of Grading Permit	Grading contractor shall submit a signed letter providing a complete list of all grading equipment, detailing type, horse power and year of equipment demonstrating that at least 50 percent of all construction vehicles are Tier 2, Tier 3 or higher	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-8, above.
IV.C-1-10	The construction contractor shall utilize utility power from power lines/poles where available and feasible. In the unlikely event power for a pole is unavailable, a generator may be used.	Prior to issuance of Building Permit	(1) General contractor shall submit a signed letter identifying the location of temporary power poles or, if none are available, the specifications, time, and duration of use for generators. (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-8, above.
IV.C-1-11	The construction contractor shall be required to provide evidence that all construction equipment is properly maintained to reduce NOx emissions to the extent possible.	(1) Prior to issuance of Grading Permit (master developer and site developer)	Grading Contractor shall submit a letter from a certified heavy equipment mechanic verifying that construction equipment is properly maintained	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.C-1-8, above.
IV.C-1-12	The General Contractor shall post a publicly visible sign with a telephone number to contact regarding dust complaints.	1) Prior to Grading Permit; 2) On-going during grading activities	(1) Site General Contractor shall erect an 8'x12' on-site sign identifying on-site construction manager and contact information (2) Field verification	March JPA	**To be Determined:** General contractor to submit a signed letter following identification of specific user and prior to commencement of construction activities.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.C-1-13	No more than 100 acres shall be graded simultaneously on any single day during the initial development phase of construction. The construction contractor shall also ensure that the total building square footage constructed within the project does not exceed the building area identified in Table IV.C-4 (i.e., foundation construction, building construction, architectural coatings application) be conducted simultaneously on any single day.	1) Prior to Grading Permit; 2) On-going during grading activities	(1) General contractor shall submit a construction management plan identifying compliance with this requirement (2) Field verification	March JPA	**Consistent:** Mass grading is complete. Proposed project construction emissions will be consistent with emissions disclosed in Meridian SPA SEIR, as described in air quality technical memorandum prepared by SRA.
IV.C-1-15	The Project sponsor shall provide in-lieu payment for bus shelter construction for three bus shelters. The March JPA shall construct these shelters, subject to the review and approval of the Riverside Transit Agency (RTA).	Prior to issuance of the first Certificate of Occupancy	(1) The Project master developer shall remit payment to the March JPA in accordance with an approved construction estimate (2) March JPA shall construct shelters as approved by RTA	March JPA	**Not Applicable:** Fee payment to March JPA is the responsibility of the Meridian SPA project sponsor.
IV.C-1-16	All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug–in electrical outlets. Additionally, all cold storage facilities, including lot 16, shall have a minimum of 20% of the loading dock doors activated for plug-in use prior to the certificate of occupancy.	1) Prior to Certificate of Occupancy; 2) On-going monitoring	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** The proposed Project is not a cold storage facility, and therefore would not necessitate vehicle idling or use of Transport Refrigeration Units (TRUs) during vehicle unloading.
IV.C-1-17	The ~~truck~~ trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy.	10 years after Certificate of Occupancy	(1) Facility manager shall submit signed letter to March JPA certifying compliance with this requirement (2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.C-1-17, above.
IV.C-1-18	The project architect shall certify that all trusses/structural plans for buildings over 200,000 square feet are designed to support the weight of a solar voltaic system	Prior to issuance of Building Permit	Letter from project architect certifying compliance with this requirement	March JPA	**To be Determined:** Project architect to submit certification following identification of specific user and prior to issuance of building permit.
IV.C-1-19	The ~~construction contractor~~ Project Applicant shall ensure that the equipment, machinery, activities and uses developed within the proposed Project area are consistent with the emissions budget listed in Table III-1, contained in Chapter III, Project Description as analyzed in the air quality technical study. Equipment, machinery, activities and uses in excess of those listed in Table III-1 would necessitate additional environmental review.	Prior to construction	(1) Review of Plans and Specifications (2) Updating list in Table III 1 as necessary to keep an accurate running total (3) Field verification	March JPA	**Consistent:** The proposed Project complies with the emissions budget established in Chapter III of the Meridian SPA SEIR.
IV.C-1-20	For each development, cumulative traffic generation within the Project shall be reviewed to assure consistency with the combined proposed Project traffic generation (for both passenger vehicles and truck) as identified in the traffic generation budget defined in Section IV.B, Transportation and Traffic. An exceedence of that budget, except as to limited trip redistributions within Traffic Planning Areas, shall necessitate additional environmental review.	(1) Prior to Plot Plan Approval	(1) Project sponsor shall provide a signed letter identifying the project's traffic generation (passenger cars and truck) (2) Cumulative traffic generation shall be tracked by the March JPA using the trip monitoring table contained in Appendix C of the Meridian Specific Plan Amendment	March JPA	**Consistent:** The proposed Project is consistent with the trip generation budget established for Planning Area 3.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.C-1-21	All roadways, driveways, sidewalks, etc., should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.	(1) Prior to issuance of building permit (2) During construction	(1) General contractor shall provide a signed letter identifying that driveways, sidewalks and other paved areas will be completed as soon as possible. In addition, the letter shall identify that building pads should be laid as soon as possible after grading unless disturbed areas be stabilized with the use of erosion control Best Management Practices (BMPs) or a uniform vegetative cover of 70%, in accordance with Mitigation Measure IV.C-1-2, above. (2) Field verification	March JPA	**To be Determined:** General or grading contractor to submit a signed letter following identification of specific user and prior to issuance of building or grading permit.
IV.C-1-22	The construction contractor shall ensure that a minimum of 50 percent of all construction vehicles engaged in mass grading activities shall use biodiesel blended fuel.	Prior to issuance of Grading Permit	Grading contractor shall submit a signed letter demonstrating that at least 50 percent of all construction vehicles in mass grading activities use biodiesel blended fuel.	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.C-1-22.
IV.C-1-23	To the extent feasible, the general contract shall schedule construction truck trips during non-peak hours to reduce peak hour emissions.	(1) Prior to issuance of grading permit (2) During construction	(1) General contractor shall provide a signed letter identifying that they will use their best efforts to schedule construction truck trips outside the peak commuting hours, to the extent feasible. (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.C-1-22.
IV.C-4-1	All development shall comply with SCAQMD Rule 402. Any potential use on the Rule 402 list of uses shall require further environmental review.	Prior to Plot Plan Approval	March JPA shall confirm that the project is not on the rule 402 list of uses that potentially emit quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public	March JPA	**Not Applicable:** March JPA to confirm project listing under Rule 402 following identification of user of the proposed Project.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.D Biological Resources					
D-1	Prior to construction activity, the applicant shall coordinate with USFWS to assure that the requirements and stipulations of the 1999 Biological Opinion and the Biological Opinion Clarification Letter (September 6, 2002) are met. The 1999 Biological Opinion and the 1999 Biological Opinion Clarification letter are included in Appendices A and B of the Biological Resources Review found in Appendix F of this document. Mitigation for potential impacts to federal or state listed species shall be as per the 1999 Biological Opinion and the 1999 Biological Opinion Clarification Letter issued by USFWS. This mitigation shall include the replacement 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat at a 1:1 ratio. As of September 2002, the March JPA is responsible for 14.2 acres of mitigation at a 1:1 ratio, as 21 acres of USFWS approved occupied habitat have previously been acquired by the March JPA and serve as mitigation for 21 acres of SKR occupied habitat. Other required mitigation (78.4 acres discussed in the 1999 BO Clarification letter) will be at a fee of $500 per acre.	Mitigation Complete	NA	March JPA	**Not Applicable:** Mitigation has been completed.
D-2	Per the 1999 BO, avoid 13 acres of USFWS designated least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.	NA	NA	March JPA	**Not Applicable:** The proposed Project is not located near the 13 acres of USFWS designated least Bell's vireo riparian habitat as shown in the 1999 BO.
D-3	No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a field review of the affected areas for occupancy by the least bell's vireo.	NA	NA	March JPA	**Not Applicable:** This Mitigation Measure is superseded by Mitigation Measure IV.D-1-1, below.
D-4	Prior to construction activity, the applicant shall coordinate with the L.A. District Corps office to assure conformance with the requirements of Section 404 of the Clean Water Act.	Prior to construction	(1) CWA Section 404 permit (2) Field verification	Review and approval by ACOE; Verification by March JPA	**Consistent:** The proposed Project is part of the overall Meridian Development, which received a Section 404 permit in September 2010.
D-5	Prior to construction activity, the applicant shall coordinate with the Santa Ana Water Quality Board (Region 8) to assure conformance with the requirements of Section 404/401 of the Clean Water Act and the State of California Porter Cologne Water Quality Control Act.	Mitigation Complete	NA	March JPA	**Consistent:** The proposed Project is part of the overall Meridian Development, which received a Section 401 Water Quality Certification in 2003.
D-6	Prior to activity within waters of the U.S., the applicant shall coordinate with the California Department of Fish and Game (Eastern Sierra and Inland Desert Region 6) relative to conformance to the Lake and Streambed Alteration permit requirements.	Mitigation Complete	NA	March JPA	**Consistent:** The proposed Project is part of the overall Meridian Development, which received a 1602 Streambed Alteration Agreement in April 2010.
IV.D.1-1	The following mitigation measures shall be implemented to reduce the impacts to LBV to below a level of significance: · To avoid the direct loss of eggs and chicks, all vegetation shall be cleared outside the LBV breeding season (e.g., March 1 through August 15).	(1) Prior to issuance of Grading Permit (2) During construction	(1) and (2) General Contractor to consult with qualified biologist to verify compliance with requirements	March JPA	**Not Applicable:** As shown in Figure IV.D-1 of the Meridian SPA SEIR, the proposed Project is located within an existing graded area, would not impact any potential LBV habitat, and is not located adjacent to any conservation easement.

LL1 201

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
Construction activities associated with the widening of Van Buren Boulevard and all lots adjacent to occupied LBV habitat shall be restricted during the LBV breeding season to avoid indirect impacts to the species from increased noise levels. In the event construction activities must occur during the breeding season, noise attenuation measures (e.g. noise walls or berms) and noise monitoring by qualified biologist will be required. Noise levels shall not exceed 60 dBA Leq in suitable occupied riparian habitat during the breeding season during one-hour internals. If noise levels exceed this threshold as determined by the monitoring biologist, construction activities shall cease or additional noise measures shall be incorporated to reduce construction-related noise levels to 60 dBA Leq or less.	(1) Prior to issuance of Grading Permit (2) During construction	1) Qualified biologist to submit report documenting compliance with requirements 2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· Temporary construction fencing shall be used to delineate constructing limits and will be maintained until construction is complete.	(1) Prior to issuance of Grading Permit (2) During construction	1) Review of Plans and Specifications 2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· All motorized construction equipment shall be kept within a staging area outside of the riparian habitat. The staging area shall not drain into the riparian habitat. Best management practices shall be implemented in order to direct the storm water runoff away from adjacent riparian areas. BMPs may include but are not limited to covering construction materials, perimeter gravel bags, and/or fiber rolls.	(1) Prior to issuance of Grading Permit (2) During construction	Grading contractor shall submit a signed letter identifying the staging area and certifying intent to comply with requirement 2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· Construction activities adjacent to the Conservation Area will be conducted during day light hours to avoid the use of night lighting that could increase predation rates and/or disrupt nesting LBVs.	(1) Prior to issuance of Grading Permit (2) During construction	Construction contractor shall submit a signed letter certifying compliance with this requirement 2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· For the development of the Meridian lots adjacent to the Conservation Area, construction crews and field workers shall be provided training by the qualified biologist to avoid unnecessary impacts to LBV and its habitat in the area.	(1) Prior to issuance of Grading Permit (2) During construction	Construction contractor shall submit a signed letter identifying the qualified biologist and certifying compliance with this requirement 2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· Following construction, lighting of all developed areas adjacent to the Conservation Easement Areas shall be directed away from the Conservation Easement Areas to avoid increased predation and/or disruption of nesting LBV. Adjacent development lighting shall have cut-off fixtures (i.e., the	1) Prior to issuance of building permit 2) On-going	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· All drainage from adjacent development within the Meridian development shall be directed away from the riparian areas to avoid the potential urban run-off contamination of LBV habitat.	1) Prior to issuance of building permit	(1) Review of Plans and Specifications	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· The Unit 4 Lot E detention basin adjacent to Mitigation Area 2 shall be maintained by the Meridian Landscape, Lighting and Maintenance District (LLMD). The basin shall continuously be monitored, maintained, and kept clear of overgrowth. Maintenance activities shall occur outside of the LBV nesting/breeding season (March 1 – August 15).	1) On-going	(1) Scheduled maintenance and field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
· A biological monitor shall be present during habitat clearing and construction within waters of the U.S. and riparian areas to ensure the activities are performed in accordance with the biological opinion, terms and conditions of the 404 permit, and final streambed agreement as amended by CDFG.	(1) Prior to issuance of Grading Permit (2) On-going during construction	The biological monitor shall submit a signed letter identifying the requirements of the Biological Opinion, 404 permit and 1601 permit and compliance with those measures; 2) Field verification	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· Temporary chain link fence shall be installed by the Master Developer at the start of mass grading for those lots adjacent to the Conservation Easement areas. The temporary chain link fencing shall be replaced by the individual lot developer with a minimum 8" decorative masonry wall at the onset of fine grading improvements for each lot in accordance with the Meridian Compensatory Mitigation and Monitoring Plan (CMMP). The LLMD will be responsible for mending fences or walls that are adjacent to the Conservation Easement Areas.	1) Prior to issuance of grading permit; 2) On-going	(1) Review of Plans and Specifications (2) Field inspection	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· All lots within the Meridian development adjacent to the Conservation Easement Areas shall be landscaped with native and non-invasive plant materials to protect biological resources, such as habitat supporting LBV.	1) Prior to Plot Plan Approval	(1) Review of Plans and Specifications	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· Fuel modification will be evaluated by the County of Riverside Fire Department on an annual basis along the south and east boundaries of the existing residences adjacent to Conservation Easement Area 1. Fuel modification may be required within Conservation Area 1, not to exceed 30.5 m (100 ft) from the nearest structure unless otherwise determined by the County of Riverside Fire Department. If fuel modification must occur, it would be accomplished using hand tools and mowers to selectively thin hazardous vegetation or combustible material. Disking of vegetation is prohibited. Riparian areas will be avoided and fuel modification would occur no closer than 15.2 (50 ft) from the drip line of the riparian habitat. Fuel modification will be the responsibility of the March JPA who shall coordinate fuel modification efforts with the approved managing entity to ensure riparian zones are avoided.	1) On-going	1) Collaboration between March JPA and managing agency	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· All new construction that will occur adjacent to Conservation Easement Areas 1 and 2 shall be designed such that no fuel modifications will be required within the conservation areas.	1) Prior to Plot Plan Approval	(1) Review of Plans and Specifications	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
· The March JPA and the Master Developer shall be responsible for ensuring the successful onsite establishment of 2.3 acres of LBV habitat within "Mitigation Area 1" and approximately 1.9 acres of LBV habitat within "Mitigation Area 2." In addition, the March JPA and the Master Developer will record a conservation easement on approximately 175 acres to ensure the long-term protection of the restored riparian habitats, existing occupied LBV habitat, and adjacent upland buffers. The conservation easement areas shall be managed in perpetuity by an appropriate management entity.	(1) Prior to grading activities associated with Van Buren Boulevard widening (west of Meridian Pkwy) and the development of portions of U4-15 and U4-E containing riparian habitat (2) After construction	(1) Record conservation easements with ACOE (2) Retain qualified biologist to monitor onsite establishment during 5 year monitoring and maintenance period.	March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.

179

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.D.1-2	Preconstruction surveys would be conducted for burrowing owls prior to construction. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above.	No more than 30 days prior to the commencement of construction activities	Burrowing owl preconstruction surveys and documentation by qualified biologist	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to construction.
IV.D-3-1	The March JPA and the Master Developer shall create 2.3 acres of State Waters (including waters of the U.S) within Mitigation Area 1 and approximately 1.9 acres of State Waters (including waters of the U.S) within Mitigation Area 2.	(1) Mitigation Area 1: to be completed concurrently with the widening of Van Buren Boulevard west of Meridian Parkway (2) Mitigation Area 2: to be completed concurrently with construction of the detention basin at U4-E	(1) Review of Plans and Specifications (2) Annual reports (over a five year period)	Review and approval by ACOE, CDFG and USFWS; Verification by March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA and the Meridian SPA project sponsor.
IV.D-3-2	The March JPA and Master Developer shall protect approximately 175 acres of waters of the U.S. State Waters, LBV habitat and upland habitat located in the former SKR management area and the South Campus in conservation easements. These conservation easements would be managed in perpetuity by a conservancy or an appropriate entity with qualified biologists.	Prior to initiating activities that would impact riparian habitat and waters of the U.S. and waters of the state (except for the concrete channel in Meridian Unit 4)	(1) Review of Plans and Specifications (2) Annual reports (over a five year period)	Review and approval by ACOE, CDFG and USFWS; Verification by March JPA	**Not Applicable:** See discussion under Mitigation Measure IV.D-1-1, above.
IV.E Hazards and Hazardous Materials					
E-1	No project facilities located within one-quarter miles of the existing school shall store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** The proposed Project is not located within 0.25 miles of any school. The nearest school is 1.6 miles to the south and west of the site.
E-2	Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or use regulated substances in excess of the thresholds described above, the activity will be prohibited.	NA	NA	NA	**Not Applicable:** This Mitigation Measure has been superseded by Mitigation Measure IV.E-1-1, below.
IV.E.1-1	Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans (RMP) for determination of risks to the community.	Prior to issuance of Certificate of Occupancy	Submittal of approved Risk Management Plan to the March JPA	March JPA	**To be Determined:** The requirement for an RMP will be determined following identification of a specific user and assessment of their requirements, if any, with respect to hazardous materials.
IV.F Hydrology/Water Quality					
F-1	Detention basins and improvements to the storm drain system shall be constructed to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.	During Construction	Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and during construction.
F-2	The storm drain system shall include sediment basins near inlets to the system to intercept sediment in accessible areas where maintenance is practical.	Prior to issuance of Grading Permit	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to the issuance of a grading permit.
F-3	Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.	1) Completion of SWPPP update prior to grading; 2) on-going monitoring of best management practices	Field Verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to construction.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.G Utilities and Service Systems					
H-1	Provide for the extension of utility infrastructure to serve the development, including over-sizing facilities for future needs.	Prior to Plot Plan Approval	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to Plot Plan Approval.
H-2	Construct the storm drain and flood control facilities, in accordance with the ~~approved March Business Center Drainage Plan and Plan for March JPA Planning Area~~ Meridian Business Center Ultimate Drainage Conditions drainage study (~~Feb.~~ June 2010).	Prior to Plot Plan Approval	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure H-1.
H-3	All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.	Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to issuance of certificate of occupancy.
H-4	The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal: o Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. o The use of mulch and/or compost in the development and maintenance or landscape areas is recommended. o Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.	Prior to issuance of Building Permit or Demolition Permit	(1) Review of Plans and Specifications (2) Facility Manager shall submit a signed letter verifying compliance with the reduction/diversion of demolition waste (3) Field verification	March JPA	**To be Determined:** Incorporation of the measures identified in this Mitigation Measure will occur following the identification of a specific user of the Project site, and prior to the issuance of a building permit or demolition permit.
H-5	The proposed project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multi-family residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.	Prior to Plot Plan approval	(1) Project architect shall submit Recycles Collection and Loading Area plot plan to verify compliance with this requirement (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.
H-6	As Phase 1 develops, actual wastewater flows will be monitored relative to the capacity of ~~Pump Station 3586~~ the Van Buren Pump Station so that future improvements will be in place before the capacity of the pump station is reached.	NA	NA	NA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA.
H-7	The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.	Prior to Plot Plan Approval	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.
H-8	A fireflow standard of 5,000 gallons per minute shall be used for the water distribution network.	Prior to Plot Plan Approval	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.

10a 181

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.G-2-1	To address the VBPS and 15-inch sewer line capacity issue, a monitoring program shall be implemented. The monitoring program will consist of inserting a flow meter into the manhole directly upstream of the VBPS within 180 days of project approval. The flow meter will have a telemetry connection to WMWD's Supervisory Control and Data Acquisition (SCADA) system, or equivalent, subject to the approval of WMWD. The SCADA system would provide WMWD the ability to continuously monitor sewer flows from the North Campus. The VBPS will be removed and the existing 15-inch PVC sewer main shall be replaced with a 24-inch gravity trunk sewer line when the flow in the VBPS reaches 80% capacity (0.86 mgd).	Within 180 days of certification of the Final SEIR	Periodic review of data from SCADA system	Monitoring by WMWD; Verification by March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of WMWD and the March JPA.
IV.G-2-2	Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). If monitoring results demonstrate that the VBPS would not be able to handle additional sewer, as determined by the WMWD and March JPA, then approval for the development shall be withheld until the 24-inch gravity trunk sewer is constructed.	Prior to Plot Plan Approval	Individual lot developer shall prepare sewer capacity analysis based on current flow data	Approval by WMWD; Verification by March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.
IV.G-4-1	Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development. March JPA, through coordination with WMWD, shall assure that the development is consistent with the water budget and Water Supply Assessment for the Project. Demand for water beyond the water budget or the volume defined in the WSA may necessitate further CEQA review.	Prior to Plot Plan Approval	(1) Individual lot developer shall determine water demand of proposed development (2) March JPA to verify that water demand does not exceed capacity		**To be Determined:** Following the identification of a specific user for the Project site, the generic water supply estimate included in the consistency memo will be revisited to ensure consistency.
IV.H Noise					
J-1	All proposed projects within the School Buffer overlay districts will be required to conduct an acoustical analysis. If the acoustical analysis indicates noise levels from a proposed use will be in excess of the thresholds defined in this section, then the March JPA will prohibit the use within the school overlay district.	(1) Prior to Plot Plan Approval (2) On-going	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** The proposed Project is not located within any School Buffer overlay district.
J-2	All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.	1) Prior to issuance of Grading Permit 2) On-going during construction	Grading and Construction Contractor shall submit a letter to March JPA from a certified heavy equipment mechanic verifying compliance	March JPA	**To be Determined:** General and grading contractor to submit a letter from certified heavy equipment mechanic following identification of specific user and prior to issuance of grading permit.
J-3	Information and location of noise sensitive receptors shall be reviewed and updated by March JPA staff to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.	Prior to issuance of Building Permits	Review of list of sensitive receptors to identify potential impacts	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA.
J-4	Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.	Prior to issuance of Building Permit	(1) Project architect shall submit a letter verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** Project architect to submit a letter following identification of specific user and prior to issuance of building permit.
J-5	Buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within its construction.	Prior to issuance of Building Permit	(1) Project architect shall submit a letter verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure J-5.

182

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
J-6	Industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) will be separated sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	Prior to issuance of Building Permit	(1) Project architect shall submit a letter verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure J-5.
J-7	Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.	Ongoing	Truck Route Ordinance #JPA 09-01 approved on Oct. 7, 2009	March JPA	**Consistent:** The proposed Project is subject to the truck route ordinance, and route signage is identified at project access driveways in site plan.
IV.H.1-1	Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV.H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.	Prior to issuance of Building Permit	Project Architect shall provide to the March JPA a site/building-specific acoustical report prepared by an acoustical engineer or professional acoustician	March JPA	**To be Determined:** Project architect to submit acoustical report after specific user is identified, and prior to issuance of building permit.
IV.H-1-2	Comply with the design requirements of the March JPA Development Code as follows: • Outdoor loudspeakers of automobile facilities should be calibrated to produce no more than 45 dBA at a boundary abutting a residential or a maximum of 65 dBA abutting non-residential districts. • All noise generating equipment of automobile facilities exposed to the exterior should be muffled with sound absorbing materials, and would not be operated before 8:00 a.m. or after 6:00 p.m. • Rooftop storage areas of automobile facilities should be screened with noise absorbing materials to minimize noise impacts on adjacent properties. • Any drive-up or drive-through speaker system of restaurants should not be detectable above daytime ambient noise levels beyond the property boundaries. The system should be designed to compensate for ambient noise levels in the immediate area, and should not be located within 100 feet of any residential district or any property used for residential uses. • Noise levels of recycling facilities should not exceed 55 dBA as measured at the property line of residentially zoned property, or otherwise would not exceed 70 dBA. • If a recycling facility is located within 500 feet of property zoned, planned or occupied for residential use, it should not be in operation between 7:00 p.m. and 7:00 a.m. • All commercial and industrial uses should be operated so that noise created by any loudspeaker, bells, gongs, buzzers, or other noise attention or attracting devices not exceed 55 dBA at any one time beyond the boundaries of the property.	Prior to issuance of Building Permit	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to issuance of building permit.
IV.H-1-3	Design each lot in such a manner as to not exceed the sound levels at exterior noise-sensitive areas as identified in Figure IV.H-3: State of California Noise Compatibility Chart.	Prior to issuance of Building Permit	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure IV.H-1-2, above.

1885

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.H-1-4	Prior to obtaining a building permit, submit a site/building-specific acoustical analysis prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms, classrooms, and other interior noise-sensitive areas do not exceed 45 dBA Ldn or CNEL. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition.	Prior to issuance of Building Permit	Individual lot developer shall provide to the March JPA a site/building-specific acoustical report prepared by an acoustical engineer or professional acoustician	March JPA	**To be Determined:** Project architect to submit acoustical report after specific user is identified, and prior to issuance of building permit.
IV.H.2-1	U1-5 and U1-6 shall be required to demonstrate through site design that rail spurs and building design are compatible with the California Building Code vibration requirements.	Prior to issuance of Building Permit	(1) Review of vibration study during Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** Rail service is no longer proposed.
IV.I Geology and Soils					
K-1	All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.	(1) Prior to issuance of Grading Permit (2) Ongoing during grading activities	(1) Letter from grading contractor verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** Grading contractor to submit a letter following identification of specific user, and prior to issuance of grading permit.
K-2	All future grading and construction of the Project site shall comply with the geotechnical recommendations contained in the Preliminary Geotechnical Investigation: March Business Park Phases 1-3 prepared by Inland Foundation Engineering, Inc dated July 10, 2002. This report contains specific recommendations for mitigating geotechnical conditions related to soils earthwork, slope stability, and ground and surface waters. All recommendations contained in the report shall be incorporated into all final and engineering and grading plans.	(1) Prior to issuance of Grading Permit (2) Ongoing during grading activities	(1) Letter from grading contractor verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure K-1.
K-3	All future development shall use proper erosion control measures during and following construction.	(1) Prior to issuance of Grading Permit (2) Ongoing during grading activities	(1) Letter from grading contractor verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure K-1.
K-4	Revegetate graded area with native plants compatible to the area to prevent erosion.	(1) Prior to issuance of Grading Permit (2) Ongoing during grading activities	(1) Letter from grading contractor verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure K-1.
K-5	All future development of the Project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	(1) Prior to issuance of Building Permit (2) Ongoing during building activities	(1) Building plans shall be reviewed by the March JPA Building Department and shall receive approval only upon confirmation that all plans comply with the California Building Code (2) Building inspection	March JPA	**To be Determined:** Building plans to be submitted following identification of specific user of the Project site.
IV.I-3-1	Undocumented artificial fill material on the former Arnold Heights Elementary School site shall be compacted on-site during site preparation to support pavement, fill, materials, walls, or other improvements proposed within the boundaries of the former Arnold Heights Elementary School. Compaction requirements shall be identified and submitted to the March JPA in a geotechnical report for approval prior to the issuance of any building permits within this area.	(1) Prior to issuance of Building Permit (2) Ongoing during grading activities	(1) Individual lot developer shall provide geotechnical report with compaction requirements to March JPA for review and approval (2) Field verification	March JPA	**Not Applicable:** The proposed Project is not located within the boundary of the formal Arnold Heights School, which was located 0.70 miles to the south and west of the proposed Project.

184

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.J Cultural Resources					
L-1	If archaeological or paleontological resources are encountered at the time of grading or Project construction, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	On-going during construction	The grading contractor shall submit a signed letter acknowledging this requirement and identifying the name of the qualified archaeologist and paleontologist who will perform the survey, if needed	March JPA	**To be Determined:** Grading contractor to submit a letter following identification of specific user, and during construction, if required.
IV.J-2-1	Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils (as shown in Figure IV.J-1) in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Prior to the commencement of ground-disturbing construction activities within the Unit 4 area	The Project sponsor shall submit a signed letter to the March JPA verifying compliance with this requirement	March JPA	**Not Applicable:** The proposed Project is not located within the area identified for monitoring in Figure IV.J-1.
IV.J-2-2	At least 30 days prior to beginning Project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the MJPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities in native soils; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.	(1) At least 30 days prior to commencement of ground-disturbing construction activities within Unit 4 (2) At least 14 days prior to commencement of ground-disturbing construction activities within Unit 4	(1) The Project sponsor shall provide written notification to the Pechanga Tribe of planned grading activities (2) The Project sponsor and March JPA shall prepare and execute a Cultural Resources Treatment and Monitoring Agreement	March JPA	**Not Applicable:** See response above for Mitigation Measure IV.J-2-1.
IV.J-2-3	Prior to beginning Project construction, the Project Archaeologist shall file a pregrading report with the MJPA to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure IV.J-2-2, the archaeological monitor's authority to stop and redirect grading shall be exercised in consultation with the appropriate Tribe to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and ground breaking activities in native soils, and shall also have the authority to stop and redirect grading activities in consultation with the Project archaeologist.	Prior to the commencement of ground-disturbing construction activities within Unit 4	Archaeological monitor shall submit a pregrading report to the March JPA	March JPA	**Not Applicable:** See response above for Mitigation Measure IV.J-2-1.
IV.J-2-4	The landowner shall relinquish ownership of all Native American cultural resources, including sacred items and burial goods that are found on the Project area to the appropriate Tribe for proper treatment and disposition.	During construction	Contractor shall submit a letter to March JPA verifying compliance with this requirement	March JPA	**Not Applicable:** See response above for Mitigation Measure IV.J-2-1.
IV.J-2-5	All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.	During construction	The Project sponsor and March JPA shall coordinate with the Pechanga Tribe and with the archaeological monitor to determine the feasibility of avoidance and preservation	March JPA	**Not Applicable:** See response above for Mitigation Measure IV.J-2-1.

10a
185

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.J-2-6	If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall meet with the March JPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, the MJPA shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe.	During construction	The Project sponsor, March JPA, Pechanga Tribe, and the archaeological monitor shall meet to discuss the significance of resources encountered. The March JPA's determination shall be binding on all parties in the event that consensus is not reached	March JPA	**Not Applicable:** See response above for Mitigation Measure IV.J-2-1.
IV.J-4-1	If human remains are encountered, California Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.	During construction	The grading contractor and the March JPA shall coordinate as necessary with the Riverside County Coroner, Native American Heritage Commission, and the most likely descendent with respect to disposition and treatment of remains as provided in PRC 5097.98	March JPA	**To be Determined:** This Mitigation Measure will be implemented during construction, if necessary, following the identification of a specific user of the site.
IV.K Public Services					
P-1	The March JPA will contract with the Riverside County Sheriff's Department to provide additional police service to the Specific Plan area.	Mitigation Complete	NA	NA	**Not Applicable:** Mitigation is complete.
P-2	The developer shall dedicate land within the proposed Project for a future fire station. The March JPA will develop a financing plan to fund the station.	On-going until site is dedicated	Master developer shall dedicate the site in accordance with the MOU between March JPA, Riverside County, Riverside County Fire Department and LNR Riverside LLC	March JPA	**Not Applicable:** The proposed Project is not located in the vicinity of the future fire station, which would be situated 0.50 miles to the south and west of the Project site.
P-3	Development within the elementary school buffer zone will abide by land use compatibility conditions as set forth in the March Business Center Specific Plan.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** the proposed Project is not located within any school buffer overlay zone.
IV.L Climate Change and Greenhouse Gases					
B-4	The project shall provide a site that can accommodate the future construction of a multimodal transportation center by RCTC in the North Campus, north of Cactus Avenue and south of Alessandro Boulevard. CEQA analysis of the environmental impacts of the transportation center will be required once a proposal is brought forward by RCTC.	Prior to construction of Metrolink Facility	1) LNR/JPA to convey site to RCTC; 2) RCTC to perform CEQA analysis	March JPA RCTC	**Not Applicable:** The future transportation center is located 0.50 miles to the north of the proposed Project, and is not a part of the Meridian SPA.
B-5	The March Business Center shall require implementation of parking ratios that limit the need for on-street parking. These ratios are identified in the March Business Center Specific Plan.	Prior to Plot Plan Approval	Verify parking complies with March Business Center Specific Plan Table II-3	March JPA	**Consistent:** Project parking requirements have been calculated using rates in the Meridian SPA, and the spaces have been allocated to the Project site plan
B-6	The project shall provide for bicycle facilities to accommodate non-motorized circulation on the site and connectivity to routes in the Cities of Riverside and Moreno Valley.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** Bicycle and pedestrian facilities shown in Figure V-7 of Meridian SPA do not cross or pass adjacent to proposed Project.

U1a 180

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
B-10	The March JPA shall implement Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel. Section V of the Specific Plan outlines TDM requirements.	Prior to Issuance of Certificate of Occupancy	Approval of TDM plan	March JPA	**To be Determined:** Appropriate TDM measures will be developed once a specific user of the Project is identified.
B-11	The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan area.	On-going	Meeting/correspondence between March JPA and RTA	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the March JPA and RTA.
C-1	Preferential parking spaces shall be offered to car pools and van pools.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The proposed Project site plan provides for 12 parking stalls to be used for carpools only.
C-2	Employers shall implement a compressed workweek schedule when feasible.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Approval of TDM plan	March JPA	**To be Determined:** Appropriate TDM measures will be developed once a specific user of the Project is identified.
C-3	Employers with 250 employees or more shall implement a trip reduction plan to increase vehicle occupancy.	Prior to issuance of Certificate of Occupancy	1) Approval of TDM plan; 2) Submittal of evidence to March JPA of an approved SCAQMD Rule 2202 Plan	March JPA SCAQMD	**To be Determined:** See discussion under Mitigation Measure C-2, above.
C-4	Employers shall provide on-site child care facilities when feasible (not appropriate for industrial facilities).	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Project Applicant shall provide signed letter identifying the feasibility of child care facilities	March JPA	**To be Determined:** See discussion under Mitigation Measure C-2, above.
C-5	Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.	Prior to Plot Plan Approval	Review of Plans and Specifications	March JPA	**Not Applicable:** No parking structures are proposed.
C-6	Projects shall provide for video conferencing facilities to the extent possible.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Project Applicant shall provide signed letter identifying the feasibility of video conferencing	March JPA	**To be Determined:** See discussion under Mitigation Measure C-2, above.
C-7	Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	Project Applicant shall provide signed letter identifying the feasibility of minimizing use of fleet vehicles	March JPA	**To be Determined:** The applicability of fleet management will be assessed once a specific user for the proposed Project has been identified.
C-8	Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings to the north to the extent practical, and increasing wall and attic insulation above Title 24 requirements.	Prior to issuance of Building Permit	Project Architect shall submit a letter verifying use of solar or low emission water heaters, double pained glass, light colored roofing materials, use of skylights in ambient warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements	March JPA	**To be Determined:** Project Architect letter to be issued once specific user is identified.
C-9	CEQA Review of stationary source emissions other than natural gas and electricity shall be performed on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.	Prior to issuance of Building Permit	SCAQMD permits	Review and approval by SCAQMD; Verification by March JPA	**Not Applicable:** On-site stationary source emissions managed in accordance with air emissions budget based on specified industrial machinery/equipment. See Mitigation Measure IV.C-1-19, below.

lu 181

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
C-12	A construction relations officer should be appointed to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	(1) Prior to issuance of Grading Permit (2) On-going during grading activities	(1) Grading contractor shall submit letter verifying compliance (2) Field verification	March JPA	**To be Determined:** See discussion under Mitigation Measure C-11, above.
C-13	Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.	(1) Prior to issuance of Grading Permit (2) On-going during grading activities	(1) Grading contractor shall submit letter verifying compliance (2) Field verification	March JPA	**Not Applicable:** The proposed Project is not a cold storage facility, and therefore would not necessitate vehicle idling or use of Transport Refrigeration Units (TRUs) during vehicle unloading.
C-14	Landscape with appropriate drought-tolerant species to reduce water consumption.	(1) Prior to issuance of Grading Permit (2) On-going during grading activities	(1) General contractor shall erect an on-site sign (8' X 12') identifying on-site construction manager and contact information (2) Field verification	March JPA	**To be Determined:** To be verified upon the preparation of landscape plans for the proposed Project.
H-4	The Project sponsor shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal: · Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. · The use of mulch and/or compost in the development and maintenance of landscape areas is recommended. · Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.	Prior to issuance of Building Permit or Demolition Permit	(1) Review of Plans and Specifications (2) Facility Manager shall submit a signed letter verifying compliance with the reduction/diversion of demolition waste (3) Field verification	March JPA	**To be Determined:** Incorporation of the measures identified in this Mitigation Measure will occur following the identification of a specific user of the Project site, and prior to the issuance of a building permit or demolition permit.
H-5	The proposed Project shall comply with the State Model Ordinance, implemented in 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial, and multifamily residential projects provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval.	Prior to Plot Plan approval	(1) Project architect shall submit Recycles Collection and Loading Area plot plan to verify compliance with this requirement (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.
H-7	The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.	Prior to Plot Plan Approval	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.
K-5	All future development within the project site shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Prior to issuance of Building Permit	(1) Project architect shall submit a letter verifying compliance with this requirement (2) Field verification	March JPA	**To be Determined:** Building plans to be submitted following identification of specific user of the Project site.
IV.L-1.1	Project shall provide plentiful short- and long- term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces).	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The proposed Project will provide 12 bicycle racks.
IV.L-1.2	Project shall provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces).	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure is to occur following the identification of a specific user of the Project site, and prior to plot plan approval.

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TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.L-1.3	Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, offsite bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one-half mile. Bicycle route connects to all streets contiguous with project site. Bicycle route has minimum conflicts with automobile parking and circulation facilities. All streets internal to the project wider than 75 feet have Class II bicycle lanes on both sides.	Review of subdivision improvement plans	Review of Plans and Specifications	March JPA	**Consistent:** The proposed Project includes bicycle parking facilities and is located less than 0.25 miles from the existing Class II facility on Meridian Parkway.
IV.L-1-4	The project shall provide a pedestrian access network that internally links all uses and connects to all existing/planned external streets and pedestrian facilities contiguous with the project site. Project design shall include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external pedestrian facilities and streets. Route has minimal conflict with parking and automobile circulation facilities. Streets within the project have sidewalks on both sides. All sidewalks are a minimum of five feet wide and feature vertical curbs. Pedestrian facilities and improvements such as grade separation, wider sidewalks, and traffic calming are implemented wherever feasible to minimize pedestrian barriers. All site entrances provide pedestrian access.	Review of subdivision improvement plans	Review of Plans and Specifications	March JPA	**Consistent:** The proposed Project provides a network of sidewalks linking parking areas to building entrances. Sidewalks in front of parking stalls are two feet wider than other sidewalks to minimize conflicts with automobile parking.
IV.L-1.5	The developer shall work with RTA in an effort to establish bus services with one hour or less for stops within one-quarter mile; project shall provide safe and convenient bicycle/pedestrian access to transit stop(s) and provides essential transit stop improvements (i.e., shelters, route information, benches, and lighting).	On-going	Meeting/correspondence between March JPA and RTA	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the Meridian SPA project sponsor, the March JPA and RTA.
IV.L-1.6	Project design shall include pedestrian/bicycle safety and traffic calming measures in excess of jurisdiction requirements. Roadways are designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips by featuring traffic calming features. All sidewalks internal and adjacent to projec site are minimum of five feet wide. All sidewalks feature vertical curbs. Roadways that converge internally within the project are routed in such a way as to avoid "skewed intersections;" which are intersections that meet at acute, rather than right, angles. Intersections internal and adjacent to the project shall feature one or more of the following pedestrian safety/traffic calming design techniques: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, and roundabouts or mini-circles. Streets internal and adjacent to the project feature pedestrian safety/traffic calming measures such as planter strips with street trees, and chicanes/chokers (variations in road width to discourage high-speed travel).	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** This Mitigation Measure applies to public roadways.
IV.L-1.7	Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** This Mitigation Measure is the responsibility of the Meridian SPA project sponsor and the March JPA.
IV.L-1.8	Project shall include permanent TMA membership and funding requirement per the Specific Plan Amendment. Funding for trip-reduction measures shall be provided ~~by Community Facilities District or County Service Area or other nonrevocable funding mechanism~~ by the individual lot developers.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** Individual lot developer contribution to be provided upon identification of specific user of the Project site and prior to plot plan approval.
IV.L-1.9	Project shall provide high density office or mixed-use proximate to transit. Project shall provide safe and convenient pedestrian and bicycle access to all transit stops within one-quarter mile.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** This Mitigation Measure refers to the larger Meridian SPA project, which does provide high density office and mixed use proximate to transit.

TABLE 2

U1-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.L-1-10	Project shall be oriented towards existing transit, bicycle, or pedestrian corridor. Setback distance between project and existing or planned adjacent uses shall be minimized. Setbacks between project buildings and planned or existing sidewalks shall be minimized. Buildings shall be oriented towards existing or planned street frontage. Primary entrances to buildings shall be located along planned or existing public street frontage. Project shall provide bicycle access to any planned bicycle corridor(s). Project shall provide pedestrian access to any planned pedestrian corridor(s).	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Consistent:** The proposed Project is oriented toward Innovation Drive, which provides pedestrian facilities and access to bicycle and pedestrian facilities on Meridian Parkway and Cactus Avenue. Building setbacks are the minimum necessary to accommodate truck maneuvers, landscaping and vehicle parking.
IV.L-1-11	Employers with over 250 employees shall provide on-site food vending machines, fridge, microwave and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	1) Project applicant shall submit a letter confirming compliance with this item; 2) Field Verification	March JPA	**To be Determined:** Project applicant verification to be provided upon identification of specific user of the Project site and prior to plot plan approval.
IV.L-1-12	The Project shall have the following on site and/or offsite within one-quarter mile: Retail Development, Park, Open Space, or Office.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**Not Applicable:** This Mitigation Measure relates to the larger Meridian SPA area, which is consistent with this mitigation.
IV.L-1-13	Project site shall be on a vacant infill site, redevelopment area, or brownfield or greyfield lot that is highly accessible to regional destinations, through public transit.	Mitigation Complete	NA	NA	**Consistent:** The proposed Project is located within the Meridian SPA, which is a redevelopment project located on land formerly owned by the US Air Force Reserve. This site is highly accessible via the I-215/Cactus Avenue interchange and the Meridian SPA internal street network. Further, planned local transit service on Meridian Parkway and planned regional rail service at the transportation center will enhance accessibility.
IV.L-1-14	Project shall install Energy Star labeled roof materials.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** Consistency with this Mitigation Measure will be determined following identification of a specific user of the site and prior to plot plan approval.
IV.L-1-15	Project shall encourage use materials which are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-14.
IV.L-1-16	Project shall use ARB-certified diesel construction equipment.	Prior to issuance of Grading Permit	The general contractor shall submit a signed letter to the March JPA verifying compliance with this requirement	March JPA	**To be Determined:** General contractor to submit a signed letter following identification of specific user and prior to issuance of grading permit.
IV.L-1-17	Project sponsor shall encourage the recycling/reuse of demolished construction material.	Prior to construction	If demolished construction material is not planned to be used during project construction, the general contractor shall submit a signed letter to the March JPA explaining why such use is not feasible	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-16.
IV.L-1-18	Project sponsor shall encourage an increase of exterior wall insulation over Title 24 requirements; however, a specific percent increase is not required.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure will be addressed following identification of a specific user of the Project site, and priort to plot plan approval.
IV.L-1-19	Project sponsor shall encourage an increase of roof insulation over Title 24 requirements; however, a specific percent increase is not required.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-19.

TABLE 2

UI-5/6 PROJECT CONSISTENCY WITH MERIDIAN SPA SEIR MITIGATION MEASURES

	Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Project Consistency
IV.L-1.20	Provide parking lot areas will include 40% tree coverage (approximately one tree for every 14 stalls) for office uses and 30% tree coverage (approximately one tree for every 20 stalls) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that mature over a longer time frame with lower low water demand. Shade requirements will exclude truck courts and drive isles.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure will be addressed following identification of a specific user of the Project site, and priort to plot plan approval.
IV.L-1.21	Provide infrastructure/education that promotes the avoidance of products with excessive packaging, recycle, buying of refills, separating of food and yard waste for composting, and using rechargeable batteries.	Annual after issuance of Certificate of Occupancy	Annual letter to be sent out by March JPA	March JPA	**To be Determined:** The annual letter will be submitted following identification of a specific user and issuance of certificate of occupancy.
IV.L-1.22	Provide one preferential parking space for EVs/CNG vehicles for single user parking lots and shared retail parking per hundred required spaces not to exceed four preferential parking spaces per development. One charging facility will be provided for every two EV stalls.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** This Mitigation Measure will be addressed following identification of a specific user of the Project site, and priort to plot plan approval.
IV.L-1.23	Provide light colored concrete paving in truck courts.	(1) Prior to Plot Plan Approval (2) Prior to issuance of Certificate of Occupancy	(1) Review of Plans and Specifications (2) Field verification	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-22.
IV.L-1.24	Provide electrical outlets at building exterior areas.	(1) Prior to Plot Plan Approval	The Project sponsor shall submit a signed letter to the March JPA verifying compliance with this requirement	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-22.
IV.L-1.25	Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.	(1) Prior to Plot Plan Approval	The Project sponsor shall submit a signed letter to the March JPA verifying compliance with this requirement	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-22.
IV.L-1.26	Provide low flow and waterless fixtures for restroom facilities.	(1) Prior to Plot Plan Approval	The Project sponsor shall submit a signed letter to the March JPA verifying compliance with this requirement	March JPA	**To be Determined:** See discussion above under Mitigation Measure IV.L-1-22.

[1] Refer to Appendix N of the traffic technical report for the fair share calculations.

[2] Note that the widening of this segment of Van Buren Boulevard is shown in the TUMF 2010 Northwest Zone, and is included in the City of Riverside's TIP. Proposed Project's contribution to these improvements will be funded through the payment TUMF fees.

[3] Refer to Appendix N of the traffic technical report for the fair share calculations.

10a 191

ATTACHMENT A

Traffic Monitoring Spreadsheet

Meridian SPA Traffic Monitoring Spreadsheet

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU				
	U2-2	BP				
	U2-3	BP				
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:			
			Planning Area Allowance:	**7,333**		
			Remaining Trips:	**7,333**		
			Planning Region B			
3	U1-5	IND		1,914	432	U1-5 and U1-6 have been consolidated
	U1-6	IND				
	U1-8	COM				
	DRMO	IND				
			Calculated Trip Generation:	**1,914**	**432**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**6,389**	**1,404**	
			Planning Region C			
5	U3-1	IND				
	U3-2	IND				
	U3-4	IND				
	U3-5	IND				
	U3-6	IND				
	U3-7	IND				
	U3-8	IND				
	U4-15	IND				
	U6-1A	PF				
	U6-1B	IND				
	U6-2	IND				
	U4-1	IND				
	U4-2	IND				
	Lot 16	IND	Sysco	2,689	607	Estimated using standard rates
			Calculated Trip Generation:	**2,689**	**607**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**3,391**	**1,153**	

Ada 193

Meridian SPA Traffic Monitoring Spreadsheet						
Planning Area	**Lot**	**Land Use Designation**	**User**	**External ADT**	**Truck Trips**	**Notes**
6	U4-8	OF				
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF				
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:			
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**7,539**	**294**	
7	U4-3	BP				
	U4-4	COM				
	U4-5	MU				
	U4-6	MU				
	U4-7	MU				
			Calculated Trip Generation:			
			Planning Area Allowance:	**16,164**	**-**	
			Remaining Trips:	**16,164**	**-**	
GRAND TOTAL, ALL PLANNING AREAS						
			Calculated Trip Generation:	**4,603**	**1,039**	
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**40,816**	**2,851**	

194

ATTACHMENT B

Water Consumption Monitoring Spreadsheet

Meridian SPA Water Consumption Monitoring Spreadsheet

Planning Area	Lot	Land Use Designation	User	Acreage	Allowed Water Consumption (a)	Notes
			Planning Region A			
1	U1-19	MU		1.000		
	U2-1	MU		3.770		
	U2-2	BP		4.450		
	U2-3	BP		0.920		
	U2-9	COM		0.850		
	U2-10	COM		0.700		
			Combined Planning Area Water Consumption:		-	
			Planning Area Allowance (Gallons per Day):		**23,380**	
			Remaining Gallons per Day:		**23,380**	
			Planning Region B			
3	U1-5/6	IND		26.900	53,800	U1-5 and U1-6 have been consolidated
	U1-8	COM		5.850		
	DRMO	IND		17.580		
			Combined Planning Area Water Consumption:		**53,800**	
			Planning Area Allowance (Gallons per Day):		**100,660**	
			Remaining Gallons per Day:		**46,860**	
			Planning Region C			
5	U3-1	IND		5.000		
	U3-2	IND		13.530		
	U3-4	IND		2.000		
	U3-5	IND		1.650		
	U3-6	IND		1.170		
	U3-7	IND		1.170		
	U3-8	IND		1.350		
	U4-15	IND		17.900		
	U6-1A	PF		2.120		
	U6-1B	IND		4.820		
	U6-2	IND		6.900		
	U4-1	IND		7.230		
	U4-2	IND		6.300		
	Lot 16	IND	Sysco	45.000	90,000	Estimated per WSA (2,000 gallons per acre per day)
			Combined Planning Area Water Consumption:		**90,000**	
			Planning Area Allowance (Gallons per Day):		**232,280**	
			Remaining Gallons per Day:		**142,280**	

10a

1946

Meridian SPA Water Consumption Monitoring Spreadsheet

Planning Area	Lot	Land Use Designation	User	Acreage	Allowed Water Consumption (a)	Notes
6	U4-8	OF		3.460		
	U4-9	OF		2.970		
	U4-10	OF		4.310		
	U4-11	OF		3.070		
	U4-12	OF		7.730		
	U4-13	BP		3.000		
	U4-14	BP		3.400		
			Combined Planning Area Water Consumption:		-	
			Planning Area Allowance (Gallons per Day):		**55,880**	
			Remaining Gallons per Day:		**55,880**	
7	U4-3	BP		9.900		
	U4-4	COM		14.840		
	U4-5	MU		3.800		
	U4-6	MU		4.200		
	U4-7	MU		4.000		
			Combined Planning Area Water Consumption:		-	
			Planning Area Allowance (Gallons per Day):		**73,480**	
			Remaining Gallons per Day:		**73,480**	
GRAND TOTAL, ALL PLANNING AREAS						
			Water Consumption:	-	**143,800**	
			Planning Area Allowance (Gallons per Day) (b):	-	**495,520**	
			Remaining Gallons per Day:	-	**351,720**	

(a) Note that lots A, B, G, 4E and 4F total 14.9 acres of non-developable area

(b) 2,000 gallons per acre per day, in accordance with WSA

10a 197

WESTERN MUNICIPAL WATER DISTRICT

John V. Rossi
General Manager

Securing Your Water Supply

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

April 15, 2011

Mr. Greg Dellenbach
Riverside County Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

WATER AND SEWER AVAILABILITY
MERIDIAN BUSINESS CENTER
APNs 297-230-017, -018, -019, -020
14600 & 14720 INNOVATION DRIVE
WESTERN'S GRID # 36043/37043
ID-MARB WEST, T3S, R4W, SECTION 15
PRESSURE ZONE 1837

The parcels located at 14600 and 14720 Innovation Drive are located in Western's retail service area and eligible to receive domestic water and sewer service upon payment of all applicable fees and charges. The owner and/or developer should contact Western's Engineering Department to establish the exact facility or other improvements needed for the project. The applicant should be prepared to provide the following information:

- Water and sewer plans
- Irrigation and landscaping needs
- Fire protection requirements.
- Grading and street improvement plans

Western's review and approval is required prior to issuing construction permits.

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 *et. seq.*, and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Please note that additional fees are associated with these tasks.

Water supply for the subject parcel originates in northern California and is transported to the region via the State Water Supply Project. It is then treated for domestic service at Metropolitan Water District's (MWD) Henry J. Mills Water Treatment Plant. Western purchases the treated water from MWD and provides retail domestic water service to customers within its service area.

Water service is contingent upon prompt payment of all charges as specified in the current ordinance (*An Ordinance of the Board of Directors of Western Municipal Water District of Riverside County Setting Rules and Regulations Governing Water Service and Water Users and Establishing and Reaffirming Rates and Charges for Water Service*). Charges that may be assessed prior to water meter installation and service include but are not limited to:

- Added Facilities Charges (AFC)
- Participation in existing or proposed water pipelines
- Distribution System Fees (DSF)
- Meter assembly cost
- Billing deposit

If other substantial development occurs first, it may then be necessary to construct additional pumping plants, storage tanks, and transmission waterlines in order to deliver sufficient water to the subject parcel.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection as Western does not operate a fire protection district.

Western will provide sewer treatment for these parcels at the March Air Reserve Base (MARB) wastewater treatment plant. The owner and/or developer is will be responsible to construct and maintain the sewer conveyance pipeline system until such time Western issues a Notice of Final Inspection and accepts ownership of the sewer pipeline system.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All requirements referred to in this letter are subject to change without notice.

All requirements referred to in this letter are subject to change without notice. This "Will Serve" letter shall remain in effect for twelve months; any improvements not completed within that period shall require reevaluation.

Should you have any questions regarding this letter, please contact Development Services at (951) 571-7100.

Teri Patton
Engineering Department

Enc. Map

cc: LNR, Attn: Alston Team, 4350 Von Karman Ave., Ste. 200, Newport Beach, CA 92660

ATTACHMENT C

Air Quality Technical Memo

10a 200

Scientific Resources Associated
1328 Kaimalino Lane
San Diego, CA 92109

To:	Dan Fairbanks March Joint Powers Authority	**From:**	Valorie Thompson
Re:	Construction Scenario Meridian Specific Plan Amendment	**Date:**	April 29, 2011

This technical memorandum addresses the construction and operational scenarios assumed in the Meridian Specific Plan Environmental Impact Report Air Quality Technical Report[1], and changes in the proposed construction schedule that would be associated with the proposed Consolidation of Unit 1, Lots 5 and 6.

Construction Emissions

The Air Quality Technical Report utilized the URBEMIS Model, Version 9.2.4, to estimate maximum daily emissions that would be associated with construction for the Meridian Specific Plan Amendment. In general, the URBEMIS Model provides a planning and disclosure tool for air quality analysts and lead agencies to evaluate whether potential significant air quality impacts might result from construction or operational activities; the model is not traditionally used to plan construction activities. In the preparation of the air quality analysis for the EIR, the model provided an evaluation of potential impacts based on a maximum daily construction scenario to assess whether the SCAQMD's daily significance thresholds would be exceeded during construction.

The maximum daily construction scenario evaluated in the URBEMIS Model assumed that three sites would be undergoing site preparation activities (grading, trenching, etc.), and simultaneously three buildings would be undergoing construction (including additional grading and trenching activities, along with building construction and paving activities) on any given day. The model does not use total square footage of buildings to be constructed in a single year to evaluate maximum daily emissions, but rather is based on equipment usage and architectural coatings application on any given day. The construction scenario modeled in the Air Quality Technical Report assumed the following equipment usage:

[1] Scientific Resources Associated. 2010. Air Quality Technical Report – Meridian Specific Plan Amendment. March 30.

10a 201

Table 1
Maximum Construction Scenario, SEIR

Construction Phase	Equipment	Number	Total Simultaneous Use
Heavy Equipment Per Construction Phase			
Fine Grading	Grader	3	9
	Dozer	1	3
	Tractor/Loader/Backhoe	2	6
	Water Truck	1	3
Trenching	Excavators	2	6
	Other Industrial Equipment	1	3
	Tractor/Loader/Backhoe	1	3
Paving	Paver	2	6
	Paving Equipment	2	6
	Roller	2	6
Heavy Equipment Per Building Construction Phase			
Fine Grading	Grader	3	9
	Dozer	1	3
	Tractor/Loader/Backhoe	2	6
	Water Truck	1	3
Trenching	Excavators	2	6
	Other Industrial Equipment	1	3
	Tractor/Loader/Backhoe	1	3
Paving	Paver	2	6
	Paving Equipment	2	6
	Roller	2	6
Building Construction	Crane	1	3
	Forklifts	2	6
	Generator Sets	1	3
	Tractor/Loader/Backhoe	1	3
	Welders	3	9

The equipment usage in Table 1 represents equipment that could be used to construct three buildings and to conduct site preparation activities on three sites simultaneously. The Final Subsequent EIR, at page IV-129 and in Table IV.C-4 on page IV-130 states that there is an annual maximum building square footage limit. These annual maximums, however, were provided for informational purposes only and merely to give the public an idea of what the construction phasing might look like on a forward-going, annual basis. However, these maximums were not actually used as the basis for the analysis in the Air Quality Technical Report and, thus, do not have any bearing on the maximum daily emissions calculations disclosed in the Air Quality Technical Report or in the Final Subsequent EIR.

To the contrary, the air quality analysis was actually based on the mix of construction equipment provided above, as well as trenching, grading, and other assumptions which were input into the URBEMIS modeling program. (See Air Quality Technical Appendix at pp. 13, 16.) The conclusions in the Air Quality Technical Report, therefore, did not depend on a maximum annual square footage.

Currently, a proposal is pending to simultaneously construct approximately 600,000 square feet of warehouse space and 525,000 square feet of space for the Sysco development. This total development of 1.125 million square feet exceeds the forecast maximum development scenario for 2011. (See Final Subsequent EIR at p. IV-130; Air Quality Technical Report at p. 15.) However, as explained above, this exceedence merely changes the

10a 208

way in which construction is phased, and not the actual total air quality emissions that will result from that construction.

Nonetheless, and to demonstrate that the simultaneous construction of approximately 600,000 square feet of warehouse space and 525,000 square feet of space for the Sysco site would be fully consistent with the air quality impacts disclosed within the SEIR, the URBEMIS Model was re-run using updated assumptions regarding square footage and site preparation activities (trenching, grading, etc.) that would occur concurrently. For the updated scenario, and consistent with the maximum simultaneous grading limitation imposed under Mitigation Measure IV.C-1-13, it was assumed that up to 18 acres could be graded in a single day, and that both warehouse building could be constructed simultaneously during site preparation activities.

Default assumptions within the URBEMIS Model assumed 61 percent control efficiency to control fugitive dust emissions based on watering three times daily. The project will be required to comply with SCAQMD Rule 403, which essentially prohibits dust from blowing beyond the project property line. According to an EPA study, a dust control level of 74/95 percent can be achieved on unpaved surfaces by watering from every 3-4 to every 2 hours, respectively (http://www.cdc.gov/niosh/mining/pubs/pdfs/hrdcf.pdf). Test results for construction and materials handling activities discussed in the Western Regional Air Partnership (WRAP) Fugitive Dust Handbook (September 2006), show similar control efficiencies. To ensure that the fugitive dust emissions associated with construction for the consolidation will not exceed the emission levels disclosed in the 2010 SEIR, the applicant will utilize watering to control emissions of fugitive dust as needed during active grading operations. For conservative purposes, it was assumed that only the new warehouse site (the 600,000 square foot warehouse) would employ watering more than three times daily, and that the control efficiency due to additional watering would be 84.5 percent, which is the midpoint between 74 percent and 95 percent for watering from every 3-4 hours to every 2 hours. This mitigation measure is consistent with compliance with SCAQMD Rule 403, per Mitigation Measure IV.C-1-6.

With regard to architectural coatings use, as part of the mitigation measures for the project, the project applicant has agreed to use super-compliant coatings as stated in the SEIR.

Table 2 presents a summary of the emissions that would be associated with simultaneous construction of the two warehouse projects, plus simultaneous site preparation activities on the sites.

Table 2
Estimated Mitigated Construction Emissions – 2011

Emission Source	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Total Construction Emissions, lbs/day						
Site Development – Sysco Site						
Site Grading						
Fugitive Dust – Grading	-	-	-	-	74.71	15.60
Grading Offroad Diesel	4.12	33.42	17.76	-	1.76	1.62
Grading Worker Trips	0.05	0.08	1.46	0.00	0.01	0.01
TOTAL	**4.17**	**33.50**	**19.22**	**0.00**	**76.48**	**17.23**
Trenching/Utilities Installation						
Trenching Offroad Diesel	1.95	16.42	8.07	-	0.82	0.76
Trenching Worker Trips	0.03	0.06	0.98	0.00	0.01	0.01
TOTAL	**1.98**	**16.48**	**9.05**	**0.00**	**0.83**	**0.77**

10a 303

Table 2 (continued)
Estimated Mitigated Construction Emissions - 2011

Emission Source	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Total Construction Emissions, lbs/day						
Site Development – Sysco Site						
Paving						
Asphalt Offgassing	0.14	-	-	-	-	-
Asphalt Offroad Diesel	3.56	21.60	12.67	0.00	1.90	1.75
Asphalt Onroad Diesel	0.04	0.53	0.20	0.00	0.02	0.02
Asphalt Worker Trips	0.08	0.14	2.44	0.00	0.02	0.02
TOTAL	**3.82**	**22.27**	**15.31**	**0.00**	**1.94**	**1.79**
Total Maximum Emissions – Site Development	**9.97**	**72.25**	**43.58**	**0.00**	**79.25**	**19.79**
Significance Criteria	75	100	550	150	150	55
Significant?	*No*	*No*	*No*	*No*	*No*	*No*
Building Construction – Sysco Site						
Building Construction Heavy Equipment Exhaust	3.39	15.67	10.85	-	1.14	1.05
Building Construction Vendor Trips	0.63	7.27	5.25	0.01	0.35	0.29
Building Construction Worker Trips	1.31	2.47	42.61	0.06	0.40	0.22
Architectural Coatings Emissions	6.75	-	-	-	-	-
Architectural Coatings Worker Trips	0.06	0.11	1.92	0.00	0.02	0.01
Asphalt Offgassing	0.14	-	-	-	-	-
Asphalt Offroad Diesel	3.56	21.60	12.67	0.00	1.90	1.75
Asphalt Onroad Diesel	0.04	0.53	0.20	0.00	0.02	0.02
Asphalt Worker Trips	0.08	0.14	2.44	0.00	0.02	0.02
TOTAL	**15.96**	**47.79**	**75.94**	**0.07**	**3.85**	**3.36**
Significance Criteria	75	100	550	150	150	55
Significant?	*No*	*No*	*No*	*No*	*No*	*No*
Emission Source	**ROG**	**NOx**	**CO**	**SOx**	**PM_{10}**	**$PM_{2.5}$**
Total Construction Emissions, lbs/day						
Site Development – Warehouse Site						
Site Grading						
Fugitive Dust – Grading	-	-	-	-	24.63	5.14
Grading Offroad Diesel	4.12	33.42	17.76	-	1.76	1.62
Grading Worker Trips	0.05	0.08	1.46	0.00	0.01	0.01
TOTAL	**4.17**	**33.50**	**19.22**	**0.00**	**26.40**	**6.77**
Trenching/Utilities Installation						
Trenching Offroad Diesel	3.90	32.84	16.15	-	1.64	1.51
Trenching Worker Trips	0.06	0.11	1.95	0.00	0.02	0.01
TOTAL	**3.96**	**32.95**	**18.10**	**0.00**	**1.66**	**1.52**
Paving						
Asphalt Offgassing	0.54	-	-	-	-	-
Asphalt Offroad Diesel	3.56	21.60	12.67	0.00	1.90	1.75
Asphalt Onroad Diesel	0.16	2.06	0.79	0.00	0.09	0.08
Asphalt Worker Trips	0.15	0.28	4.88	0.01	0.05	0.02
TOTAL	**4.41**	**23.94**	**18.34**	**0.01**	**2.04**	**1.85**
Total Maximum Emissions – Site Development	**12.54**	**90.39**	**55.66**	**0.01**	**30.1**	**10.14**
Significance Criteria	75	100	550	150	150	55
Significant?	*No*	*No*	*No*	*No*	*No*	*No*

10a 204

Table 2 (continued)
Estimated Mitigated Construction Emissions - 2011

Emission Source	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Total Construction Emissions, lbs/day						
Building Construction – Warehouse Site						
Building Construction Heavy Equipment Exhaust	3.39	15.67	10.85	-	1.14	1.05
Building Construction Vendor Trips	0.73	8.39	6.06	0.02	0.40	0.34
Building Construction Worker Trips	1.52	2.85	49.17	0.07	0.47	0.25
Architectural Coatings Emissions	7.79	-	-	-	-	-
Architectural Coatings Worker Trips	0.07	0.13	2.22	0.00	0.02	0.01
Asphalt Offgassing	0.54	-	-	-	-	-
Asphalt Offroad Diesel	3.56	21.60	12.67	0.00	1.90	1.75
Asphalt Onroad Diesel	0.16	2.06	0.79	0.00	0.09	0.08
Asphalt Worker Trips	0.15	0.28	4.88	0.01	0.05	0.02
TOTAL	**17.91**	**50.98**	**86.64**	**0.10**	**4.07**	**3.50**
Significance Criteria	75	100	550	150	150	55
Significant?	*No*	*No*	*No*	*No*	*No*	*No*

Table 3 provides a comparison of the emissions associated with the scenario in Table 2 with the emissions estimated in the SEIR for 2011. As shown in Table 3, the changes in the proposed construction schedule that would be associated with the proposed Consolidation of Unit 1, Lots 5 and 6. As shown in Table 3, emissions associated with the updated construction scenario would be below the levels disclosed in the SEIR for 2011. The proposed consolidation would therefore be consistent with the analysis in the SEIR.

Table 3
Estimated Mitigated Construction Emissions - 2011

Emission Source	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Total Construction Emissions, lbs/day						
Maximum Simultaneous Activity						
Site Development – Sysco	9.97	72.25	43.58	0.00	79.25	19.79
Site Development – Warehouse	12.54	90.39	55.66	0.01	30.1	10.14
Building Construction – Sysco	15.96	47.79	75.94	0.07	3.85	3.36
Building Construction – Warehouse	17.91	50.98	86.64	0.10	4.07	3.50
TOTAL – Sysco and Warehouse Sites	**56.38**	**261.41**	**261.82**	**0.18**	**117.27**	**36.79**
TOTAL in SEIR	**73.47**[2]	**353.88**	**329.07**	**0.18**	**125.13**	**43.29**
Significance Criteria	75	100	550	150	150	55
Significant?	*No*	*Yes*	*No*	*No*	*No*	*No*

[2]From Air Quality Technical Report, Meridian Specific Plan Amendment SEIR, Table 9c.

10a 205

Operational Emissions

Operational emissions disclosed in the 2010 SEIR will not be affected by the proposed consolidation, because the traffic budget is being managed at a Planning Area level. This approach, which was agreed upon in June 2009, ensures that the development will have traffic and related impacts consistent with the SEIR, despite uncertainty about specific uses (outside of Lot 16). This approach was specifically developed to avoid comparing traffic generation at a lot level. Furthermore, operation of Unit 1, Lots 5 and 6 as a warehouse facility will reduce emissions analyzed in the 2010 SEIR because projected rail use will not occur.

Greenhouse Gas Emissions

The greenhouse gas emissions associated with the proposed Consolidation of Unit 1, Lots 5 and 6 would not differ from the emissions disclosed in the 2010 SEIR. According to the 2010 SEIR, Unit 1, Lots 5 and 6 were designated for industrial uses. The proposed Consolidation would not result in more vehicle emissions of CO_2, CH_4 or N_2O than was previously evaluated and mitigated in the 2010 SEIR, because the greenhouse gas emissions were analyzed on a Planning Area level and would be consistent with the traffic budget. For purposes of construction emissions, the 2010 SEIR evaluated construction emissions associated with the total construction of the Planning Area over the proposed eight-year construction period. Consistent with SCAQMD guidelines, the total construction emissions were then amortized over a 30-year period. While the 2010 SEIR contemplated 1,257 metric tons of CO_2e for construction year 2011, because SCAQMD guidelines recommend amortization of overall construction emissions over a 30-year period, the proposed Consolidation would not result in emissions above the 12,043 metric tons of CO_2e for the entire construction emissions disclosed in the 2010 SEIR.

With regard to operational greenhouse gas emissions, because the 2010 SEIR evaluated emissions for the entire Planning Area, and because the traffic budget is being managed on a Planning Area level, the proposed Consolidation would not result in an increase in the emission of greenhouse gases above the 139,280 metric tons of CO_2e evaluated in the 2010 SEIR. Furthermore, operation of Unit 1, Lots 5 and 6 as a warehouse facility will reduce emissions analyzed in the 2010 SEIR because projected rail use will not occur, thus would not result in emissions of greenhouse gases from rail operations. Therefore, because the proposed Consolidation would be consistent with development contemplated by SP-5 and the impacts of the proposed Consolidation have been fully addressed and mitigated in the 2010 SEIR. Therefore, the proposed Consolidation would not result in any new or increased impacts when compared to the 2010 SEIR.

Valorie J. Thompson

10a 206

4/29/2011 11:30:54 AM

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Urbemis\Urbemis 9.2.2\Projects\Meridian SPA Construction Phase 1.urb924

Project Name: Meridian SPA Construction Phase 1

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2011 TOTALS (lbs/day unmitigated)	177.98	47.79	75.95	0.08	220.01	3.52	221.78	45.95	3.23	47.57	10,871.35
2011 TOTALS (lbs/day mitigated)	15.95	47.79	75.95	0.08	74.72	3.52	76.49	15.61	3.23	17.23	10,871.35

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2

14a 207

Time Slice 1/3/2011-2/28/2011 Active Days: 41	4.16	33.51	19.23	0.00	220.01	1.77	221.78	45.95	1.62	47.57	3,407.28
Mass Grading 01/01/2011-02/28/2011	4.16	33.51	19.23	0.00	220.01	1.77	221.78	45.95	1.62	47.57	3,407.28
Mass Grading Dust	0.00	0.00	0.00	0.00	220.00	0.00	220.00	45.94	0.00	45.94	0.00
Mass Grading Off Road Diesel	4.12	33.42	17.76	0.00	0.00	1.76	1.76	0.00	1.62	1.62	3,220.73
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.08	1.46	0.00	0.01	0.01	0.01	0.00	0.00	0.01	186.55
Time Slice 3/1/2011-3/31/2011 Active Days: 23	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching 03/01/2011-03/31/2011	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching Off Road Diesel	1.95	16.42	8.07	0.00	0.00	0.82	0.82	0.00	0.76	0.76	1,714.64
Trenching Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.37
Time Slice 4/1/2011-6/30/2011 Active Days: 65	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building 04/01/2011-12/31/2011	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.63	7.27	5.25	0.01	0.05	0.30	0.35	0.02	0.27	0.29	1,426.18
Building Worker Trips	1.31	2.47	42.61	0.06	0.26	0.15	0.40	0.09	0.12	0.22	5,432.38

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208

Time Slice 7/1/2011-9/30/2011 Active Days: 66	9.14	47.68	74.03	0.07	0.32	3.51	3.84	0.12	3.22	3.34	10,626.38
Asphalt 07/01/2011-12/31/2011	3.81	22.27	15.31	0.00	0.02	1.93	1.95	0.01	1.78	1.78	2,146.62
Paving Off-Gas	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.04	0.53	0.20	0.00	0.00	0.02	0.02	0.00	0.02	0.02	80.14
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.63	7.27	5.25	0.01	0.05	0.30	0.35	0.02	0.27	0.29	1,426.18
Building Worker Trips	1.31	2.47	42.61	0.06	0.26	0.15	0.40	0.09	0.12	0.22	5,432.38
Time Slice 10/3/2011-12/30/2011 Active Days: 65	**177.98**	**47.79**	**75.95**	**0.08**	0.33	**3.52**	3.86	0.12	**3.23**	3.35	**10,871.35**
Asphalt 07/01/2011-12/31/2011	3.81	22.27	15.31	0.00	0.02	1.93	1.95	0.01	1.78	1.78	2,146.62
Paving Off-Gas	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.04	0.53	0.20	0.00	0.00	0.02	0.02	0.00	0.02	0.02	80.14
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.63	7.27	5.25	0.01	0.05	0.30	0.35	0.02	0.27	0.29	1,426.18
Building Worker Trips	1.31	2.47	42.61	0.06	0.26	0.15	0.40	0.09	0.12	0.22	5,432.38
Coating 10/01/2011-12/31/2011	168.83	0.11	1.92	0.00	0.01	0.01	0.02	0.00	0.01	0.01	244.97
Architectural Coating	168.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.06	0.11	1.92	0.00	0.01	0.01	0.02	0.00	0.01	0.01	244.97

10a

209

Phase Assumptions

Phase: Mass Grading 1/1/2011 - 2/28/2011 - Mass Grading

Total Acres Disturbed: 45

Maximum Daily Acreage Disturbed: 11

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

3 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 3/1/2011 - 3/31/2011 - Type Your Description Here

Off-Road Equipment:

2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 7/1/2011 - 12/31/2011 - Default Paving Description

Acres to be Paved: 6.9

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

2 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

2 Paving Equipment (104 hp) operating at a 0.53 load factor for 6 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 4/1/2011 - 12/31/2011 - Default Building Construction Description

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Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 10/1/2011 - 12/31/2011 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Mitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 1/3/2011-2/28/2011 Active Days: 41	4.16	33.51	19.23	0.00	74.72	1.77	76.49	15.61	1.62	17.23	3,407.28
Mass Grading 01/01/2011-02/28/2011	4.16	33.51	19.23	0.00	74.72	1.77	76.49	15.61	1.62	17.23	3,407.28
Mass Grading Dust	0.00	0.00	0.00	0.00	74.71	0.00	74.71	15.60	0.00	15.60	0.00
Mass Grading Off Road Diesel	4.12	33.42	17.76	0.00	0.00	1.76	1.76	0.00	1.62	1.62	3,220.73
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.08	1.46	0.00	0.01	0.01	0.01	0.00	0.00	0.01	186.55

Time Slice 3/1/2011-3/31/2011 Active Days: 23	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching 03/01/2011-03/31/2011	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching Off Road Diesel	1.95	16.42	8.07	0.00	0.00	0.82	0.82	0.00	0.76	0.76	1,714.64
Trenching Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.37
Time Slice 4/1/2011-6/30/2011 Active Days: 65	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building 04/01/2011-12/31/2011	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.63	7.27	5.25	0.01	0.05	0.30	0.35	0.02	0.27	0.29	1,426.18
Building Worker Trips	1.31	2.47	42.61	0.06	0.26	0.15	0.40	0.09	0.12	0.22	5,432.38
Time Slice 7/1/2011-9/30/2011 Active Days: 66	9.14	47.68	74.03	0.07	0.32	3.51	3.84	0.12	3.22	3.34	10,626.38
Asphalt 07/01/2011-12/31/2011	3.81	22.27	15.31	0.00	0.02	1.93	1.95	0.01	1.78	1.78	2,146.62
Paving Off-Gas	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.04	0.53	0.20	0.00	0.00	0.02	0.02	0.00	0.02	0.02	80.14
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.63	7.27	5.25	0.01	0.05	0.30	0.35	0.02	0.27	0.29	1,426.18
Building Worker Trips	1.31	2.47	42.61	0.06	0.26	0.15	0.40	0.09	0.12	0.22	5,432.38

2012

Time Slice 10/3/2011-12/30/2011 Active Days: 65	15.95	47.79	75.95	0.08	0.33	3.52	3.86	0.12	3.23	3.35	10,871.35
Asphalt 07/01/2011-12/31/2011	3.81	22.27	15.31	0.00	0.02	1.93	1.95	0.01	1.78	1.78	2,146.62
Paving Off-Gas	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.04	0.53	0.20	0.00	0.00	0.02	0.02	0.00	0.02	0.02	80.14
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.33	25.41	58.71	0.07	0.31	1.58	1.89	0.11	1.44	1.55	8,479.76
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.63	7.27	5.25	0.01	0.05	0.30	0.35	0.02	0.27	0.29	1,426.18
Building Worker Trips	1.31	2.47	42.61	0.06	0.26	0.15	0.40	0.09	0.12	0.22	5,432.38
Coating 10/01/2011-12/31/2011	6.81	0.11	1.92	0.00	0.01	0.01	0.02	0.00	0.01	0.01	244.97
Architectural Coating	6.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.06	0.11	1.92	0.00	0.01	0.01	0.02	0.00	0.01	0.01	244.97

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Mass Grading 1/1/2011 - 2/28/2011 - Mass Grading

For Soil Stablizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

For Unpaved Roads Measures, the Manage haul road dust 3x daily watering mitigation reduces emissions by:

PM10: 85% PM25: 85%

The following mitigation measures apply to Phase: Architectural Coating 10/1/2011 - 12/31/2011 - Default Architectural Coating Description

For Residential Architectural Coating Measures, the Residential Exterior: Use Low VOC Coatings mitigation reduces emissions by:

ROG: 96%

For Residential Architectural Coating Measures, the Residential Interior: Use Low VOC Coatings mitigation reduces emissions by:

ROG: 96%

For Nonresidential Architectural Coating Measures, the Nonresidential Exterior: Use Low VOC Coatings mitigation reduces emissions by:

3.2

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ROG: 96%

For Nonresidential Architectural Coating Measures, the Nonresidential Interior: Use Low VOC Coatings mitigation reduces emissions by:

ROG: 96%

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Urbemis\Urbemis 9.2.2\Projects\Meridian SPA Construction Phase 1&2.urb924

Project Name: Meridian SPA Construction Phase 1

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2011 TOTALS (lbs/day unmitigated)	204.77	50.84	84.20	0.09	160.01	3.65	161.78	33.42	3.35	35.04	12,195.90
2011 TOTALS (lbs/day mitigated)	17.82	50.84	84.20	0.09	24.64	3.65	26.41	5.15	3.35	6.77	12,195.90

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2

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Time Slice 1/3/2011-2/28/2011 Active Days: 41	4.16	33.51	19.23	0.00	160.01	1.77	161.78	33.42	1.62	35.04	3,407.28
Mass Grading 01/01/2011-02/28/2011	4.16	33.51	19.23	0.00	160.01	1.77	161.78	33.42	1.62	35.04	3,407.28
Mass Grading Dust	0.00	0.00	0.00	0.00	160.00	0.00	160.00	33.41	0.00	33.41	0.00
Mass Grading Off Road Diesel	4.12	33.42	17.76	0.00	0.00	1.76	1.76	0.00	1.62	1.62	3,220.73
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.08	1.46	0.00	0.01	0.01	0.01	0.00	0.00	0.01	186.55
Time Slice 3/1/2011-3/31/2011 Active Days: 23	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching 03/01/2011-03/31/2011	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching Off Road Diesel	1.95	16.42	8.07	0.00	0.00	0.82	0.82	0.00	0.76	0.76	1,714.64
Trenching Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.37
Time Slice 4/1/2011-6/30/2011 Active Days: 65	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building 04/01/2011-12/31/2011	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.73	8.39	6.06	0.02	0.06	0.34	0.40	0.02	0.32	0.34	1,645.59
Building Worker Trips	1.52	2.85	49.17	0.07	0.30	0.17	0.47	0.11	0.14	0.25	6,268.13

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Time Slice 7/1/2011-9/30/2011 Active Days: 66	9.96	50.71	81.98	0.09	0.38	3.65	4.02	0.13	3.34	3.47	11,913.25
Asphalt 07/01/2011-12/31/2011	4.33	23.80	15.90	0.01	0.03	1.99	2.02	0.01	1.83	1.84	2,378.32
Paving Off-Gas	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.16	2.06	0.79	0.00	0.01	0.08	0.09	0.00	0.08	0.08	311.84
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.73	8.39	6.06	0.02	0.06	0.34	0.40	0.02	0.32	0.34	1,645.59
Building Worker Trips	1.52	2.85	49.17	0.07	0.30	0.17	0.47	0.11	0.14	0.25	6,268.13
Time Slice 10/3/2011-12/30/2011 Active Days: 65	**204.77**	**50.84**	**84.20**	**0.09**	0.39	**3.65**	4.04	0.14	**3.35**	3.48	**12,195.90**
Asphalt 07/01/2011-12/31/2011	4.33	23.80	15.90	0.01	0.03	1.99	2.02	0.01	1.83	1.84	2,378.32
Paving Off-Gas	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.16	2.06	0.79	0.00	0.01	0.08	0.09	0.00	0.08	0.08	311.84
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.73	8.39	6.06	0.02	0.06	0.34	0.40	0.02	0.32	0.34	1,645.59
Building Worker Trips	1.52	2.85	49.17	0.07	0.30	0.17	0.47	0.11	0.14	0.25	6,268.13
Coating 10/01/2011-12/31/2011	194.81	0.13	2.22	0.00	0.01	0.01	0.02	0.00	0.01	0.01	282.65
Architectural Coating	194.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.07	0.13	2.22	0.00	0.01	0.01	0.02	0.00	0.01	0.01	282.65

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Phase Assumptions

Phase: Mass Grading 1/1/2011 - 2/28/2011 - Mass Grading

Total Acres Disturbed: 26.85

Maximum Daily Acreage Disturbed: 8

Fugitive Dust Level of Detail: Default

20 lbs per acre-day

On Road Truck Travel (VMT): 0

Off-Road Equipment:

3 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Trenching 3/1/2011 - 3/31/2011 - Type Your Description Here

Off-Road Equipment:

2 Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day

1 Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

Phase: Paving 7/1/2011 - 12/31/2011 - Default Paving Description

Acres to be Paved: 26.85

Off-Road Equipment:

4 Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day

2 Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day

2 Paving Equipment (104 hp) operating at a 0.53 load factor for 6 hours per day

1 Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

Phase: Building Construction 4/1/2011 - 12/31/2011 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

3 Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

Phase: Architectural Coating 10/1/2011 - 12/31/2011 - Default Architectural Coating Description

Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Mitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 1/3/2011-2/28/2011 Active Days: 41	4.16	33.51	19.23	0.00	24.64	1.77	26.41	5.15	1.62	6.77	3,407.28
Mass Grading 01/01/2011-02/28/2011	4.16	33.51	19.23	0.00	24.64	1.77	26.41	5.15	1.62	6.77	3,407.28
Mass Grading Dust	0.00	0.00	0.00	0.00	24.63	0.00	24.63	5.14	0.00	5.14	0.00
Mass Grading Off Road Diesel	4.12	33.42	17.76	0.00	0.00	1.76	1.76	0.00	1.62	1.62	3,220.73
Mass Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mass Grading Worker Trips	0.05	0.08	1.46	0.00	0.01	0.01	0.01	0.00	0.00	0.01	186.55

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Time Slice 3/1/2011-3/31/2011 Active Days: 23	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching 03/01/2011-03/31/2011	1.98	16.48	9.05	0.00	0.01	0.82	0.83	0.00	0.76	0.76	1,839.01
Trenching Off Road Diesel	1.95	16.42	8.07	0.00	0.00	0.82	0.82	0.00	0.76	0.76	1,714.64
Trenching Worker Trips	0.03	0.06	0.98	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.37
Time Slice 4/1/2011-6/30/2011 Active Days: 65	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building 04/01/2011-12/31/2011	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.73	8.39	6.06	0.02	0.06	0.34	0.40	0.02	0.32	0.34	1,645.59
Building Worker Trips	1.52	2.85	49.17	0.07	0.30	0.17	0.47	0.11	0.14	0.25	6,268.13
Time Slice 7/1/2011-9/30/2011 Active Days: 66	9.96	50.71	81.98	0.09	0.38	3.65	4.02	0.13	3.34	3.47	11,913.25
Asphalt 07/01/2011-12/31/2011	4.33	23.80	15.90	0.01	0.03	1.99	2.02	0.01	1.83	1.84	2,378.32
Paving Off-Gas	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.16	2.06	0.79	0.00	0.01	0.08	0.09	0.00	0.08	0.08	311.84
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.73	8.39	6.06	0.02	0.06	0.34	0.40	0.02	0.32	0.34	1,645.59
Building Worker Trips	1.52	2.85	49.17	0.07	0.30	0.17	0.47	0.11	0.14	0.25	6,268.13

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Time Slice 10/3/2011-12/30/2011 Active Days: 65	17.82	50.84	84.20	0.09	0.39	3.65	4.04	0.14	3.35	3.48	12,195.90
Asphalt 07/01/2011-12/31/2011	4.33	23.80	15.90	0.01	0.03	1.99	2.02	0.01	1.83	1.84	2,378.32
Paving Off-Gas	0.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	3.56	21.60	12.67	0.00	0.00	1.90	1.90	0.00	1.75	1.75	1,755.57
Paving On Road Diesel	0.16	2.06	0.79	0.00	0.01	0.08	0.09	0.00	0.08	0.08	311.84
Paving Worker Trips	0.08	0.14	2.44	0.00	0.01	0.01	0.02	0.01	0.01	0.01	310.92
Building 04/01/2011-12/31/2011	5.63	26.91	66.08	0.08	0.35	1.65	2.00	0.13	1.51	1.63	9,534.92
Building Off Road Diesel	3.39	15.67	10.85	0.00	0.00	1.14	1.14	0.00	1.05	1.05	1,621.20
Building Vendor Trips	0.73	8.39	6.06	0.02	0.06	0.34	0.40	0.02	0.32	0.34	1,645.59
Building Worker Trips	1.52	2.85	49.17	0.07	0.30	0.17	0.47	0.11	0.14	0.25	6,268.13
Coating 10/01/2011-12/31/2011	7.86	0.13	2.22	0.00	0.01	0.01	0.02	0.00	0.01	0.01	282.65
Architectural Coating	7.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.07	0.13	2.22	0.00	0.01	0.01	0.02	0.00	0.01	0.01	282.65

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Mass Grading 1/1/2011 - 2/28/2011 - Mass Grading

For Soil Stablizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 84.5% PM25: 84.5%

For Unpaved Roads Measures, the Manage haul road dust 3x daily watering mitigation reduces emissions by:

PM10: 85% PM25: 85%

The following mitigation measures apply to Phase: Architectural Coating 10/1/2011 - 12/31/2011 - Default Architectural Coating Description

For Residential Architectural Coating Measures, the Residential Exterior: Use Low VOC Coatings mitigation reduces emissions by:

ROG: 96%

For Residential Architectural Coating Measures, the Residential Interior: Use Low VOC Coatings mitigation reduces emissions by:

ROG: 96%

For Nonresidential Architectural Coating Measures, the Nonresidential Exterior: Use Low VOC Coatings mitigation reduces emissions by:

182

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ROG: 96%

For Nonresidential Architectural Coating Measures, the Nonresidential Interior: Use Low VOC Coatings mitigation reduces emissions by:

ROG: 96%

10a 222

EXHIBIT "B"

Addendum

ADDENDUM TO MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1) FOCUSED ENVIRONMENTAL IMPACT REPORT AND MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT IN SUPPORT OF THE APPROVAL OF ZONING 11-01 FOR THE REDISTRIBUTION OF ALLOWED BUILDING SQUARE FOOTAGE WITHIN THE ACCIDENT POTENTIAL ZONES, PLOT PLAN 11-01 FOR THE DEVELOPMENT OF A 600,000 SQUARE FOOT WAREHOUSE, AND VARIANCE 11-01 TO EXCEED THE MAXIMUM PERMITTED BUILDING HEIGHT SET FORTH IN THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5)

A. PROJECT INFORMATION

1. Project Title: **Zoning 11-01**: Redistribution of building square footage approved within the Accident Potential Zones.
Plot Plan 11-01: Development of a 600,000 square foot warehouse with ancillary office use.
Variance 11-01: Request to exceed the maximum permitted building height.

2. Lead Agency Name and Address:
March Joint Powers Authority
23555 Meyer Drive
Riverside, CA 92518

3. Contact Persons and Phone Numbers:
Adam Collier
Planner II
(951) 656-7000

4. Project Location:
14600 Innovation Drive
Riverside, CA 92518

5. Project Sponsor's Name and Address:
LNR Property Corporation and Affiliates
d/b/a LNR Property LLC
Attn: John Schaefer
4350 Von Karman Ste 200
Newport Beach, CA 92660

6. Description of Project:

The Project includes Zoning 11-01 for the 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 (Meridian). The project would redistribute a total of 32,055 square feet of building area within the Accident Potential Zones. The reallocation comes entirely from Lot 68 (Unit 1 – SP-1), located north of Cactus Avenue along the I-215 Freeway, to one lot located at the northeast corner of Cactus Avenue and Innovation (Unit 1 - Lot 19 – SP-5), and two lots located approximately 3,500 feet to the south of Cactus Avenue (Unit 1 - Lots 5 & 6 - SP-5).

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The Project includes Variance 11-01 to permit a 5'-6" height encroachment as the proposed warehouse distribution facility exceeds the height requirements set forth in the Development Regulations of the Meridian Specific Plan Amendment (SP-5). The maximum height of a building in the Industrial zoning district is 35' feet. An increased height up to 80' feet is permitted where all building setbacks meet or exceed the proposed building height. The proposed building has a setback of 40'-6", and has varied wall planes and parapet height variations ranging from 42' to 48' feet tall. The parapet encroaches 5'-6" into the maximum building height plane at its highest point.

In addition, the project includes Plot Plan 11-01 for the development of a 600,000 square foot warehouse/distribution center located at Unit 1, Lots 5 and 6 (14600 and 14720 Innovation Drive). The subject properties comprise an area of 26.95 acres and are zoned Industrial per the Meridian Specific Plan Amendment (SP-5). The project includes a single phase development of a 580,000 square foot warehouse with an ancillary 20,000 square foot office area. The subject development complies with all development standards, except for height, as set forth in the Meridian Specific Plan Amendment (SP-5).

B. INTRODUCTION

The March Business Center Specific Plan is a business park located in the northwestern portion of Riverside County, California. The March Business Center Specific Plan is located west of Interstate 215 and south of Alessandro Boulevard, within the March JPA planning area. The previously approved March Business Center Specific Plan is divided into a north and south campus separated by Van Buren Boulevard. The environmental consequences of the March Business Center Specific Plan were disclosed in a Focused EIR certified February 2003, hereafter referred to as the FEIR.

Following certification of the 2003 FEIR, and approval of various land use entitlements, development commenced on the 696.2 acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus. In July 2010, the March JPA approved an amendment to the March Business Center Specific Plan in order to make certain modifications to the North Campus to respond to market conditions and to accommodate a prospective industrial user planning to develop a new facility on what was proposed as Lot 16 ("SP-5"). In connection with SP-5, the March JPA prepared and certified the Final Subsequent Environmental Impact Report (SEIR) (SCH # 2009071069) for the Meridian Specific Plan Amendment (SP-5) (the "SP-5").

This document is an Addendum to the March Business Center Specific Plan (SP-1) Focused Environmental Impact Report (FEIR) prepared by March Joint Powers Authority (March JPA) (SCH# 2002071089) and the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SEIR) prepared by March Joint Powers Authority (March JPA) (SCH # 2009071069).

As outlined in *CEQA Guidelines* Section 15164 and 15163, an Addendum to an EIR may be prepared when minor technical changes or additions are necessary for a project that has

already been approved and when no additional significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. It has been determined that an Addendum is the appropriate level of documentation for approval of the proposed site plan and Specific Plan Amendment under CEQA.

C. CEQA REQUIREMENTS FOR USE OF AN ADDENDUM

Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if some changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met:

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

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

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

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

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

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

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

(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 in Public Resources Code section 21166 calling for the preparation of a subsequent or supplemental EIR or negative declaration have

occurred, CEQA allows the lead agency to prepare and adopt an Addendum. (State CEQA Guidelines, § 15164.) CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)).

This Addendum has been prepared because the proposed Project is consistent with the overall project evaluated in the FEIR and SEIR. The proposed project does not require major revisions to the FEIR or SEIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous FEIR and SEIR and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the FEIR and SEIR and are applicable to the proposed project are identified within this analysis.

Per *CEQA Guidelines* Section 15164(c), an Addendum need not be circulated for public review, but can be included in or attached to the Final EIR. Prior to approval of the proposed project, March JPA will consider this Addendum together with the FEIR and SEIR when making a decision regarding the proposed project.

D. OVERVIEW OF ENVIRONMENTAL ANALYSIS

The FEIR and SEIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March Business Center Specific Plan and Meridian Specific Plan Amendment SP-5. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the FEIR and SEIR in connection with the proposed Project. As further described below, the Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the FEIR or SEIR.

This document compares the environmental effects of implementing the Specific Plans as defined in the FEIR and SEIR against those anticipated for the proposed Project to determine the extent to which the evaluations of the FEIR and SEIR adequately address the impacts of the proposed Project. This Addendum incorporates mitigation measures from the FEIR and SEIR, where applicable. In summary, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the FEIR and SEIR. The Environmental Checklist presented in this document summarizes the differences between the Addendum and the FEIR and SEIR, and the supporting analysis is set forth below. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the FEIR and SEIR. In addition, the proposed Project would not result in any additional impacts, would not require additional mitigation measures, and would incorporate and implement the mitigation measures required in the FEIR and SEIR to reduce impacts to less than significant levels.

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 the approval of Zoning 11-01, Plot Plan 11-01, and Variance 11-01 is not required by CEQA. The environmental consequences associated with the Project were fully analyzed by the Focused Environmental Impact Report ("FEIR") for the March Business Center (SCH# 2002071089), and the Final Subsequent Environmental Impact Report ("SEIR") for the Meridian Specific Plan Amendment (SP-5) (SCH# 2009071069).

In relation to application Zoning 11-01, the applicant has requested a minor redistribution of buildable square footage within the Accident Potential Zones. In April 2006, subsequent to the certification of the FEIR for the March Business Center, the March Joint Powers Authority adopted Resolution #JPA 05-17 to clarify the interpretation from March Air Reserve Base and March JPA officials on the allowed and appropriate development within the Accident Potential Zones as identified in the Accident Potential Zone Overlay District of the March Business Center Specific Plan. The District encompassed 107.15 acres (more accurate measurements revised this from 106.15 acres) within the March Business Center and is subject to the policies of the Air Installation Compatibility Use Zone (AICUZ) study for March Air Reserve Base. The FEIR incorporated policies of the 1998 AICUZ, which was subsequently revised in 2005.

Resolution #JPA 05-17 references the 2005 AICUZ and provides guidance on the following statement in the AICUZ: "for most residential usage, building shall be limited to one story and the lot coverage shall 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 Accident Potential Zones does not exceed 924,541 square feet.

Subsequently on February 20, 2008, the March Joint Powers Authority adopted Resolution #JPA 08-01 approving a minor redistribution of 26,091 square from Unit 1 Lots 1, 2, 5, and 68 and reallocate to Unit 1 Lots 5 and 6. The proposal did not propose any modification to the total square footage of 924,541 square feet; and was therefore determined to be consistent with findings of Resolution #JPA 05-17, the FEIR, the 1998 and 2005 AICUZ, and the March Business Center Specific Plan. Resolution #JPA 08-01 repealed and replaced Resolution #JPA 05-17.

On February 28, 2011, the March Joint Powers Authority received an application from LNR Property LLC seeking approval to modify Resolution #JPA 08-01 to redistribute a total of 32,055 square feet from Unit 1 Lot 68 and reallocate 25,055 square feet to Unit 1 Lots 5 and 6, and 7,000 square feet to Unit 1 Lot 19. The proposal does not include any modification to the total square footage of 924,541 square feet, and does not exceed the 20% lot coverage on a gross basis within the Accident Potential Zones. As such, the project will not cause any substantial change to the March Business Center and is consistent with the FEIR, the SEIR, the March Business Center Specific Plan (SP-1), the Meridian Specific Plan Amendment (SP-5), the 1998 AICUZ, the 2005 AICUZ, and the findings for Resolution #08-01.

In relation to application Plot Plan 11-01, the SEIR, at page IV-129 and in Table IV.C-4 on page IV-130 states that there is an annual maximum building square footage limit. The SEIR includes a Mitigation Measure, IV.C-1-13, which states the following: [If we are attaching the Initial Study, this explanation should go in the Air Quality section of the IS.]

"No more than 100 acres shall be graded simultaneously on any single day during the initial development phase of construction. The construction contractor shall also ensure that the total building square footage constructed within the project does not exceed the building area identified in Table IV.C-4 (i.e. foundation construction, building construction, architectural coatings application) be conducted simultaneously on any single day". MM IV.C-1-13 – SEIR

The Air Quality Technical Report (2010 – Scientific Resources Associated) for the SEIR utilized the URBEMIS Model, Version 9.2.4, to estimate maximum daily emissions that would be associated with construction for the Meridian Specific Plan Amendment (SP-5). In general, the URBEMIS Model provides a planning and disclosure tool for air quality analysts and lead agencies to evaluate whether potential significant air quality impacts might result from construction or operational activities; the model is not traditionally used to plan or schedule construction activities. As described in the attached Technical Memorandum to the Initial Study, prepared by Valorie Thompson (Scientific Resources Associated – 2011), the model provided an evaluation of potential impacts based on a maximum daily construction scenario to assess whether the SCAQMD's daily significance thresholds would be exceeded during construction.

The Air Quality Technical Report prepared for the SEIR based maximum daily emissions on an equipment list as indicated in *Table 1, Maximum Construction Scenario, SEIR.* The equipment usage in the table represents equipment that could be used to construct three (3) buildings and to conduct site preparation activities on three (3) sites. The SEIR, at page IV-129 and in Table IV.C-4 on page IV-130 states that there is an annual maximum building square footage limit. This assumption was not part of the analysis in the Air Quality Technical Report and does not have a bearing on the maximum daily emissions calculations disclosed in the Air Quality Technical Report or in the SEIR. The conclusions in the Air Quality Technical Report therefore did not depend on a maximum annual square footage, nor was a maximum annual square footage recommended. Therefore, Mitigation Measure IV.C-1-13 should be interpreted by the construction contractor to not exceed the maximum daily emissions using the equipment list described in Table 1, Maximum Construction Scenario, SEIR.

To demonstrate that the simultaneous construction of approximately 600,000 square feet of warehouse space and 525,000 square feet of space for the adjacent Sysco site would be consistent with the air quality impacts disclosed within the SEIR, the URBEMIS Model was re-run using updated assumptions regarding square footage and site preparation activities that would occur concurrently. As indicated in the attached Technical Memorandum (SRA – 2011) and URBEMIS report, the simultaneous construction of two sites did not exceed the maximum daily thresholds. Therefore, the Project is consistent with the analysis in the FEIR and SEIR, and solely clarifies that Mitigation Measure IV.C-13 only relates to maximum daily emissions thresholds as set forth in Table 1, Maximum Construction Scenario in the SEIR. So long as the construction contractor does not exceed the equipment usage in Table 1, the proposed project is consistent with the Analysis in the FEIR and SEIR.

E. CONCLUSION

The Commission finds that 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 #08-01 will not result in any substantial changes to the March Business Center (Meridian) 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 the Project is consistent with the analysis in the SEIR and Mitigation Measure IV.C-1-13 as it relates to maximum daily emissions calculations, and will not result in any substantial changes to the March Business Center (Meridian) project that would result in new significant 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 (Meridian) environmental effects or mitigation measures. Accordingly, the Commission finds, based upon substantial evidence, that this Addendum is appropriate under State CEQA Guidelines sections 15162 and 15164.

F. REFERENCES

March Business Center Specific Plan Focused EIR (2003) - SCH# 2002071089

Meridian Specific Plan Amendment (SP-5) Subsequent EIR (2010) – SCH# 2009071069

Air Quality Technical Report –Meridian Specific Plan Amendment SEIR (2010)

Air Quality Technical Memorandum – Scientific Resources Associated (2011)

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10a

Meeting Date: May 18, 2011

Action: **ADOPT THE FOLLOWING RESOLUTIONS REGARDING THE APPROVAL OF A 600,000 SF DISTRIBUTION FACILITY AT 14600 INNOVATION DRIVE: 1) RESOLUTION #JPA 11-16 MAKING WRITTEN ENVIRONMENTAL FINDINGS AND ADOPTING THE ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT FINAL SUBSEQUENT EIR, AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION; 2) RESOLUTION #JPA 11-17 MAKING WRITTEN FINDINGS AND REPEALING AND REPLACING IN ITS ENTIRETY RESOLUTION #JPA 08-01 TO APPROVE A REDISTRIBUTION OF BUILDABLE AREA WITHIN ACCIDENT POTENTIAL ZONE I; 3) RESOLUTION #JPA 11-18 MAKING FINDINGS AND APPROVING VARIANCE 11-01; AND 4) RESOLUTION #JPA 11-19 APPROVING PLOT PLAN 11-01 FOR THE DEVELOPMENT OF A 600,000 SQUARE FOOT DISTRIBUTION FACILITY SUBJECT TO THE CONDITIONS OF APPROVAL. THESE APPLICATIONS ARE REQUESTS BY LNR PROPERTY CORPORATION AND RELATED AFFILIATES, ON LOTS 5 AND 6 OF UNIT 1 WITHIN THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN AMENDMENT SP-5 LOCATED WEST OF INTERSTATE 215, SOUTH OF ALESSANDRO BOULEVARD AND NORTH OF VAN BUREN BOULEVARD**

Proposed Motions:

1) Move that the Joint Powers Commission Adopt Resolution #JPA 11-16 Making Written Environmental Findings and Adopting an Addendum to the March Business Center Specific Plan Focused EIR and the Meridian Final Subsequent EIR; and b) Directing staff to file a Notice of Determination; and
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-17 Making Written Findings and Repealing and Replacing in its entirety Resolution #JPA 08-01 to Approve a

redistribution of buildable area within Accident Potential Zone I upon written concurrence of the March Air Reserve Base Wing Commander; and

3) Move that the Joint Powers Commission Adopt Resolution #JPA 11-18 Making Written Findings and Approving Variance 11-01, Subject to the Conditions of Approval; and
4) Move that the Joint Powers Commission Adopt Resolution #JPA 11-19 Making Written Findings and Approving Plot Plan 11-01, Subject to the Conditions of Approval

Adjacent Land Uses/Zoning:

Adjacent Land Uses/Zoning		
Direction	Existing Use	General Plan Designation/Zoning
North	Existing Industrial Buildings	Industrial (SP-1)
South	Vacant – Detention Basin	Public Facility (SP-1)
East	Vacant Parcel RCTC/BNSF Rail Line	Public Facility (SP-1)
West	Existing Industrial Buildings	Industrial (SP-1 and SP-5)

Site History:

On April 18, 2007, the March Joint Powers Planning Commission and the Joint Powers Commission held a joint public hearing at which time they approved a 356,000 sq/ft corrugated box manufacturing facility on the northern 16.5 acres of this site. Due to a downturn in market conditions for corrugated boxes, that facility was not constructed. Subsequently on December 3, 2008, the Planning Commission and Joint Powers Commission jointly approved the development of a 272,418 sq/ft steel processing facility on the northern 12.51 acres of the subject site. However, due to project financing issues, the facility was not constructed at this site.

Most recently, the underlying Specific Plan and companion environmental review was updated through the approval of the Meridian Specific Plan Amendment (SP-5) and the certification of the Meridian Specific Plan Amendment Subsequent EIR.

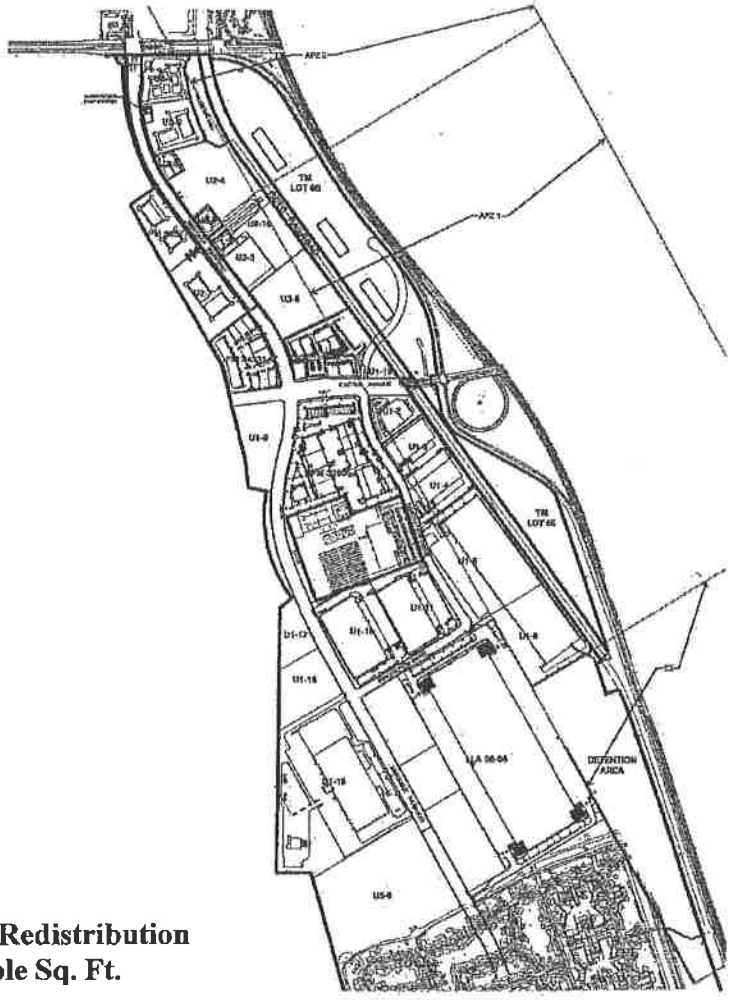
Project Review:

Processing of these cases is in compliance with section VII C. 2. B.2 of the Meridian Specific Plan (SP-5) which requires that projects subject to discretionary review within the Meridian Specific Plan go through a public review process with the sole public hearing before the March Joint Powers Commission (No Planning Commission hearing required).

Application (1): Zoning No. 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The Applicant requests a minor redistribution of buildable square footage within airport Accident Potential Zone I (APZ I) as set forth in Resolution #JPA 08-01. In accordance with this prior resolution, development within the portion of March Business Center that also lies within the Accident Potential Zones is limited to a maximum of 20% lot coverage on a gross basis. Resolution #JPA 08-01 further assigns a specific maximum square footage of 351,545 s/f for development of Lot 5 and 223,400 s/f for development of Lot 6 (combined total of 574,945). This request by LNR would shift 25,055 SF currently allotted to tentative map lot 68 and reallocate the square footage to the combination of Lots 5 and 6, thus bringing the two lots to a total of 600,000 square feet of developable space. In addition, LNR has requested the reallocation of 7,000 square feet from Lot 68 to Lot 19. This reduces the total developable square footage on Lot 68 from 101,499 square feet to 69,444 square feet. The total amount of building area within the accident potential zones remains unchanged and still complies with the 20% lot coverage provision in the APZs.

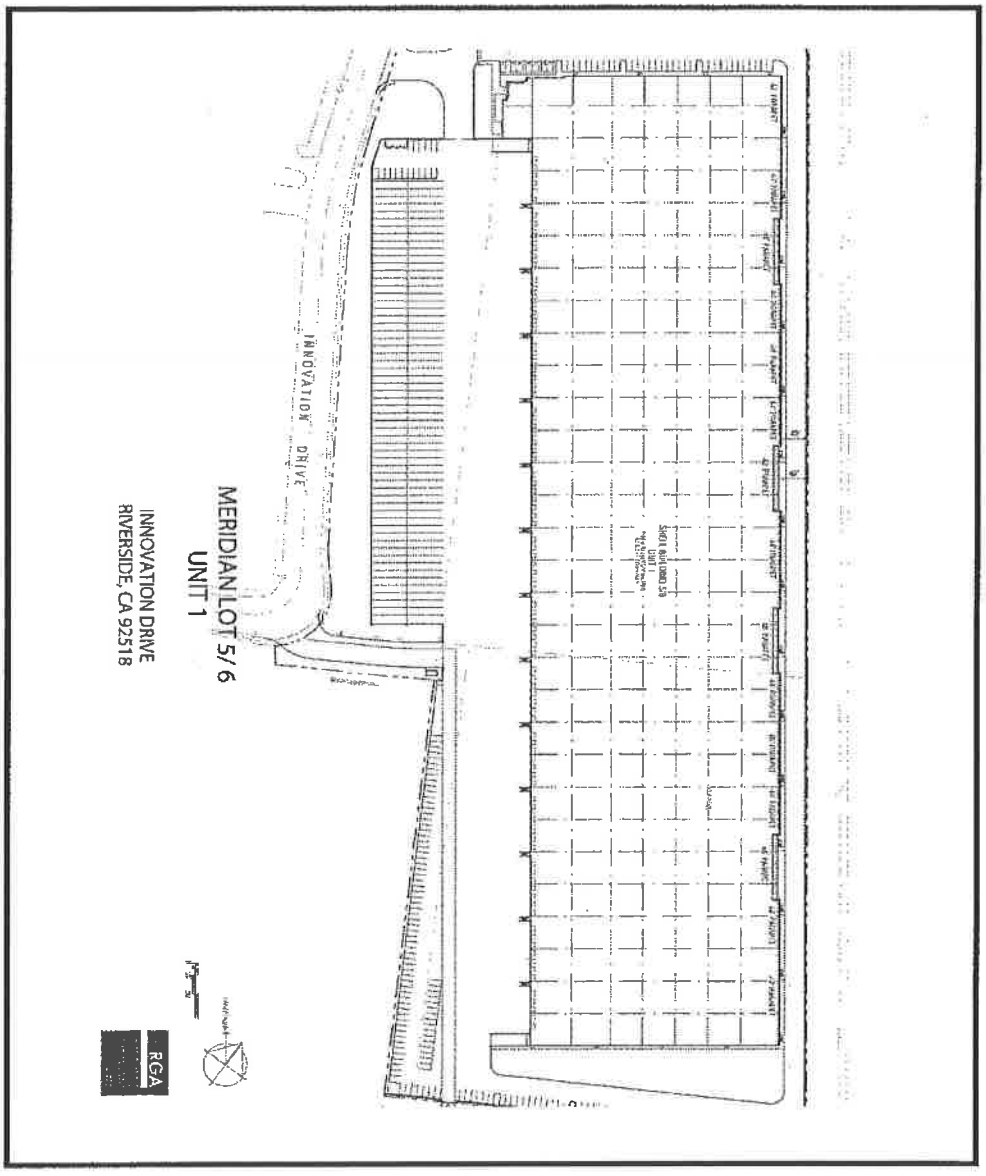


Proposed Redistribution of Buildable Sq. Ft.

Application (2): Variance 11-01:

Applicant(s): LNR Property Corporation and Affiliates

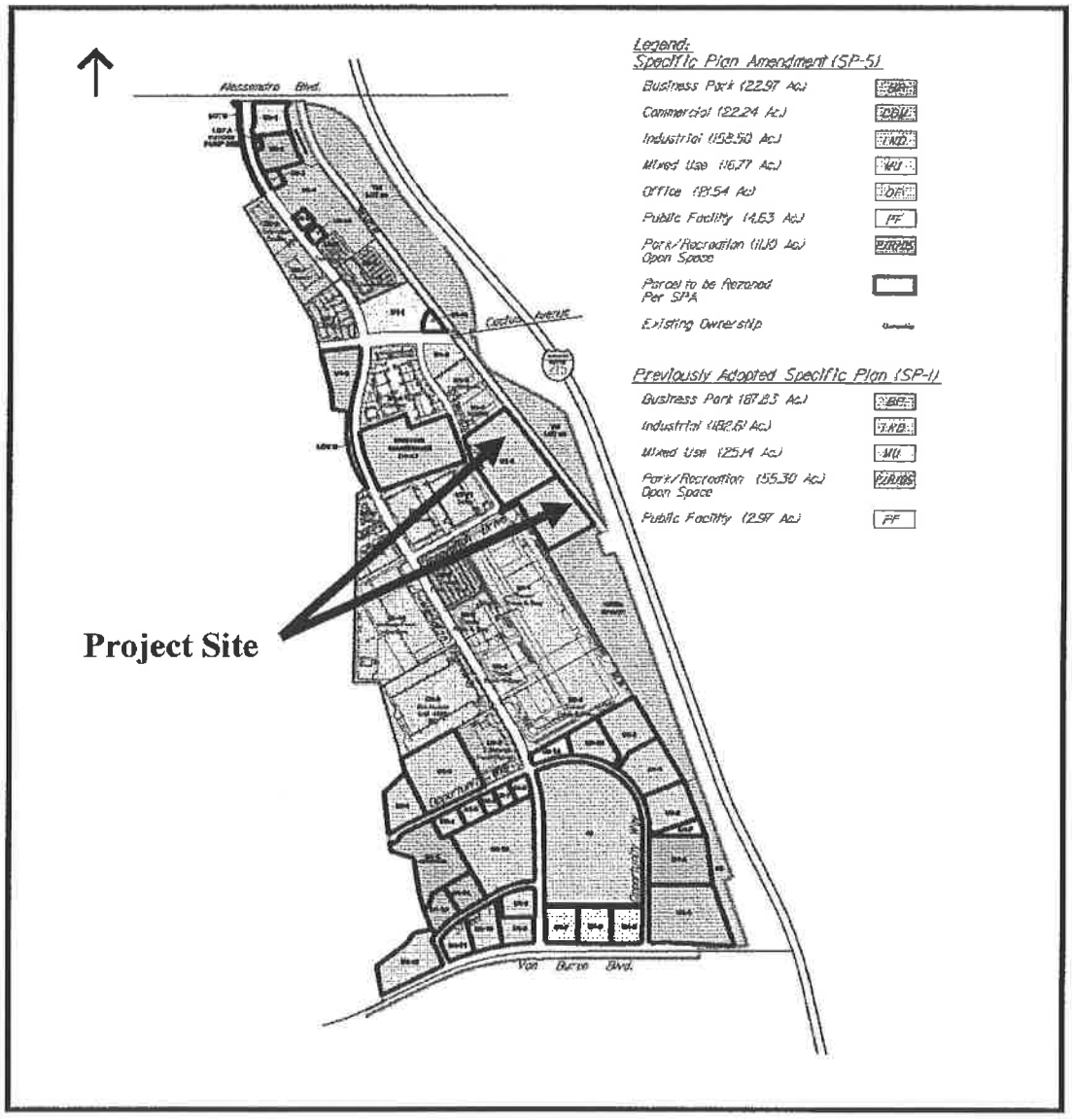
Summary: The proposed distribution facility exceeds the allowed building height/building setback ratios identified in the development regulations for the Meridian Specific Plan Amendment SP-5. The standard building height in the Industrial zoning district is 35 feet, however buildings up to 80' are permitted where the building setback exceeds the adjacent building height. The proposed building complies with the building height/setback ratios, with the exception of the east wall. In the case of the east wall, the proposed building has a setback of 40.5 feet and has varied wall and parapet heights ranging from 42 to 48 feet tall. Therefore, the east elevation exceeds the allowed building height from 1'-6" to 5'-6", necessitating a variance.



Application (3): Plot Plan 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The proposed distribution facility is located on 26.95 acres on lots 5 and 6 of Unit 1. The warehouse and storage area comprises a total of 580,000 square feet, with a 20,000 square foot office area. Truck roll-up doors, truck parking and trailer parking are screened by 12' perimeter walls incorporating the Meridian design theme (decorative stone pilasters at 80' on center). Employee and truck traffic would enter/exit the site via two separate driveways on Opportunity Way, located east of Meridian Parkway. The employee and visitor parking lot would have a total of 244 parking stalls, while 118 trailer stalls are provided for the logistics use. The proposed building incorporates tilt-up concrete construction with various paint finishes consistent with the March Business Center Design Guidelines.



REDISTRIBUTION OF DEVELOPMENT AREA IN APZS OVERVIEW (Z 11-01):

The March Business Center Specific Plan (SP-1) and Meridian Specific Plan Amendment (SP-5) comprise of approximately 1,290 acres, including 107.15 acres within the Accident Potential Zones for the joint use March Inland Port/March Air Reserve Base. In order to assure compatibility with the joint-use airport, the March Joint Powers Commission previously adopted Resolutions #JPA 05-17 and #JPA 08-01 which address the development of the 107.15 acres located within the Accident Potential Zones. The resolutions 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 08-01	
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 the list of Compatible Uses, as identified in the most recent AICUZ
5.	Development to be located to the edge of the Accident Potential Zone wherever possible
6.	Recordation of covenants on Lots 66 and 68 consistent with building area calculation

On February 28, 2011, LNR Property LLC requested approval to modify the prior approval of Resolution #JPA 08-01. The request would redistribute a total of 32,055 square feet of building area within the Accident Potential Zones. The reallocation comes entirely from Lot 68, located north of Cactus Avenue along the I-215 Freeway. The relocated building area of 32,055 square feet is proposed to go to Unit 1 - Lot 19 (7,000 sq/ft) , and two lots located approximately 3,500 feet to the south of Cactus Avenue (Unit 1 - Lots 5 & 6). This represents 3.46% of the total 924,541 square feet approved within the Accident Potential Zones (through Resolution #JPA 08-01).

The subject application keeps intact all six of the key compatibility provisions previously approved in Resolution #JPA 08-01. Furthermore, the redistribution of 3.46% 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." Furthermore, the transfer of development area from Tentative Map lot 68 to Unit 1, lots 5 and 6 is consistent with criteria to develop at the edge of the Accident Potential Zones rather than in central areas, as identified in Section 3.1 of the 1998 March ARB AICUZ study, "structures should be located toward the edge of this zone wherever possible" (it should be noted that this objective is found in the 1998 AICUZ study but not the 2005 AICUZ).

PLOT PLAN 11-01 OVERVIEW:

Building materials consist of painted tilt-up concrete for the entire building, with varied parapet heights and wall planes for architectural interest as required by the Meridian Design Guidelines. The proposed facility will be constructed in a single phase, which will consist of all site work

(parking, landscaping, drainage) and building construction. The building includes a single story, 20,000 square foot office area, with the remaining 580,000 square feet of the building dedicated to warehousing.

Project Details:

Conformance with Development Standards		
Development Standard	**Proposed Development**	**Maximum/Minimum Standard**
Site Area	1,173,942 s/f	30,000 s/f (minimum)
Building Area	600,000 s/f	N/A
Floor Area Ratio	51%	55% (maximum)
Setbacks	F: 180' S: 78'/100' R: 40.5'	F: 20' S: 0/0 R: 25' (minimum)
Site Landscaping	11.14%	10% (minimum)
Proposed Building Height	42'/46'/48'*	40'/40'/43'** (maximum)
Parking	244	242 (minimum)
* Parapet height varies depending on wall plane. ** Allowed building height may equal the minimum setback in conformance with Section III of G(a) of the Specific Plan. Building height exceeds the minimum setback – Variance is required (See Variance 11-01 below).		

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 July 15, 2010 to be consistent with the Meridian Specific Plan Amendment SP-5. 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 03-2.

- 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 (SP-1):

Plot Plan 11-01 and Variance 11-01 are located on Lots 5 and 6 of the Meridian Specific Plan Amendment (SP-5), and therefore have no impact to the March Business Center Specific Plan

(SP-1). These applications are evaluated solely against the development regulations contained in SP-5, and the environmental analysis contained in the Final Subsequent EIR. However, Zoning 11-01 proposes the redistribution of developable area within Accident Potential I as approved through Resolution 08-01, which applies to lots in both SP-5 and SP-1. As such, review of Zoning 11-01 requires analysis of both SP-1 and SP-5, as well as the March Business Center Focused EIR and Meridian Specific Plan Amendment Subsequent EIR.

The redistribution of buildable square footage within Accident Potential I involves the reallocation of buildable area from Unit 1, Lot 68, to Unit 1, Lots 5, 6, and 19. The subject application reduces the developable area on Lot 68 from 101, 499 square feet to 69,444 square feet. As described previously, with the reduction in developable area, Lot 68 will still comply with the compatibility provisions, and is therefore in conformance with the requirements of the March Business Center Specific Plan SP-1. Future development on Lot 68 will be required to comply with the development regulations of SP-1, as well as the maximum buildable area identified in Resolution #JPA 11-17.

Conformance with the Meridian Specific Plan (SP-5):
This Plot Plan application complies with all development regulations, except for Building Height. A Variance application has been submitted in accordance with March JPA Development Code requirements (see following section). Critical information is identified below:

- The Project conforms to the required development standards from the Meridian SPA, inclusive of required site landscaping, building area, FAR, and parking requirements. A Variance for Building Height has been submitted.

- The Project complies with the Meridian SPA Water Consumption Monitoring Program. Project analysis indicates that water consumption is expected to be 53,800 gallons/day. Remaining capacity within the Meridian SPA is 46,860 gallons/day within the Planning Region B.

- The project is required to comply with the Part 77 Airspace requirements. The applicant submitted a form 7460-1 application to the FAA, and staff has received a notice of "No Hazard to Air Navigation" from the FAA. Although the structure is not a hazard to air navigation, special red non-flashing building lighting is required as a condition of the FAA's issuance of the "No Hazard to Air Navigation" determination.

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:

- Project architecture is consistent with a contemporary tilt-up concrete building as required in the March Business Center Design Guidelines. The tilt-up concrete color palette consists of Ancient Marble and Creamy field colors, with Coastal Sage and Svelte Sage for the accent and base colors. Project glazing incorporates blue tint, low reflective glass, and anodized aluminum store fronts.

- The project street frontage will be dominated by the existing single row of Australian Willow which are maintained by the project Landscape and Lighting Maintenance District (LLMD). In addition to the landscaping within the public right-of-way, an

expansive on-site landscape area is provided west of the project screening wall which varies from 17' to 65' in width.

- All exterior project lighting is restricted 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, as required in the March Business Center Design Guidelines.

Conformance with the Air Installation Compatible Use Zone Study for MARB:

The majority of the proposed Project is located within Accident Potential Zone (APZ) I as shown in the March ARB AICUZ. 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. Specifically, the proposed Project is consistent with Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade, as identified in Table 3-1.

Conformance with the Draft Joint Land Use Study (JLUS):

The proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the average density of 25 people per acre established for nonresidential development in the APZ I portion of compatibility zone B1 in the JLUS.

In addition, compatibility zone B1 requires that no more than 100 people occupy any one acre. The proposed Project's office area would be a maximum of 20,000 square feet, slightly less than half an acre. Although the number of office employees will not be determined until a specific user is identified, the earlier Sysco development, which has a similar building square footage, had 16 percent of their on-site employees working in the office. Assuming a similar proportion for the proposed Project would result in 47 workers concentrated in a 20,000 square foot office. The remaining 246 workers would be at a much lower density, dispersed throughout the remaining 580,000 square feet of the building and surrounding parking areas and loading docks. Assuming that these workers are evenly distributed among the remaining 580,000 square feet results in a density of 0.0004 employees per square foot. Based on this, the highest occupied acre would include 47 workers in the office, plus 10 workers in the remaining 23,560 square feet, resulting in a maximum density per acre of 57. This is less than the maximum of 100 identified in the JLUS.

Review by Airport Land Use Commission:

The proposed distribution facility is scheduled for review by the Riverside County Airport Land Use Commission on May 12, 2011. A determination by the Airport Land Use Commission of consistency or conditional consistency is required in order for this item to stay on the May 18, 2011 agenda (special notification is required for any project determined to be inconsistent with

the current airport land use plan). Staff will update the Commission on the results of the Airport Land Use Commission determination at the public hearing on May 18, 2011.

VARIANCE 11-01 OVERVIEW:

Per Section 9.02.100 of the March JPA Development Code, a Variance is required for Building Height if the proposed structure exceeds the maximum permitted height. As defined in Table III-2 of the Meridian SPA, the building height may be approved up to 80', provided the building setbacks meet or exceed the proposed building height. The purpose of this requirement is to provide flexibility in maximizing development potential on large lots, while minimizing the massing effect on adjacent properties or street right-of-ways.

As discussed previously in the report, the proposed building height varies from 42' to 46' along the primary wall plane, and 48' along the recessed secondary wall plane. The primary wall plane has a setback of 40'-6", which means that the building height may not exceed 40'-6" at that building setback line. The secondary wall plane has a setback of 43'-6" (3' recess), which means that the building may not exceed 43'-6" at that building setback line. Because the building height exceeds the setbacks described above, the applicant has requested a Variance for a 5'-6" height encroachment.

Section 9.02.100.D. of the March JPA Development Code requires that the Joint Powers Commission make the following findings in its decision to grant a Variance:

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 the Accident Potential Zone (APZ I) on more than 70 percent of the site; the limited site coverage due to the approval of Resolution #JPA 11-17; and the site topography, which would prohibit the site from being developed to its highest and best use; 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 limitations of developing the site based on the existing Accident Potential Zone (APZ I) regulations, the narrow configuration of the two lots combined with the existing site topography create difficulty in constructing a building within the height envelope; 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. Due to existing site topography sloping away from the street grade along Innovation Drive, it precludes the applicant from constructing a building within the required height envelope; and

4. That granting of the Variance will not constitute a grant of a special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the other properties in the vicinity of the proposed Project do not experience the same or similar site constraints because of the subject properties

proximity to March Air Reserve Base/March Inland Port Airport and the significant limitations imposed by the Accident Potential Zones, which is more substantial than those on properties in the vicinity; 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 required to comply with Part 77 analysis by the FAA. The applicant is conditioned to submit a 7460-1 application to determine if the proposed project encroaches into the Part 77 Airspace. The Riverside County Airport Land Use Commission Staff considered the proposal and determined the project to be Conditionally Consistent at their May 12, 2011 public hearing.

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 warehousing space in the Industrial zoning district contributes to the subject site's regional setting and is compatible with adjacent development and regional plans.

ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT SUBSEQUENT EIR:

The environmental consequences of the March Business Center Specific Plan (SP-1) were disclosed in a Focused EIR certified February 2003 (FEIR) (SCH#2002071089). Following certification of the 2003 FEIR, and approval of various land use entitlements, development commenced on the 696.2 acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus. In July 2010, the March JPA approved an amendment to the March Business Center Specific Plan in order to make certain modifications to the North Campus to respond to market conditions and to accommodate a prospective industrial user planning to develop a new facility on what was proposed as Lot 16 ("SP-5"). In connection with SP-5, the March JPA prepared and certified the Final Subsequent Environmental Impact Report (SEIR) (SCH # 2009071069) for the Meridian Specific Plan Amendment (SP-5). The FEIR and SEIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March Business Center Specific Plan SP-1 and Meridian Specific Plan Amendment SP-5.

In accordance with the California Environmental Quality Act ("CEQA") guidelines, and the March JPA Local CEQA Guidelines, staff has prepared a detailed Initial Study analyzing the impacts of the proposed project. The Initial Study with attachments is included as Exhibit "A" to Resolution #JPA 11-16.

Following preparation of the Initial Study, staff has determined that the proposed project does not require major revisions to the FEIR or SEIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in the Initial Study and attachments, have been analyzed and mitigated accordingly in the previous FEIR and SEIR and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the Initial Study, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the FEIR and SEIR and are applicable to the proposed project are identified within the analysis of the Initial Study.

STAFF RECOMMENDATION:

Staff concludes that the proposed Zoning 11-01, Plot Plan 11-01, and Variance 11-01 meet all requirements of the General Plan, Development Code, Specific Plan, and Design Guidelines. Furthermore, the Addendum to the Focused EIR and Subsequent EIR for these applications provides full analysis under CEQA, and fully discloses the environmental impacts associated with these requests. Accordingly, staff recommends approval of these items in accordance with the motions on page one (1) of this report.

Attachments:

1) Resolution #JPA 11-16 Adopting the Addendum to the March Business Center Specific Plan Focused EIR and Meridian Specific Plan Amendment SP-5 Final Subsequent EIR
2) Resolution #JPA 11-17 Approving the Redistribution of Buildable Area within the APZs
3) Resolution #JPA 11-18 Approving Variance 11-01
4) Resolution #JPA 11-19 Approving Plot Plan 11-01, Subject to Conditions of Approval

Note: Due to their size, the following items are available for public review in the March Joint Powers Authority's office.

1) Focused EIR for March Business Center (SCH# 2002071089) available at the office of March JPA
2) Subsequent EIR for the Meridian Specific Plan Amendment (SCH# 2009071069) available at the office of March JPA

RESOLUTION #JPA 11-36

RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AND ADOPTING A CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2008071021) IN SUPPORT OF THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN (SP-6)

WHEREAS, on July 20, 2011, the Joint Powers Commission ("Commission") of the March Joint Powers Authority ("March JPA") certified an Addendum to the March LifeCare Campus Specific Plan Final Program Environmental Impact Report [SCH# 2008071021] ("Final EIR") pursuant to the California Environmental Quality Act (Pub. Resources Code § 21000 et seq. ("CEQA") and Cal. Code of Regulations, title 14, § 15000 et seq. (the "State CEQA Guidelines"); and

WHEREAS, the U.S. Vets Initiative ("Applicant") has submitted a request to amend the March LifeCare Campus Specific Plan ("SP-7") in order to modify certain height limitations, and to update parking strategies and design areas (the "Modifications"), which will facilitate a sustainable and integrated campus for an existing U.S. Vets Transitional Program for homeless U.S. veterans; and

WHEREAS, the Applicant has specifically applied to the March JPA for a general plan amendment, the first amendment to the March LifeCare Campus Specific Plan ("SP-7"), and a plot plan which would permit the Modifications (the "Entitlements"); and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (a), 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 State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, an analysis of State CEQA Guidelines section 15162 has been prepared and it has been determined that the Final EIR fully analyzed and mitigated all potentially significant environmental impacts that would result from the Modifications, if any, and therefore, no additional environmental review is required; and

WHEREAS, it has been determined that the Modifications are consistent with the goals, policies, objectives, and regulations of the March LifeCare Campus Specific Plan, and mitigation measures of the Final EIR; and

WHEREAS, the Commission caused an Addendum to the Final EIR (the "Addendum") to be prepared for the proposed minor technical changes that were necessary to address the Modifications; and

WHEREAS, the Addendum is attached hereto as Exhibit "A" and is incorporated herein by reference; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the adopted Final EIR; and

WHEREAS, on October 19, 2011, at a duly noticed public hearing, the March JPA Planning Commission considered the Addendum and the Activities and voted to recommend Commission approval and adoption of the Addendum and the Entitlements; and

WHEREAS, the Commission has carefully reviewed the Addendum in connection with the Final EIR and has also considered all other relevant information contained in the record regarding the Modifications and determined that the proposed changes addressed in the Addendum are minor technical changes, which will not result in new significant environmental impacts, would not substantially increase the severity of previously identified environmental effects and would not require new or different mitigation; and

WHEREAS, based upon the foregoing, the Commission desires to adopt the Addendum in support of SP-6; 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 RESOLVES AS FOLLOWS:

SECTION 1. Compliance with the California Environmental Quality Act. The Commission has reviewed and considered the information contained in the Addendum and supporting documentation in connection with the previously certified Final EIR. The Commission finds that the Addendum contains a complete and accurate reporting of the environmental impacts of the Modifications, which impacts were fully addressed and mitigated in the Final EIR. The Commission further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The Commission further finds that the Addendum reflects the independent judgment of the March JPA.

SECTION 2. Findings on Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Commission finds that the Modifications are "minor technical changes" pursuant to State CEQA Guidelines section 15164 such that an addendum to the Final EIR is the appropriate document. None of the conditions triggering the need for subsequent environmental review has occurred. The Commission further finds that no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because the minor technical changes specified in the Addendum:

a) do not constitute substantial changes that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
b) do not constitute substantial changes with respect to the circumstances under which the

Modifications are administered that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

SECTION 3. Approval and Adoption of the Addendum. The Commission hereby approves and adopts the Addendum to the Final EIR prepared for the Modifications.

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

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the offices of the March JPA. The custodian for these records is Grace I. Williams, Senior Planner and is located at 23555 Meyer Drive, Riverside, CA 92518.

PASSED, APPROVED AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 2nd day of November 2011.

State of California)
County of Riverside)

Marion Ashley, Chairman
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 #JPA 11-36 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 2nd day of November, 2011, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes: Batey, Yarbrough, Melendrez, Buster, Stewart, Busch, Gardner, Ashley
Noes: None
Absent: None
Abstain: None

Date: November 2, 2011

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

EXHIBIT "A"

ADDENDUM TO THE MARCH LIFECARE CAMPUS
SPECIFIC PLAN FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH #2008071021)

(ATTACHED)

Exhibit A - Resolution JPA # 11-36
CEQA Addendum

ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN EIR

Final Program Environmental Impact Report (SCH No. 2008071021)

1 Introduction

This document is an Addendum to the Final Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2008071021) for the March Lifecare Campus Specific Plan (SP-7). The Final EIR evaluated the potential environmental effects of implementing SP-7, which proposed the development of an integrated, state-of-the art healthcare campus with 3.555 million square feet of healthcare related, educational research and mixed use development as well as 2.5 million square feet of parking structure(s). The Final EIR further analyzed the relocation of existing homeless shelters, Path of Life, and the U.S. Veterans' Transitional Housing Program within the boundaries of SP-7. While the March LifeCare Campus Specific Plan did not readily identify the relocation sites for existing homeless facilities, SP-7 did include the analysis of new infrastructure, including street improvements and water distribution, sewage collection, and storm drainage facility improvements to potential relocation sites. The Final EIR was certified in November of 2009 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The proposed Project for the U.S. Vets Transitional Housing Program ("Project") will accomplish the following:

1. Amend General Plan No. 11-01 (GP11-01) to change the existing site designation on 7.75 acres from "SP-7" to "SP-6";

2. Establish a new Specific Plan on the new 7.75 acre U.S. Vets Site. In accordance with the naming conventions set forth in March JPA Development Code Section 9.13.040, the new Specific Plan is labeled "SP-6"; and

3. Adopt Plot Plan 10-02 for the development of a 401 bed Transitional Housing Program facility for homeless U.S. Veterans within the western Riverside County region.

The following discussion further outlines the elements associated with proposed Project.

2 Specific Plan, SP-6

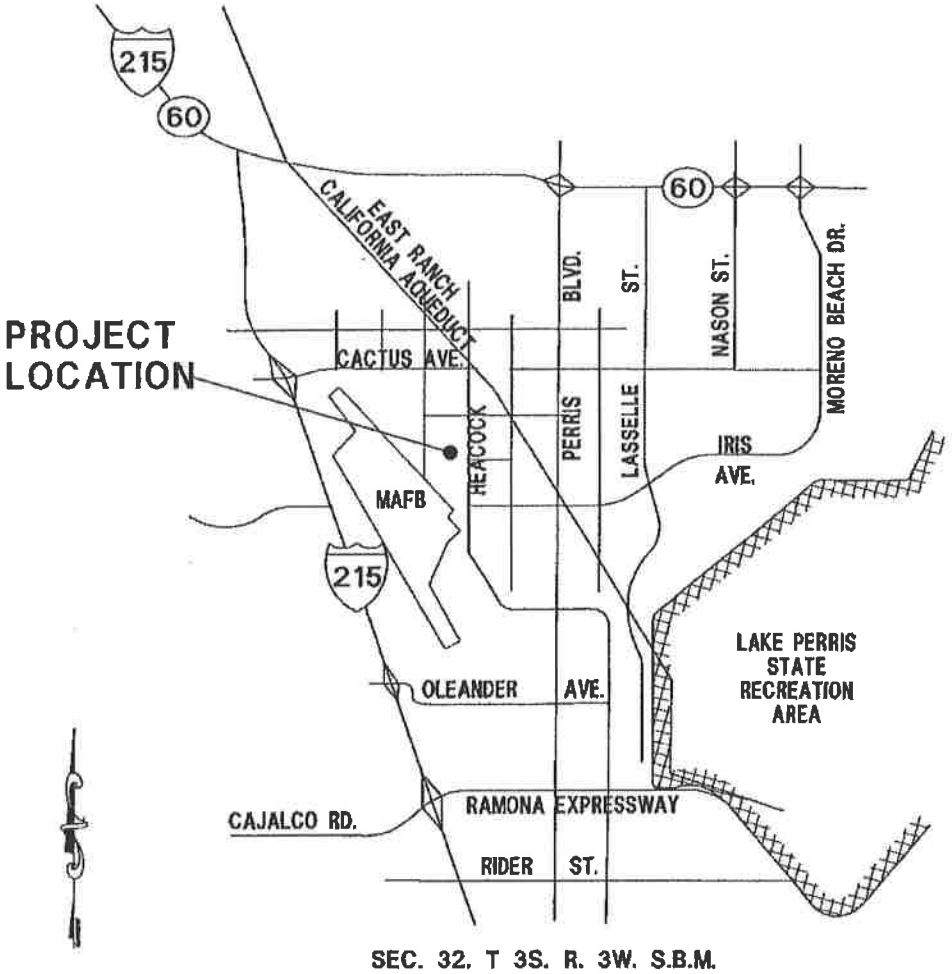
SP-6 is sponsored by the United States Veterans Initiative (U.S. Vets), the largest non-profit organization in the country dedicated to providing comprehensive services to homeless U.S. military veterans. Since 2003, the U.S. Vets operated a 5.8 acre U.S. Veterans transitional facility within the limits of the March LifeCare Campus Specific Plan area. The existing U.S. Vets program provides housing, educational and job training services to homeless veterans within the western Riverside County region. The proposed Project will relocate and expand the existing U.S. Vets Program to a 7.75-acre site located less than 1,200 feet south of the existing program site (Figure 1). The new site will accommodate a 401 bed transitional housing center for homeless U.S. veterans.

The Project is proposed to be constructed in three phases (Figure 2). Phase I would develop 84,682 square feet of building area, including a portion of the interior of the site and the full stretch of N Street (along the northerly property line) and 6th Street (along the easterly property line). Phase I includes two main buildings: Family Housing (B1) and the Efficiency Building (B2). The family housing would contain 21 units and 27 beds, and the Efficiency building would contain 107 units and 143 beds. Phase II includes the Administration Building (B3), Multi-purpose Building (B4) and second Efficiency Building (B6) for a total addition of 93,346 square feet. Phase II would also include unit modifications to Building B2 (conversion of units to single occupancy units of 104 beds), without increasing building square footage. Phase III includes the development of Efficiency Building (B7) and Family Buildings (B5 and B8) for a total addition of 91,045. Units would include one bathroom, a galley kitchen, and living quarters. Family Housing buildings will be three stories high, while the Efficiency buildings are planned at four stories. The buildout of the Project would result in a total of 269,073 square feet of development. Development specifics of the proposed Project are outlined in **Table 1**.

TABLE 1
PROPOSED PROJECT CHARACTERISTICS

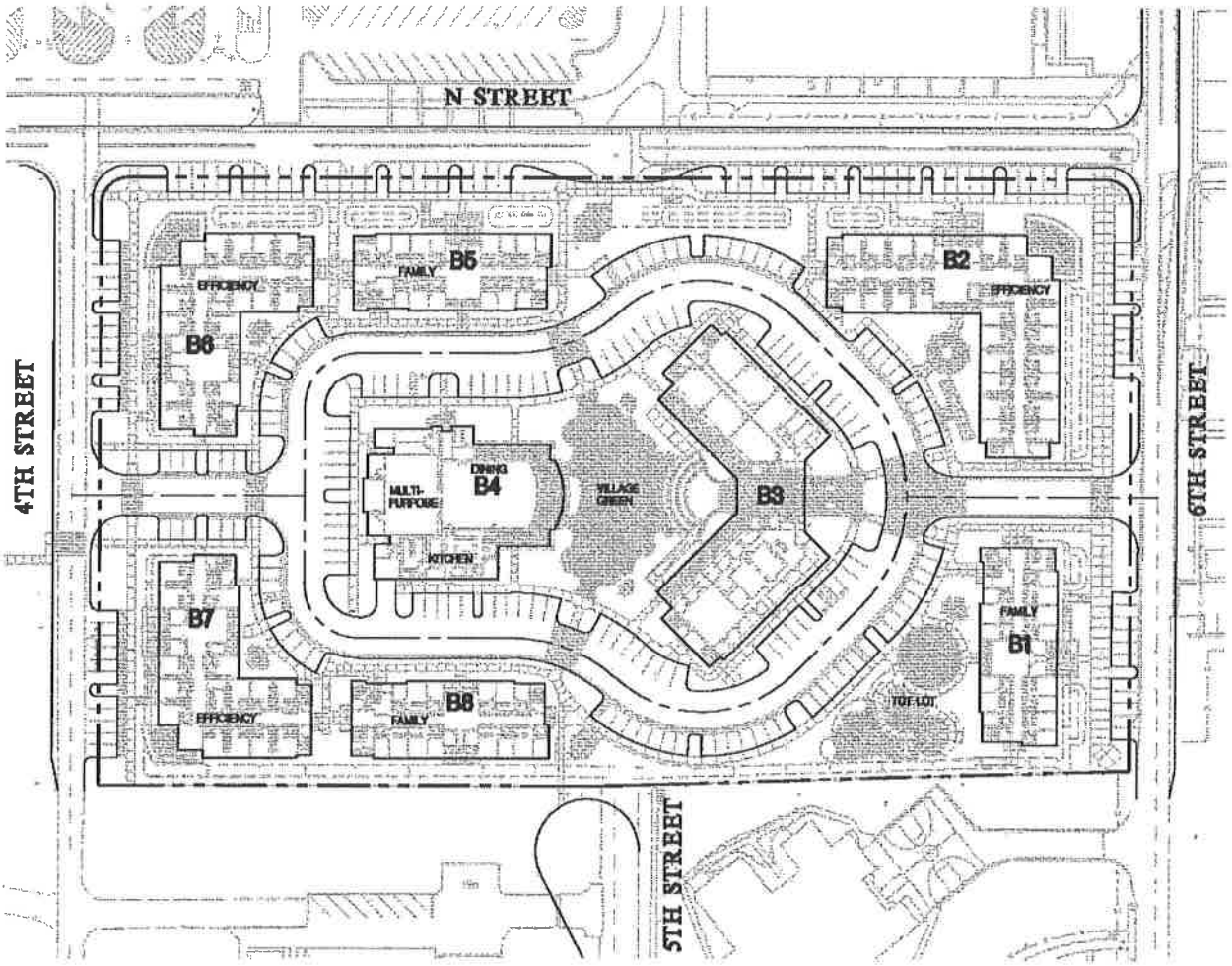
Site Information	
Area of Site	7.75 acres
Surface Parking	248 spaces
Family/Efficiency Buildings	219,964 square feet
Administration Building	37,869 square feet
Multipurpose Building	11,240 square feet
Total Building Area	269,073 square feet

Figure 1. Site Vicinity Map

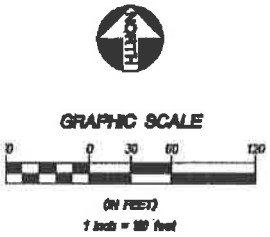


7a 80

Figure 2. Project Site Plan



SITE PLAN



LEGEND

PROJECT BOUNDARY

7a 81

The U.S. Vets relocation and expansion Project would have represented the first implementing project pursuant to the adopted March LifeCare Campus. However, because the Project introduces a more comprehensive design for the existing U.S. Vets Program that caters specifically to the needs of homeless U.S. Veterans, it was necessary to separate the Project from the whole of the March LifeCare Development which focuses on the development of healthcare related uses. This document proposes to relocate and expand the U.S. Vets Project while defining a Project design that accommodates the needs of a homeless and job-training program. The Specific Plan, SP-6, will remove 7.75 acres from the limits of SP-7 while establishing definitive standards for a comprehensive training and transitional housing facility for homeless U.S. Veterans.

The existing U.S. Vets program operates out of a former military dormitory building (Building No. 976) and currently accommodates 119 beds for veterans in three housing types: transitional housing (30 beds), job skills program (51 beds) and disabled veterans (38 beds). Additionally, former military dining hall building 976 is used for dining and training. The existing environmental impacts associated with the current operation of US Vets in the March LifeCare Campus, inclusive of traffic and air quality impacts, were accounted for in the baseline conditions for the March LifeCare Campus Program Environmental Impact Report. The net result of the abandonment and demolition of the present dormitory and dining hall, and relocation to the new facility is that the net increase in building area is 229,046 square feet (269,470 - 40,424 s/f). The accounting for existing conditions is conservative, as the existing building area amounts to only 15% of the future building area, whereas if analyzed on a number of beds basis, the existing facility measures 29.7% of the future operation of the US Vets facility.

As outlined in *CEQA Guidelines* Section 15164 and 15163, an Addendum to an EIR may be prepared when minor technical changes or additions are necessary for a project that has already been approved and when no additional significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. It has been determined that an Addendum is the appropriate level of documentation for approval of the proposed Project under CEQA.

3 Purpose of the Addendum

Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if some changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met:

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

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

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

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

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

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

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

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the General Plan Amendment (GPA 11-01), Specific Plan (SP-6) and Plot Plan (PP10-02), herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Final EIR (SCH #2008071021). The proposed Project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental

impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous EIR prepared for the March Lifecare Campus Specific Plan certified in November 2009, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final EIR and are applicable to the proposed Project are identified within this analysis.

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

4 Overview of Environmental Analysis

As mentioned in Section 1 of this Addendum, the Project will accomplish the following actions:

1. Amend General Plan No. 11-01 (GP11-01) to change the existing site designation on 7.75 acres from SP-7 (Medical Campus) to SP-6;

2. Establish a new Specific Plan on the new 7.75 acre U.S. Vets Site. In accordance with the naming conventions set forth in March JPA Development Code Section 9.13.040, the new Specific Plan is labeled "SP-6"; and

3. Adopt Plot Plan 10-02 for the development of a 401 bed Transitional Housing Program facility for homeless U.S. Veterans within the western Riverside County region.

The March LifeCare Campus Project Final EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March LifeCare Campus Specific Plan, and the relocation of existing homeless facilities. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the Final EIR in connection with the proposed Project activities necessary to entitle the U.S. Vets project. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final EIR. The resource areas that were evaluated in the Final EIR are presented below and evaluated in this Addendum.

- Aesthetics
- Agricultural Resources
- Greenhouse Gas Emissions
- Mineral Resources
- Population/Housing
- Recreation
- Land Use and Planning
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Water Supply
- Cultural Resources
- Biological Resources
- Traffic and Circulation
- Air Quality
- Noise
- Public Services and Utilities

This document compares the environmental effects of implementing the proposed Project to determine the extent to which the evaluations of the Final EIR adequately address the impacts of the proposed Project. This Addendum incorporates mitigation measures from the Final EIR, where applicable. In summary, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Final EIR, but would, in some instances, reduce impacts. The Environmental Checklist presented in this document summarizes the differences between the Addendum and the Final EIR, and Section 6 of this Addendum provides the supporting analysis. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the Final EIR. In addition the proposed Project would not result in any additional impacts, would not require additional mitigation measures, and would incorporate and implement the mitigation measures required in the Final EIR to reduce impacts to less than significant levels.

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 7a

Meeting Date: November 2, 2011

Action: **TAKE THE FOLLOWING ACTIONS ON THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN LOCATED ON 7.75 GROSS ACRES AT 15305 6TH STREET AT THE SOUTHERLY PORTION OF THE PREVIOUSLY APPROVED MARCH LIFECARE CAMPUS: 1) ADOPT RESOLUTION #JPA 11-36 CERTIFYING THE CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM EIR (SCH #2008071021); 2) ADOPT RESOLUTION #JPA 11-37 APPROVING GENERAL PLAN AMENDMENT 11-01; 3) WAIVE THE FIRST READING OF ORDINANCE #JPA 11-05 APPROVING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN AND AMENDING THE MARCH JPA ZONING MAP TO REFLECT "SPECIFIC PLAN (SP-6)" AND DIRECTING STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) ADOPT RESOLUTION #JPA 11-38 APPROVING PLOT PLAN 10-02 AND APPROVING THE CONDITIONS OF APPROVAL**

March Powers Commission Motions:

1) Adopt Resolution #JPA 11-36 Certifying the CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH#2008071021) in support of U.S. Vets transitional housing program Specific Plan and direct staff to file a Notice of Determination in accordance with the Agency's Local CEQA Guidelines;

2) Adopt Resolution #JPA 11-37, approving General Plan Amendment GP 11-01;

3) Waive the First Reading of Ordinance #JPA 11-05, approving Specific Plan-6 (SP-6) and amending the JPA Zoning Map to reflect "SP-6" for the U.S. Vets Transitional Housing Campus site and directing staff to place this item on a future Commission agenda for the second reading and formal adoption; and

4) Adopt Resolution #JPA 11-38 approving Plot Plan PP 10-02 and approving the Conditions of Approval.

Applicant: U.S. Vets Initiative

Site/Location:

The U.S. Vets Transitional Housing Project is located in the March JPA Planning Area, east of the I-215 Freeway, within the Northeast Corner of former March Air Force Base properties (See Figure 1). The 7.75-acre Specific Plan is located at 15305 6th Street and is bounded by N Street to the north, 6th Street to the east, 4th Street to the west and recreational open space to the south.

Background:

The proposed General Plan Amendment (GP 11-01), Specific Plan Amendment (SP-6), and Plot Plan (PP 10-02) [herein referred to as "Project"] appeared before the March JPA Planning Commission on October 19, 2011. The Planning Commission adopted Resolution #PC 11-06, recommending the following actions to the March JPA Commission: a) Certification of the CEQA Addendum to the March LifeCare Campus Final Program EIR (SCH#2008071021); b) Adoption of General Plan Amendment GP 11-01; c) Adoption of SP-6 and amend the JPA Zoning Map to reflect "SP-6" for the U.S. Vets Transitional Housing Program; and d) Approval of Plot Plan PP 10-02, subject to revised Conditions of Approval.

Summary of Applications:

ADDENDUM TO CERTIFIED PROGRAM EIR (SCH#2008071021): A PublicHearing by the March Joint Powers Commission on an Addendum to the Certified Program Environmental Impact Report for U.S. Vets Initiative ("UVI") on a 7.75-acre parcel within the March Joint Powers Authority ("JPA") Planning Area. The Addendum builds upon the existing Program Environmental Impact Report ("PEIR") for the March LifeCare Campus and focuses on the following impacts for the Project: Land Use and Planning; Geology and Soils; Hazards and Hazardous Materials; Hydrology/Water Quality; Water Supply; Cultural Resources; Biological Resources; Traffic and Circulation; Air Quality; Noise; and Public Services and Utilities.

GPA 11-01: A Public Hearing by the March Joint Powers Commission on a General Plan Amendment request by UVI on 7.75-acres located at the southwest corner of N Street and 6th Street. GPA 11-01 modifies the General Plan land use map for the 7.75-acre site from the current designation of "SP-7 (Medical Campus)" on the Project site to "SP-6 (Institutional Residential)."

SP-6: A public hearing by the March Joint Powers Commission on a Specific Plan proposal by UVI on approximately 7.75-acre7.75-acres located at the southwest corner of N Street and 6th Street. This document proposes to relocate and expand the U.S. Vets Project while defining a Project design that accommodates the needs of a homeless and job-training program. The Specific Plan, SP-6, will remove 7.75-acre7.75-acres from the limits of SP-7 while establishing definitive standards for a comprehensive training and transitional housing facility for homeless U.S. veterans. The Specific Plan establishes design regulations and height, setback and open space provisions that are specific to the needs of the U.S. Vets Program. The campus is designed for the rehabilitation and recovery of homeless U.S. veterans.

PP 10-02: Plot Plan 10-02 is to relocate an existing 119 bed U.S. Vets Transitional Housing Program at the southwest corner of Meyer Drive and 6th Street, to a site located approximately 1,200 feet south of the existing facility. The Plot Plan would also expand the facility to a 401 bed transitional housing facility for homeless U.S. veterans. The proposed Project includes the development of approximately 269,000 square feet transitional housing facilities that includes administrative support facilities, recreation facilities, a campus cafeteria and multipurpose facility, with approximately 97,200 square feet of landscaped open space areas and 246 parking spaces.

Parcel History:

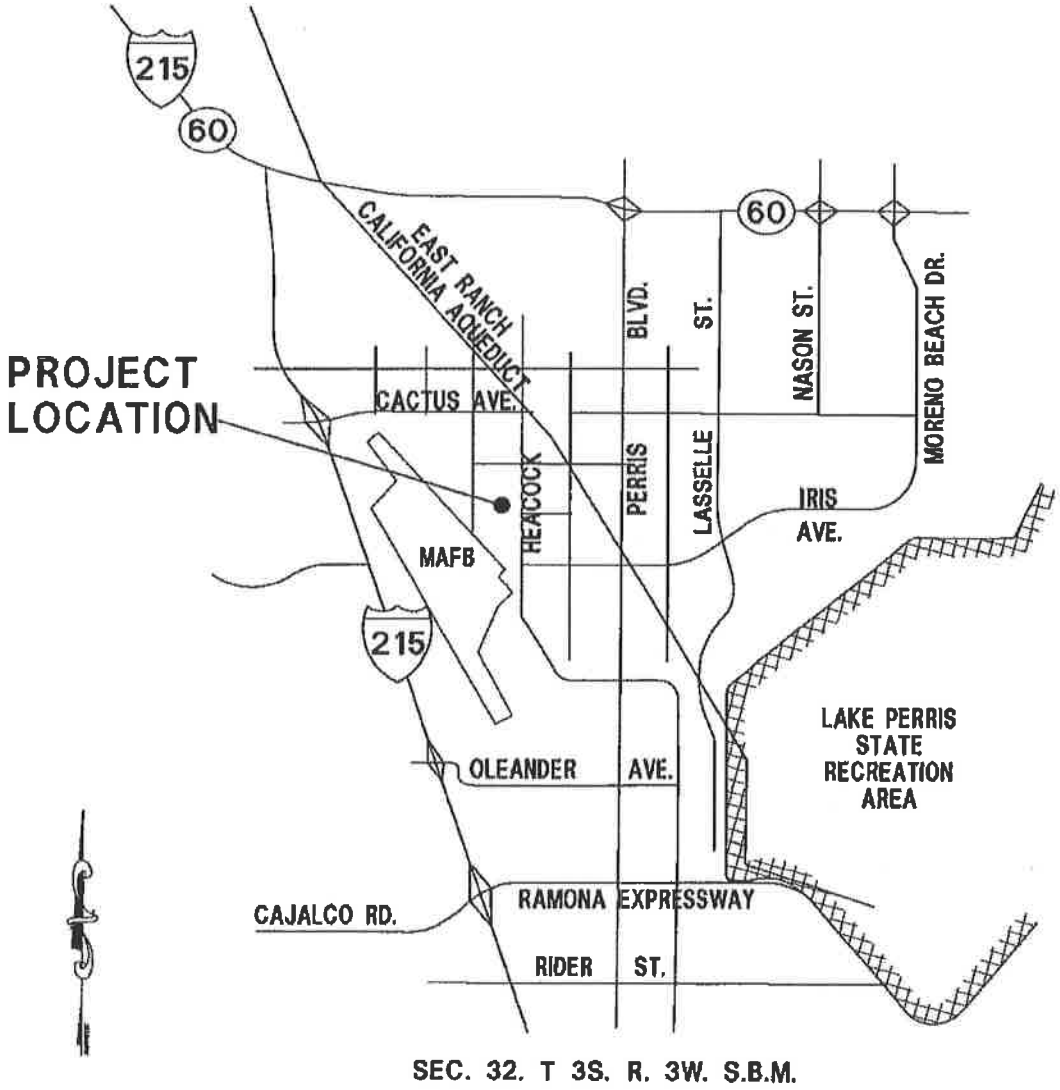
April 1, 1996: March Air Force Base was realigned to an Air Reserve Base. Approximately 4,400 acres of former Air Force Base were declared surplus property and made available for the future development of employment uses.

September 15, 1999: The March Joint Powers Commission adopted the existing General Plan which identifies the Northeast Corner of the March Joint Powers Authority Planning Area as appropriate for development of employment uses with a mix of Business Park, Office, and Mixed Use.

Surrounding Properties/Zoning:

Location	GP Designation/Zoning	Existing Land Use
Site	SP-7 (Medical Campus)	Abandoned military barracks and former Burger King restaurant
North	SP-7 (Medical Campus)	Vacant warehouse building
West	Park/Recreation/Open Space	Moreno Valley Regional Park
South	Park/Recreation/Open Space	Moreno Valley Regional Park
East	SP-7 (Medical Campus)	Los Hall former military barracks

Figure 1. Regional and Vicinity Map



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

General Plan Amendment Overview:

The proposed U.S. Vets Transitional Housing Project is consistent with the General Plan objective of developing a mixed use campus on the Northeast Corner of the JPA Planning Area. The proposed Project necessitates an amendment to the land use map of the General Plan for the site to modify the land use from Medical Campus (SP-7) to Specific Plan (SP-6). No other changes to the previously approved General Plan elements of the March LifeCare Campus SP (SP-7) are proposed under this Project.

The proposed General Plan amendment is consistent with the objectives of the General Plan Land Use Element, the 2005 Air Installation Compatibility Use Zone (AICUZ) study and the March ARB March Inland Port Comprehensive Land Use Plan (CLUP). The objectives of the Housing, Noise, and Safety Elements of the General Plan are met by the emphasis on employment related uses and the prohibition of single and multi-family residential uses within the March JPA Planning Area. The objectives of the General Plan Open Space and Conservation Elements are met by the provision of open space, prevention of flooding through Best Management Practices (BMPs), Low Impact Development (LID) measures, and provision of drought tolerant landscape tracts. The objectives of the Transportation Element are met by the proposed street circulation system, prepared in accordance with the recommendations of the traffic analysis. A breakdown of the General Plan land use request is listed below:

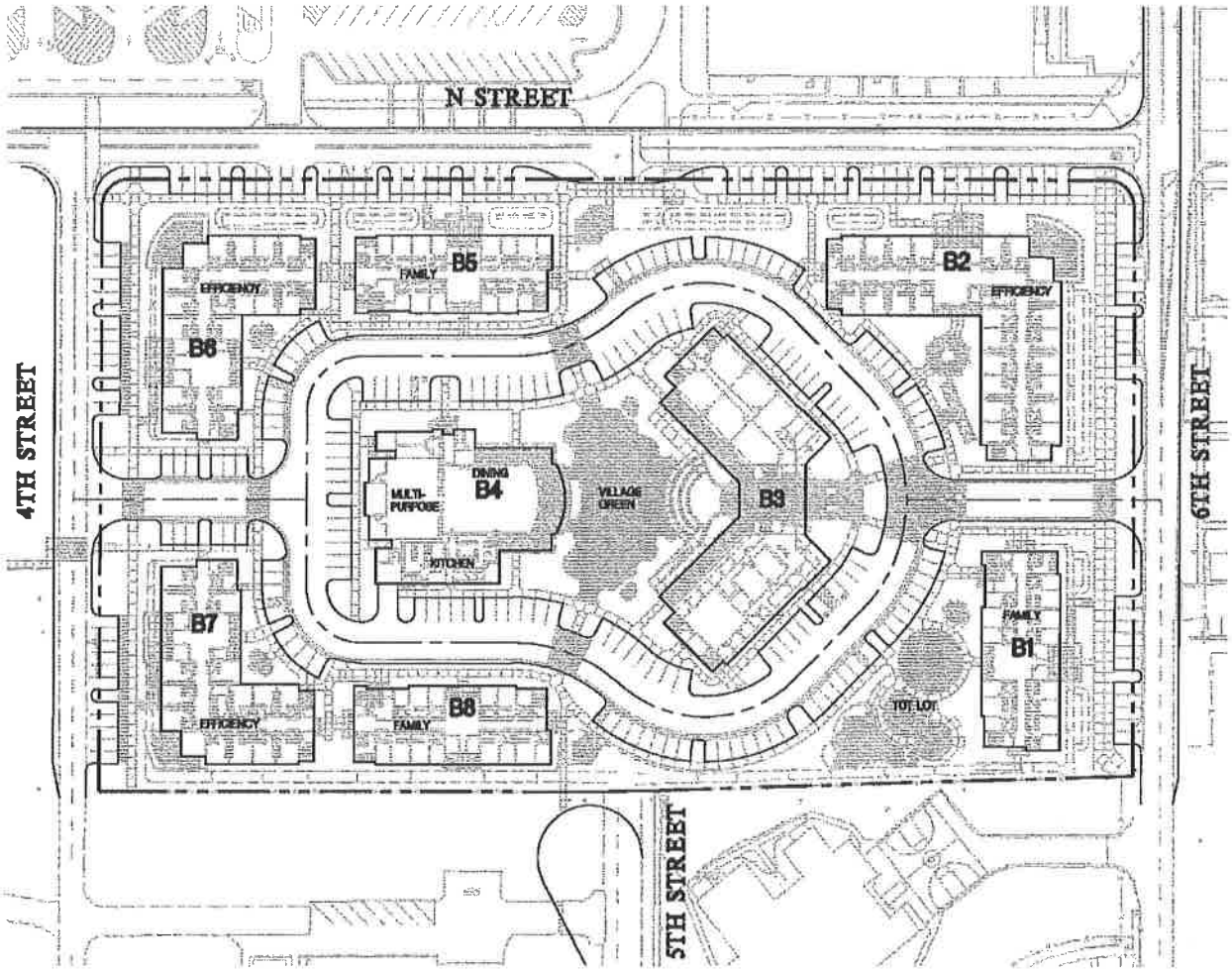
BUILDOUT UNDER EXISTING GENERAL PLAN and PROJECT LAND USES				
Current GP Land Use	**Gross Acres**	**Net Acres**	**Buildout (Square Feet Building Area)**	**Buildout Intensity (Average FAR)**
Project – Specific Plan (Medical Campus "SP-7)	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area)	0.85 Total (0.49 Building Area Only)
Project – Specific Plan (Institutional Residential "SP-6")	7.75	5.84	269,000 SF Total and Building Area	0.79 Total and Building Area

Sources/Notes: March JPA General Plan Land Uses; Net Acreage defined as 70 percent of Gross Acreage, March JPA General Plan, Pages 131-132; Buildout Intensities from March JPA General Plan, Page 1-40; "Buildout Capacity" or Intensity of each land use is defined as the average FAR.

Specific Plan Application Overview:

The SP establishes building and site design standards that frame how the overall campus will be developed over time. The Development Standards (Section 4.0 of the SP) for each building area are intended to regulate the scale, character and configuration of buildings based on their locations. This approach fosters predictable design results and guarantees a high-quality public realm by using physical form as the organizing principle for the Project. The range of activities conducted in support of the transitional housing facility is specifically defined in Section 2.0 of the Specific Plan, and is consistent with and similar to the operation of the current UVI facility located on 6th Street.

Figure 2. Site Plan



SITE PLAN

GRAPHIC SCALE

0 0 30 60 120

(IN FEET)

1 inch = 100 feet

LEGEND

PROJECT BOUNDARY

Preparation date: October 27, 2011

Item 7a Page 10

Addendum to the Program Environmental Impact Report:

Overview: Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met (*CEQA Guidelines* Section 15162(a)):

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

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

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

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

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

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

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

This Addendum has been prepared because the proposed Project is consistent with the overall Project evaluated in the Final EIR, and major changes to that Project are not proposed. The Addendum finds that the proposed Project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in detail in the attached initial study, have been analyzed and mitigated accordingly in the Final EIR, and there have been no new circumstances since that time that would result in new or more

severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final EIR and are applicable to the proposed Project are identified within this analysis.

Staff Recommendations:

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

1) Adopt Resolution #JPA 11-36 Certifying the CEQA Addendum to the March LifeCare Campus Specific Plan Final Program EIR (SCH#2008071021) in support of U.S. Vets transitional housing program Specific Plan and direct staff to file a Notice of Determination in accordance with the Agency's Local CEQA Guidelines;

2) Adopt Resolution #JPA 11-37, approving General Plan Amendment GP 11-01;

3) Waive the First Reading of Ordinance #JPA 11-05, approving Specific Plan-6 (SP-6) and amending the JPA Zoning Map to reflect "SP-6" for the U.S. Vets Transitional Housing Campus site and directing staff to place this item on a future Commission agenda for the second reading and formal adoption; and

4) Adopt Resolution #JPA 11-38 approving Plot Plan PP 10-02 and approving the Conditions of Approval.

Attachments:

1) Initial Study
2) Mitigation Monitoring and Reporting Plan (see pp. 4-3 to 4-58 of FEIR)
3) Resolution #JPA 11-36 Certifying an Addendum to the March LifeCare Campus EIR
4) Resolution #JPA 11-37 Adopting General Plan Amendment GP 11-01
5) Ordinance #JPA 11-05 Adopting the US Vets Specific Plan (SP-6)
6) Resolution #JPA 11-38 Adopting Plot Plan #11-02 with Conditions of Approval
7) U.S. Vets Plot Plan
8) U.S. Vets Specific Plan (available at MJPA office)
9) March LifeCare Campus Final EIR (available at MJPA office)

(Insert Initial Study)

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

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

1. Project Title: U.S. Vets Transitional Housing Project

2. Lead Agency Name and Address:

March Joint Powers Authority
23555 Meyer Drive
Riverside, CA 92518

3. Contact Person and Phone Number: Grace Williams, Senior Planner (951) 656-7000

4. Project Location: March LifeCare Campus

5. Project Sponsor's Name and Address:

U.S. Vets Initiative
800 West Sixth Street
Suite 1505
Los Angeles, CA. 90017

6. General Plan Designation: SP-7 (Medical Campus) 7. Zoning: Specific Plan (SP-7)

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

A Final Environmental Impact Report (EIR) was certified on November 18, 2009 for the March Lifecare Campus Specific Plan (SCH #2008071021). The Specific Plan involves the development of 3.555 million square feet of leasable floor area within an integrated medical campus, with a broad range of healthcare-related and supporting uses. These include an acute-care hospital; medical offices; research and education; imaging and surgery facilities; medical-related retail uses; supporting mixed uses that are non-medical in nature; and residential care uses including independent living, assisted care, skilled nursing, and memory care centers. In addition to the development of 3.555 million square feet of habitable space, the proposed site plan includes the development of supporting facilities, including a helistop; all necessary utilities including storm water management detention/retention basins; a central utility plant; and parking structures.

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

and circulation; air quality; and noise.

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

The proposed site plan would relocate and expand the existing U.S. Vets Program to a 7.75-acre site located less than 1,200 feet south of the existing program site. The Project is proposed to be constructed in three phases (Figure 2). Phase I would develop 84,682 square feet of building area, including a portion of the interior of the site and the full stretch of N Street (along the northerly property line) and 6th Street (along the easterly property line). Phase I includes two main buildings: Family Housing (B1) and the Efficiency Building (B2). The family housing would contain 21 units and 27 beds, and the Efficiency building would contain 107 units and 143 beds. Phase II includes the Administration Building (B3), Multi-purpose Building (B4) and second Efficiency Building (B6) for a total addition of 93,346 square feet. Phase II would also include unit modifications to Building B2 (conversion of units to single occupancy units of 104 beds), without increasing building square footage. Phase III includes the development of Efficiency Building (B7) and Family Buildings (B5 and B8) for a total addition of 91,045. Units would include one bathroom, a galley kitchen, and living quarters. Family Housing buildings will be three stories high, while the Efficiency buildings are planned at four stories. The buildout of the Project would result in a total of 269,073 square feet of development. Development specifics of the proposed Project are outlined in **Table 1**.

TABLE 1
PROPOSED PROJECT CHARACTERISTICS

Site Information	
Area of Site	7.75 acres
Surface Parking	248 spaces
Family/Efficiency Buildings	219,964 square feet
Administration Building	37,869 square feet
Multipurpose Building	11,240 square feet
Total Building Area	269,073 square feet

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

Two existing buildings (an abandoned restaurant and abandoned military housing building) and a surface parking lot are located on the site and would be demolished. The existing paved 5th Street would be demolished and abandoned, and the existing utility connections within this easement would be maintained (sewer, water, electric, and gas). The site is bounded by existing City of Moreno Valley Park Facilities to the south including two buildings, abandoned tennis courts to the west, an active commissary to the northwest, abandoned

military structures to the north and an existing dormitory structure that is proposed for the relocation of the Homeless Path of Life Program to the east.

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

March Air Reserve Base

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	☐ Greenhouse Gases

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature — Date: 10/19/11

Grace I. Williams — Printed Name

March JPA — For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.

   c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant

effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question;

b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and

c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced 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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐

a, b) Potential Impact: Have a substantial adverse effect on a scenic vista; and substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Impact Analysis: As previously identified Appendix A of the Draft EIR, the Project site is not located near a scenic vista, trees, rock outcroppings or historic buildings along a scenic highway. As a result, the impacts of the proposed project would be similar to those of the previously approved March LifeCare Campus Specific Plan. No further analysis is required.

c, d) Substantially degrade the existing visual character or quality of the site and its surroundings; and create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Impact Analysis: The Proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings. The site is currently occupied by vacant buildings that were formerly military barracks and a restaurant facility. However, the Project proposes an increase in height limitation from 40 feet to 52 feet that will help accommodate the growing needs of the U.S. Vets program over time. The Specific Plan provides design guidelines that are not only sustainable in nature (e.g. buildings are required to exceed CALGreen standards by no less than 20 percent), but mimic the same level of architectural detail as originally approved under the March LifeCare Campus Specific Plan. As a result, the impacts of the proposed project would be similar to those of the previously approved SP-7. No further analysis is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II.	AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c)	Conflict with existing zoning for, or cause rezoning of,	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

a-e) Impact Analysis: As identified in the NOP/Initial Study (Appendix A of the Draft EIR), no portions of the Project site are currently under active cultivation, nor is the Project area or surrounding land designated as farmland of local, regional or statewide importance. The site is not zoned for agricultural uses, nor designated for agricultural purposes by the General Plan. Further, no Williamson Act contracts are in place for the proposed Project site. Thus, no impacts to agriculture and forestry resources would occur as a result of the proposed project and no further analysis is required.

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?	☐	☐	☐	☒

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐

Potential Impact: Conflict with or obstruct implementation of the applicable air quality plan.

Impact Analysis: The Final EIR provided an evaluation of the consistency of the Specific Plan with the latest (2007) Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD) to demonstrate attainment with the 8-hour federal ozone standard and fine particulate matter ($PM_{2.5}$) standard. This evaluation examined two criteria to assess consistency of the Specific Plan with the AQMP.

The first criterion examined in the Final EIR evaluated whether the Specific Plan would result in an increase in either the frequency or severity of existing air quality violations or delay attainment of air quality standards or targeted emission reductions. The analysis in the Final EIR determined that because the construction or operation of the Specific Plan would not result in a violation of local air pollutant concentration significance thresholds established by SCAQMD based on analysis contained in the EIR, that the Specific Plan is consistent with this criterion. The proposed Project would result in a net reduction of motor vehicle trips compared to those envisioned and analyzed in the Specific Plan EIR (VRPA Technologies, 2010). Therefore, emissions under the proposed Project would be less than those analyzed in the EIR and would also be consistent with the AQMP in terms of air quality

7a.23

attainment.

The second criterion examined in the Final EIR evaluated whether the Specific Plan would be consistent with land use development assumptions used to develop the AQMP. Specifically, analysis in the Final EIR determined that air emissions resulting from the Specific Plan would be similar to those envisioned under the March JPA General Plan which was adopted prior to development of the 2007 AQMP and that, based on this, the Specific Plan would not exceed the assumptions of the currently adopted AQMP. The proposed Project is consistent with the adopted Specific Plan, and would result in a net reduction of motor vehicle trips compared to those envisioned and analyzed in the Final EIR (VRPA Technologies, 2010). Therefore, the Specific Plan would not exceed the assumptions of the currently adopted AQMP which is still the 2007 AQMD.

In summary, the Final EIR found that that the Specific Plan was consistent with and would not impede or otherwise conflict with the AQMP and the proposed Project. The proposed Project is consistent with the analysis contained in the Final EIR. Therefore, the Final EIR captured the anticipated impacts to air quality associated with the proposed Project. In addition, the proposed Project would generate fewer vehicle miles traveled in the region than those originally assumed in the Specific Plan. Since the proposed Project and SP-6 are consistent with the AQMP, they would have a less than significant impact with regard to potential conflicts with the AQMP.

Potential Impact: Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Impact Analysis: The Final EIR provided an evaluation of whether implementation of the Specific Plan would result in a violation or contribute to an existing violation of air quality standards. This evaluation was conducted separately for construction-related emissions and operational emissions.

Construction Emissions

With regard to construction-related emissions, the Final EIR determined that emissions from the three separate phases of construction identified in the Projects would have a less than significant impact for criteria pollutants with the exception of daily mass emissions of reactive organic gases (ROG) during the combined building, coating (painting) and paving phases during Phase I construction. Mitigation Measures 4.9.1 through 4.9.12 were included in the Final EIR, which concluded that impacts related to emissions during construction would be reduced to less than significant levels.

> **Mitigation Measure 4.9.1:** The contractor(s) shall apply for all appropriate SCAQMD permits for all actions associated with site demolition and construction, including crushing operations
>
> **Mitigation Measure 4.9.2:** The construction contractor shall apply soil stabilizers to all disturbed areas if the area is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, soil stabilizers shall be reapplied per SCAQMD Fugitive Dust Best Available Control (BAC) Measures and High Winds Contingency Control Measures.
>
> **Mitigation Measure 4.9.3:** The construction contractor shall replace all ground cover in

7a 24

disturbed areas within 30 days of the time construction is completed in that area; and that dust suppression (i.e., watering) shall be required for all disturbed areas where ground cover has not yet been re-established

Mitigation Measure 4.9.4: The construction contractor shall water all active disturbed surfaces, including any unpaved hauls road, four times per day throughout the construction period.

Mitigation Measure 4.9.5: The construction contractor shall water down all soils/debris/fill materials being loaded or unloaded at the site, within 15 minutes of loading/unloading. Materials shall be saturated to the point that no visible dust plumes are generated during loading/unloading activities.

Mitigation Measure 4.9.6: All construction-related traffic on unpaved roads shall be reduced to 15 mph or less.

Mitigation Measure 4.9.7: No more than 30 acres per day shall be actively developed.

Mitigation Measure 4.9.8: All diesel-fueled construction equipment shall be classified as operating at EPA Tier III or better emission efficiencies.

Mitigation Measure 4.9.9: Construction equipment, including on-road construction trucks and other vehicles greater than 10,000 pounds, shall be shut off when not in use an shall not idle for more than ten minutes.

Mitigation Measure 4.9.10: On-site and off-site queuing of trucks shall be limited to periods when absolutely necessitated by grading or construction activities.

Mitigation Measure 4.9.11: The construction contractor shall install temporary construction power onsite to operate all small construction equipment that would otherwise be powered by diesel or gasoline (e.g., compressors and stucco mixers).

Mitigation Measure 4.9.12: Low or no-VOC paints shall be universally employed in construction painting applications.

The proposed Project provides for 269,073 square feet of mixed use development within Zone 11 of the Specific Plan Amendment (SP-7). The Final EIR assumed development of Zone 11 to occur in the third phase of construction, and found that a less than significant impact would result with regard to construction emissions.

Grading, site preparation, and the extent of building construction for the proposed project would be the same as assumed in the Final EIR; neither the overall site area nor building area have changed because SP-6 does not change the density, intensity or character of uses and development for the Specific Plan area. Therefore site-specific emissions associated with building construction and application of architectural coatings would be the same as were originally evaluated. Final EIR Mitigation Measures 4.9.1 through 4.9.12 would still be effective at reducing construction-related emissions to less than significant levels. Consequently, there would be no new significant impacts related to construction emissions and no additional mitigation measures are required.

Operational Emissions

With regard to operational emissions, the Final EIR determined that project related operational

emissions of carbon monoxide (CO), oxides of nitrogen (NO_x), ROG, and particulate matter (PM_{10}) and $PM_{2.5}$ would all exceed the mass daily significance thresholds of the SCAQMD. These emissions resulted in the identification of a significant regional air quality impact. Analysis of localized CO concentrations indicted that there would not be a localized violation of the state and federal CO standards as a result of the Specific Plan.

The Final EIR identified Mitigation Measures 4.9.13 through 4.9.28 to address significant regional air quality impacts to the extent feasible. However, the Final EIR concluded that these mitigation measures would only marginally reduce project emissions and increased daily mass emissions were determined to be a significant and unavoidable impact of the Specific Plan.

Mitigation Measure 4.9.13: Building and Project designs shall ensure that the design of the proposed buildings or structures exceed applicable Title 24 requirements by a minimum of 20 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent:

- Increase in insulation such that heat transfer and thermal bridging is minimized;
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;
- Incorporate dual-paned or other energy efficient windows;
- Incorporate energy efficient space heating and cooling equipment;
- Incorporate energy efficient light fixtures;
- Incorporate energy efficient appliances;
- Incorporate energy efficient domestic hot water systems;
- Incorporate solar panels into the electrical system;
- Incorporate cool roofs/light-colored roofing;
- Consult with Edison's Saving By Design

Mitigation Measure 4.9.14: Building and Project designs shall provide exterior electric outlets available to maintenance and landscape personnel. Separate exterior electric outlets shall also be provided as a power source for auxiliary electric units on heavy-duty diesel delivery trucks.

Mitigation Measure 4.9.15: Landscape plans shall include drought-resistant and smog-tolerant trees, shrubs and groundcover to ensure long-term viability and conserve water and energy.

Mitigation Measure 4.9.16: Landscape designs shall incorporate shade trees around main buildings, particularly along southern elevations, except in cases where such plantings would create operational constraints

Mitigation Measure 4.9.17: Landscaping within the Project's common areas shall be operated by a computerized irrigation system capable of reading current weather data and making correlating automatic adjustments to independent run times for each irrigation valve. In addition, the computerized irrigation system shall be equipped with flow-sensing and automatic shut-off capabilities in the event of a mainline break or broken head.

Mitigation Measure 4.9.18: Building and Project designs shall incorporate interior and exterior illumination elements that allow for their selective use and control.

Mitigation Measure 4.9.19: Compact fluorescent light bulbs or equivalently efficient lighting

shall be universally employed for all interior lighting applications.
Mitigation Measure 4.9.20: All boilers and emergency generators associated with the proposed facilities shall be natural gas fired.

Mitigation Measure 4.9.21: Low-flush toilets shall be installed within all facilities as specified by the California State Health and Safety Code Section 17921.3.

Mitigation Measure 4.9.22: All showerheads, lavatory faucets, and sink faucets shall comply with the flow rate standards established by the California Energy Commission.

Mitigation Measure 4.9.23: Project facilities with 250 or more employees shall incorporate shower/changing facilities.

Mitigation Measure 4.9.24: Project facilities shall provide lockers as a safe repository for helmets and biking gear.

Mitigation Measure 4.9.25: Project facilities with 250 or more employees shall provide designated preferential parking spaces for carpool vehicles.

Mitigation Measure 4.9.26: Project facilities shall provide designated preferential parking spaces for ultra-low emission vehicles, and alternative and alternative fueled vehicles.
Mitigation Measure 4.9.27: Facilities shall display up-to-date transit routes for the Project area in a visible and convenient location for employees.

Mitigation Measure 4.9.28: All loading dock and delivery areas shall be posted with signs informing truck drivers of California Air Resources Board (CARB) regulations, including the following:

- Truck drivers shall turn off engines when not in use;
- All diesel delivery trucks servicing the Project shall not idle more than five minutes per truck trip per day; and
- Truck drivers shall restrict idling emissions of heavy - duty diesel delivery trucks carrying refrigerated or frozen cargo by using self - contained auxiliary electric power units, or by connection to electric outlets provided by the facility.

The proposed Project would result in a net reduction of motor vehicle trips compared to those envisioned and analyzed in the Final EIR (VRPA Technologies, 2010). Based on a reduction of 1,884 daily vehicle trips as estimated by the Transportation Impact Analysis, the proposed Project would reduce emissions by 11.44 pounds per day of ROG, 16.74 pounds per day of NO_x, 149.22 pounds per day of CO, 29.97 pounds per day of PM_{10} and 5.79 pounds per day of $PM_{2.5}$.

There may be a slight increase in area source emissions as a result of increased building square footage of the project site but, as indicated in Tables 4.9-10 and 4.9-12 of the Final EIR, area source emissions represent a fraction of project emissions compared to mobile source emissions. Therefore, operational emissions under the proposed Project would be less than those analyzed in the Final EIR, but would still remain significant and unavoidable when considered with other development elements of the Specific Plan. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project

would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors.

Impact Analysis: The proposed Project area is designated as being within a non-attainment area for the state and federal 8-hour ozone standard, the state 1-hour ozone standard and the state standards for PM_{10} and $PM_{2.5}$. The Final EIR acknowledged that the Specific Plan would generate long-term emissions of ozone precursors and particulate matter in excess of the SCAQMD regional thresholds and indicates that because the Specific Plan criteria air pollutant emissions are significant on an individual basis, it may contribute substantially to cumulatively significant air quality impacts within a non-attainment area. The Final EIR identified Mitigation Measures 4.9.13 through 4.9.28 to address significant regional air quality impacts to the extent feasible. However, the Final EIR concluded that these mitigation measures would only marginally reduce project emissions and increased ozone precursor and particulate matter emissions were determined to be a significant and unavoidable impact.

While operational criteria air pollutant emissions under the proposed Project would be less than those envisioned for the proposed SP-4 as indicated in the previous analysis, this reduction in emissions would be insufficient to reduce overall pollutant emissions of the Specific Plan to a less than significant level. Therefore, operational emissions under the proposed Project would be less than those analyzed for the project site in the Final EIR but, when considered with other development elements of the Specific Plan, would continue to represent a cumulatively considerable net increase of ROG and NO_x (ozone precursors) and PM_{10} and $PM_{2.5}$ in an air basin designated as non-attainment for ozone and particulate matter. The impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: Expose sensitive receptors to substantial pollutant concentrations.

The EIR contained an analysis of local concentrations of CO, nitrogen dioxide, PM_{10} and $PM_{2.5}$ resulting from both construction activities as well as from operation of the Specific Plan. Specific Plan related emissions of these pollutants would result in localized concentrations below the localized significance thresholds of the SCAQMD except for PM_{10} which was determined to be a significant and unavoidable impact during peak construction activities even with implementation of all feasible mitigation. In addition, the Final EIR included an analysis of localized CO concentrations resulting from increases in vehicle traffic generated by operations of the Specific Plan. Predicted local CO concentrations were below state and federal 1-hour and 8-hour CO standards.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

The proposed Project is consistent with the analysis contained in the Final EIR. Therefore, the Final EIR captured the anticipated impacts to air quality associated with the proposed Project. The proposed Project would not result in any additional need for grading of the project site beyond what was assumed in the Final EIR. Because grading activities represented the worst case analysis for which a significant PM_{10} impact was identified, there would be no difference between construction impacts analyzed for the Specific Plan and those that would result from the proposed Project. Consequently, the proposed Project would have the same degree of localized construction-related PM_{10} impact as contemplated in the Specific Plan.

From an operational standpoint, the proposed Project would result in a net reduction of motor vehicle trips and their associated emissions compared to those analyzed in the Specific Plan EIR. Therefore, localized concentration of PM_{10} in the vicinity of the proposed Project would be less than those analyzed in the Specific Plan and not result in an exacerbated air quality impact.

Potential Impact: Create objectionable odors affecting a substantial number of people.

The Final EIR concludes that the Specific Plan does not propose and land uses typically associated with odor complaints or emissions. It also discusses the common odor emission resulting from mixed land uses including odors from cooking facilities and restaurants and temporary storage of solid wastes in dumpsters. Additionally, odor from diesel equipment exhaust during construction is also discussed. The Final EIR found that standard construction requirements would address potential temporary impacts associated with construction equipment. Riverside County's solid waste regulations and SCAQMD's Rule 402 were identified as addressing potential odor impacts from Solid waste storage and cooking facilities, respectively. The Final EIR found that implementation of the proposed Project would have a less than significant impact with regard to the creation of objectionable odors.

The proposed Project includes uses that are not typically associated with odor complaints or emissions. Implementation of the proposed Project would have the common odor sources (cooking facilities, solid waste and diesel exhaust during construction). Therefore the proposed Project would also have a less than significant impact with regard to the creation of objectionable odors. The proposed Project is consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV.	BIOLOGICAL RESOURCES. Would the project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c)	Have a substantial adverse effect on 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?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	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?	☐	☐	☒	☐

Potential Impact: Have a substantially 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 (CDFG) or U.S. Fish and Wildlife Service (USFWS).

Impact Analysis: The Final EIR included a series of plant and wildlife surveys in the Specific Plan area. The Specific Plan area is mostly disturbed, consisting of existing development and military facilities, ornamental landscaping, and disturbed, open ground. A drainage ditch runs along both the northern and eastern edge of the site, adjacent to Cactus Avenue and Heacock Avenue. There were no listed or special-status plant species detected during focused plant surveys on the Specific Plan area, and no significant impacts to plant species were identified in the Final EIR. The proposed Project area is entirely developed and similarly does not support any native plant species or habitats.

Wildlife in the Specific Plan area consists of common species associated with grassland, ruderal, and open habitats. No special-status wildlife species are documented on-site. There is the potential for migratory and/or nesting birds to be located within the Specific Plan area, and the Final EIR determined there would be potentially significant impacts to these species associated with implementation of the Specific Plan. Mitigation Measures 4.7.1 through 4.7.3 were identified in the Final EIR, and it concluded that impacts to burrowing owl and other nesting birds would be reduced to less than significant levels. The proposed Project is consistent with the analysis contained in the Final EIR. Therefore, the Final EIR captured the anticipated impacts to biological resources associated with the proposed Project. The proposed Project would result in similar potential impacts to nesting birds, and would incorporate those mitigation measures to reduce impacts to less than significant.

Mitigation Measure 4.7.1: Mitigation alternatives addressing potential impacts to nesting birds shall be accomplished as follows:

a) If possible, vegetation removal activities shall be scheduled from August 1 to February 14, which is outside the general avian nesting season.

b) If vegetation is to be cleared during the nesting season (generally, February 14 to August 1), within 30 days of ground-disturbing activities, all suitable habitat will be thoroughly

7a 31

surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. The survey results shall be submitted by the Project applicant to the Planning Director. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300-feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.

Mitigation Measure 4.7.2: To avoid take of active burrowing owl nests, clearing and grading in the area of any occupied owl habitat shall be conducted outside the owl nesting season (April 1 to August 31).

Mitigation Measure 4.7.3: In addition, prior to clearing potentially occupied owl habitat outside the owl nesting season (September 1 to March 31) a pre-construction survey shall be conducted no more than 30 days prior to ground-disturbing activities to document the location of any occupied borrows. Any owls present shall be passively or actively relocated following JPA and CDFG approved protocols, and with JPA/CDFG permission, prior to commencement of clearing.

Two small drainages are located within the March LifeCare Campus Specific Plan area, along Cactus Avenue and Heacock Avenue, both of which are subject to the jurisdiction of the U.S. Army Corps of Engineers and the CDFG. Neither of these drainages is located on or adjacent to the proposed Project area or would be affected by drainage from the proposed Project. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: 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 CDFG or USFWS; 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.

Impact Analysis: The Final EIR identified two drainages (the Cactus Avenue and Heacock Avenue Channels) in the March LifeCare Campus Specific Plan (SP-7) area and concluded that the implementation of SP-7 would have potentially significant impacts. It identified Mitigation Measures 4.7.4 through 4.7.8, and concluded that the measures would reduce impacts to a less than significant level. Neither of these channels bisects or is located in proximity to the proposed Project area. Therefore, impacts would be less than significant and no mitigation is required. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

7a 32

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Potential Impact: 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 impeded the use of native wildlife nursery sites.

Impact Analysis: The Final EIR determined that there are no wildlife corridors or linkages within the Specific Plan area. The proposed Project area is located in the southernmost part of the Specific Plan area, and surrounded by other developed uses. The Final EIR determined that development of the Specific Plan, including the area within the proposed Project would result in impacts to corridors that would be less than significant and no mitigation was required. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Impact Analysis: The Final EIR concluded that no local policies or ordinances protecting biological resources apply to the Specific Plan area, and there would be no impacts or required mitigation measures. Thus, no local policies or ordinances protecting biological resources apply to the proposed Project area, and there would be no impacts or required mitigation measures.

Potential Impact: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Impact Analysis: The Final EIR states that the March LifeCare Campus Specific Plan (SP-7) area is located within the Western Riverside County Habitat Conservation Plan for the Stephen's kangaroo rat and the Western Riverside County Multi-Species Habitat Conservation Plan; however, March JPA does not participate in these plans and there would be no conflict, resulting in less than significant impacts with no mitigation measures required. The proposed Project is consistent with the March LifeCare Campus Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

V.	CULTURAL RESOURCES. Would the project:				
	a) Cause a substantial adverse	☐	☐	☒	☐

7a-33

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	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?	☐	☐	☒	☐

Potential Impact: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines.

Impact Analysis: The Final EIR concluded that there are two historic resources within the March LifeCare Campus Specific Plan area that could be affected by implementation of the Specific Plan: a monument at the main entrance to the Specific Plan area on Riverside Drive and a Works Progress Administration (WPA) Canal which extends southeast from Meyer Drive to the eastern boundary of the Specific Plan area. Neither of these two historical features would be affected by implementation of the proposed Project. Therefore, no historic resource impacts would result from the proposed Project.

Potential Impact: Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5 of the CEQA Guidelines; disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis: A single buried prehistoric artifact (mano fragment) was recovered within the March LifeCare Campus Specific Plan area, and may be indicative of additional buried deposits or it may reflect a single item carried out during previous construction activities on the site. As such, there is the potential for significant impacts to buried archaeological resources on the project site. The proposed Project is consistent with the analysis contained in the Final EIR. Therefore, the Final EIR captured the anticipated impacts to archaeological resources associated with the proposed Project. Final EIR Mitigation Measures 4.6.3 through 4.6.5 would reduce any impacts associated with construction of facilities identified in the Specific Plan to less than significant levels. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in

7a 3A

any additional impacts, and no new mitigation would be required.

Mitigation Measure 4.6.3: Prior to any grading and/or ground altering activities, the Project Applicant will retain a qualified archaeological monitor trained in both prehistoric and historic archaeology to oversee any ground-altering activities (e.g., removal of debris and/or vegetation, grading, or excavation). The archaeological monitor will prepare a Cultural Resources Monitoring Plan (Monitoring Plan), in consultation with the appropriate Indian Tribe, presenting the methodology and protocols to be used during the monitoring program, including the disposition of artifacts. The Monitoring Plan will acknowledge that the Project site is private property and, therefore, all cultural resource materials, with the exception of burials and grave goods, are the property of the property owner. The Monitoring Plan shall stipulate that, as a condition of approval, the property owner will make all cultural resources (i.e., artifacts) available for curation at a professionally acceptable repository (e.g., the University of California at Riverside Archaeological Research Unit, or the Western Center at the East Side Reservoir in Hemet, Riverside County, California), unless the appropriate Indian Tribe requests to repatriate the resources, in which case the property owner shall make the cultural resources available for curation with the appropriate Indian Tribe.

The Monitoring Plan shall further stipulate that all artifacts must be inventoried and prepared for curation in a professional manner. If neither repository is available to accept the collections, they may be temporarily curated at a facility identified in consultation with the cultural resource monitor, the property owner, the appropriate Indian Tribe, and the JPA. The Monitoring Plan shall be reviewed and approved by the JPA prior to the issuance of any grading permits.

Mitigation Measure 4.6.4: At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the appropriate Indian Tribe to notify the Tribe of grading or excavation, and too coordinate with the JPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground-disturbing activities; Project grading and development scheduling; terms of compensation; and the treatment and final disposition of any cultural resources, sacred sites, and/or human remains discovered on the site. Account any Native American concerns.

Mitigation Measure 4.6.5: Because the Project area has been evaluated as having a low probability to contain buried cultural resources, after completion of the first full day of grading for each increment of development, the qualified archaeological monitor will prepare a brief summary of monitoring and offer further monitoring recommendations, in consultation with the appropriate Indian Tribe. These recommendations may include continued full time monitoring, spot check monitoring, or an end to monitoring. These recommendations will be reviewed and approved by the JPA and the Project Applicant prior to proceeding with further monitoring. At any time during monitoring activities, the qualified archaeological and Tribal monitor(s) shall have the authority to temporarily halt any activities that may impact potentially significant cultural resources. If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or nonhuman bone are inadvertently discovered during ground-disturbing activities, would will stop in that area and the cultural resource monitor(s) will assess the

7a 35

significance of the find in accordance with the Monitoring Plan and, if necessary, develop appropriate treatment procedures, based upon consultation with the professional archaeologist, and taking into account any Native American concerns.

If cultural resources are discovered during construction activities, the construction contractor and lead contractor compliance inspector will verify that work is halted until appropriate site-specific treatment measures are implemented, in consultation with the appropriate Indian Tribe.

Mitigation Measure 4.6.6: If human remains of Native American origin are discovered during ground-disturbing activities, the Project will proceed in full compliance with State laws relating to the treatment and disposition of Native American burials (Public Resources Codes Section 5097 and Health and Safety Code 7050.5).

Potential Impact: Directly or indirectly destroy a unique paleontological resource or site or unique feature.

Impact Analysis: Based on the information presented in the Cultural Resources Investigation referenced in the Final EIR, the March LifeCare Campus Specific Plan area is considered to have a moderate level of sensitivity for paleontological resources. Final EIR Mitigation Measure 4.6.7 was identified, and determined that potential impacts to sensitive paleontological resources would be reduced to less than significant levels. The proposed Project is located in the southernmost portion of the Specific Plan area, and has the same moderate level of sensitivity for paleontological resources that is identified in the Final EIR. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Mitigation Measure 4.6.7: A paleontological monitoring plan shall be overseen by a qualified paleontological monitor on a full-time basis, once the existing structures have been removed. The extent and duration of the monitoring program would be dependent upon the future redevelopment plans. However, in any case, any excavations exceeding eight feet below the current surface shall be monitored, unless older alluvium is shown to be shallower. The monitoring shall be conducted in a manner consistent with current professional standards and include the authority to halt activities affecting paleontological resources and permitted to recover, analyze, report, and curate the find(s). The most likely repository for curation would be the Western Center at the East Side Reservoir complex, Hemet, Riverside County, California.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced 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	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	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?	☐	☐	☒	☐

Potential Impact: Exposure of people or structures to potentially substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction.

Impact Analysis: The Final EIR provided an evaluation of whether implementation of the March LifeCare Campus Specific Plan would expose people or structures to substantial adverse effects related to strong seismic ground shaking or seismic-related ground failure. The Final EIR included a site-specific Geotechnical Investigation that evaluated the entire Specific Plan area, and determined that there were potentially significant impacts related to seismic failure. Mitigation Measure 4.2.1 was identified in the Final EIR, which determined this measure would reduce any impacts related to seismic safety to less than significant.

> **Mitigation Measure 4.2.1:** Prior to the issuance of construction permits, and to the satisfaction of the JPA, the recommendations, performance standards, and requirements established within the Project Geotechnical Investigation which address exposure of people or structures to potentially substantial adverse effects of strong seismic ground shaking or seismic-related ground failure (including liquefaction) are incorporated into Project site design and construction plans. A qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requirements identified in the Project Geotechnical Investigation.

The proposed Project includes uses that are consistent with those evaluated in the Final EIR. The Final EIR stated that there are no faults within the Specific Plan area; however, there is the potential for strong ground shaking and liquefaction. In accordance with Mitigation Measure 4.2.1, a site-specific geotechnical investigation would be prepared for the proposed Project, and the recommendations contained within that investigation would be adhered to. Because the uses proposed for the site are permitted by the Specific Plan and analyzed in the Final EIR, no additional impacts related to seismic shaking are anticipated, and Mitigation Measure 4.2.1 is still applicable to the proposed Project. The proposed Project is consistent with the analysis contained in the Final EIR. No additional mitigation measures would be necessary.

Potential Impact: Location on a geologic unit or soil that is unstable, or that would become

7a 38

unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

Impact Analysis: As analyzed in the Final EIR, the Project area contains underlying soils that may have the potential for liquefaction under seismic conditions. Based on subsurface conditions within the Project area, the moderate to high seismicity of the region, any loose fill materials at the site could be vulnerable to subsidence or collapse. Mitigation Measure 4.2.2 was included in the Final EIR, which determined the measure would reduce any impacts related to liquefaction to less than significant levels. The proposed Project does not include any uses or activities that differ from those analyzed in the EIR. The proposed Project is consistent with the analysis contained in the Final EIR. Mitigation Measure 4.2.2 is applicable to the proposed Project, and no additional mitigation measures are necessary.

> **Mitigation Measure 4.2.2:** Prior to the issuance of construction permits, and to the satisfaction of the JPA, the recommendations, performance standards, and requirements established within the Project Geotechnical Investigation which address potential location on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, are incorporated into Project site design and construction plans. A qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requires identified in the Project Geotechnical Investigation.

The project site, as is the majority of the Project area and surrounding properties, is essentially level, and is not susceptible to land sliding. The potential for landslides does not exist, and no new impacts or mitigation measures would be required.

Potential Impact: Location on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

Impact Analysis: As analyzed in the Final EIR, near-surface loose soils require over-excavation and replacement as engineered/compacted fills. There is the potential for unstable soils to underlie the proposed Project area, thus impacts of the proposed Project would be potentially significant, consistent with the Final EIR. Mitigation Measures 4.2.3 and 4.2.4 were identified in the Final EIR, which would reduce any impacts related to expansive soils to less than significant. The proposed Project is consistent with the analysis contained in the Final EIR. Mitigation Measures 4.2.3 and 4.2.4 are applicable to the proposed Project, and no additional mitigation measures are necessary.

> **Mitigation Measure 4.2.3:** Prior to the issuance of construction permits, and to the satisfaction of the JPA, the recommendations, performance standards, and requirements established within the Project Geotechnical Investigation which address location on potentially expansive soils are incorporated into Project site design and construction plans. Section 2.0 of the March LifeCare Campus Specific Plan Geotechnical Study states that in the event changes occur in the nature or design of the project, further geotechnical analysis will be required. As such, subsequent projects shall be reviewed by the March JPA for consistency with geotechnical findings.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Mitigation Measure 4.2.4: Prior to a building permit issuance, a qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requirements outlined in a previously approved Geotechnical Investigation Study.

VII.	GREENHOUSE GAS EMISSIONS. Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Potential Impact: Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.

The Final EIR identifies a less than significant impact from greenhouse gas (GHG) emissions generated from operation of land uses implemented by the March LifeCare Campus Specific Plan. Estimates of Specific Plan-related GHG emissions in the Final EIR indicate that 89 percent of emissions are generated by mobile sources (motor vehicles) and the remainder from direct and indirect stationary and area sources. Final EIR Mitigation Measures 4.9.13 through 4.9.28, as well as project design elements, have been identified as sufficient to reduce Specific Plan GHG emissions to a less than significant level.

The proposed Project would not result in a net increase of motor vehicle trips compared to those envisioned and analyzed in the Final EIR (VRPA Technologies, 2010). The trip generation of the Project site assuming the Mixed Use land use designation shown in the Final EIR results in 2,637 daily trips. The proposed Project is expected to have a trip generation of 753 daily trips at buildout, which includes the 226 daily trips currently produced by the existing 119 bed facility. Based on a reduction of 1,884 daily vehicle trips as estimated by the Transportation Impact Analysis, the proposed Project would result in less CO_2 emissions, 3,132 tons per year of CO_2 less, than those predicted for the Specific Plan in the Final EIR.

There may be a slight increase in area source emissions as a result of increased building square footage of the project site, but as indicated in the Final EIR, area source emissions represent a fraction of project emissions compared to mobile source emissions. Therefore, the proposed Project is expected to generate less GHG emissions than those analyzed for the Specific Plan Final EIR. In

addition, the proposed Project would not result in an increase in the overall building square footage of the March LifeCare Campus Specific Plan. Therefore, operational GHG emissions of the proposed Project would be less than those analyzed in the Final EIR, and would remain less than significant. Thus, no additional mitigation would be required. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The Final EIR determined that the Specific Plan would comply with applicable strategies outlined by California EPA's Climate Action Team. Subsequent to certification of the Final EIR, there have been no substantive new plans or policies adopted relative to GHG's and climate change that would affect the analysis or determinations of the EIR. The state's Climate Change Scoping Plan was adopted prior to public circulation of the EIR.

Subsequent to certification of the EIR, revisions to the *CEQA Guidelines,* which at the time of the EIR were only proposed, became effective in March of 2010. These revisions resulted in the two potential GHG impact considerations in this impact analysis and the one prior. Both of these questions were addressed in the Final EIR under a single impact statement.

The proposed Project would not result in a net increase of motor vehicle trips compared to those envisioned and analyzed in the Specific Plan. There may be a slight increase in area source emissions as a result of increased building square footage of the project site, but as indicated in the Final EIR, area source emissions represent a fraction of project emissions compared to mobile source emissions and there would remain an overall net reduction in operational GHG emissions with the proposed project compared to the Specific Plan analyzed in the Final EIR. Because operational GHG emissions under the proposed Project would be less than those analyzed in the Final EIR, it's potential to conflict with applicable plans or policies related to GHG emissions and climate change would also be less than significant, as was the finding in the Final EIR for the March LifeCare Campus Specific Plan. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

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	☐	☐	☒	☐

7a 41

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	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?	☐	☐	☒	☐
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	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	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?	☐	☐	☒	☐

Potential Impact: Create a significant Hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Impact Analysis: The Final EIR incorporated a Phase I Site Assessment addressing existing on-site hazards, as well as potential hazards associated with the operation of facilities proposed by the Project. The Phase I Site Assessment did not identify any areas of special hazardous materials consideration on the proposed Project site, including soil or groundwater contamination, above- or below-ground storage tanks (see Figure 4.3-1 of the EIR). However, there is the potential for underground storage tanks to be encountered during ground-disturbing activities. Mitigation Measure 4.3.4 was identified in the Final EIR, which would reduce impacts to less than significant. There are two existing buildings (Buildings 942 and 940) and a surface parking lot on the project site that would be demolished. Building 940, which was constructed prior to 1978, contains asbestos-containing materials (ACMs) and lead-based paint (LBP). In addition, underground utility pipelines within 5th Street, have the potential to contain ACMs, LBP, and polychlorinated biphenyls (PCBs). Final EIR Mitigation Measures 4.3.5, 4.3.6 and 4.3.7, and 4.3.8 would be implemented for the proposed Project, and, based on the analyses of the Final EIR, would reduce impacts to a less than significant level. The proposed Project is consistent with the analysis contained in the Final EIR. There would be no new significant impacts, and no need for additional mitigation measures.

Mitigation Measure 4.3.4: If, during the course of Project construction, any underground storage tanks are identified, all activities shall halt. The discovery of any hazardous materials associated with encountered underground tanks, other than those already analyzed in the EIR, would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from the appropriate regulatory agency for the State and/or Riverside County shall be submitted to the JPA.

Mitigation Measure 4.3.5: Throughout demolition/renovation and site preparation activities, confirmed and suspected ACMs shall be handled and disposed of by licensed contractors in accordance with all appropriate regulatory agency guidelines.

Mitigation Measure 4.3.6: Throughout demolition/renovation and site preparation activities,

lead based paint will be handled in accordance with local, state, and federal regulatory guidance, and any LBP- covered debris will be removed to authorized disposal locations. All building hazardous materials will be abated as required by law and removed prior to demolition activities for disposal to facilities licensed to accept these materials. Documentation for all disposal of all demolition debris will be provided to the March JPA upon completion of demolition activities.

Mitigation Measure 4.3.7: Throughout demolition/renovation and site preparation activities, worker safety precautions shall be maintained in accordance with occupational health and safety standards so as to prevent potential exposure to LBP materials, ACMs, or other hazardous building materials.

Mitigation Measure 4.3.8: The soil adjacent to those building suspected of having LBP shall be evaluated for lead pursuant to guidance and requirements of the Department of Toxic Substances Control (DTSC). If levels exceeding established DTSC/Environmental Protection Agency (EPA) Preliminary Remediation Goals (PRGs) or California Human Health Screening Levels (CHHSLs) are found, soil remediation shall be completed as required by DTSC and/or RCDED.

Uses included in the proposed Project are consistent with those evaluated in the Final EIR. As stated in the Final EIR, less than significant hazardous materials impacts related to operational uses are anticipated. No new operational mitigation measures are necessary.

Potential Impact: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Impact Analysis: The Final EIR indentified Mitigation Measures 4.3.9 and 4.3.10 regarding the emissions of hazardous materials, and determined that impacts would be reduced to less than significant levels. The proposed Project area is located approximately 0.75 miles southwest of the nearest school (Serrano Elementary School) located within the City of Moreno Valley. The uses proposed on the site are consistent with those evaluated in the Final EIR, and while some hazardous materials may be handled on-site, such use would be in compliance with all applicable rules and regulations, in order to minimize risk of public exposure to any hazardous materials at the proposed Project area. In addition, Final EIR Mitigation Measures 4.3.9 and 4.3.10 would be included in the proposed Project and would reduce impacts to less than significant levels. The proposed Project is consistent with the analysis contained in the Final EIR. There would be no new impacts and no new mitigation would be required.

Mitigation Measure 4.3.9: Concurrent with application for building permits, development applicants shall evaluated and determine if the requested uses/facilities are subject to provisions of Public Resources Code Section 21151.4. Based on this evaluation and determination, applicants shall either:

a) Provide the JPA with signed affidavit(s) that the requested facilities/uses are not subject to provisions of Public Resources Code Section 21151.4, or

b) If the requested uses/facilities are determined to be subject to Public Resources Code Section

21151.4, applicable consultation and notification processes shall be conducted prior to certification of any EIR, or approval of any negative declaration for the requested use/facilities.

Mitigation Measure 4.3.10: All soil to be imported to the Project site shall be tested by a qualified soils engineering firm to confirm that the materials are free from contamination as defined by existing regulations. The results of the analysis shall be provided to the March JPA, prior to importation to the site.

Potential Impact: 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, create a significant hazard to the public or the environment.

Impact Analysis: As part of the Phase I Site Assessment and Final EIR, a search of federal, state, local, tribal, and proprietary records was conducted, and no hazardous material sites compiled pursuant to Government Code section 65962.5 are located in the proposed Project area. The Final EIR concluded that less than significant impacts would occur. The proposed Project is consistent with this conclusion because uses included in the proposed Project are consistent with the analysis in the Final EIR. There would be no new significant impacts and no mitigation measures required.

Potential Impact: 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, public use airport, or private airstrip, result in a safety hazard for people residing or working in the project area.

Impact Analysis: The proposed Project area is located approximately 0.35 mile northeast of the March Inland Port Runway, and two airport land use plans affect the proposed Project area. The Riverside County ALUP defines the Specific Plan area, including the proposed Project area, as Safety Zone II, and the Final EIR determined that the March LifeCare Campus Specific Plan in its entirety is consistent with the ALUP. The Specific Plan area (including the proposed Project area) is also within the Draft 2010 March Air Reserve Base/Inland Port Airport Joint Land Use Study, within Accident Potential Zone I and II, but is outside of any identified safety hazards zones. The Specific Plan area is located in Zones D and E of the Joint Land Use Study, which indicates that lands within these zones are subject to noise and risks associated with aircraft, but that impacts are sufficiently minimal that land use restrictions are generally unnecessary. In addition, the Specific Plan area, including the proposed Project area, is not located within any of the safety hazards zones identified in the Air Installation Compatibility Use Zone Report. The Riverside County Airport Land Use Commission considered made a consistency finding for the proposed Project on April 14, 2011. Because the proposed Project is consistent with the uses analyzed in the Final EIR, no new impacts would result, and new mitigation measures are not necessary.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Potential Impact: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Impact Analysis: The Final EIR concluded that the March LifeCare Campus Specific Plan would have a potentially significant impact related to emergency response and evacuation during construction activity. Mitigation Measure 4.3.10 was set forth in the Final EIR to reduce any impacts related to emergency response, and would be implemented for the proposed Project. The proposed Project is consistent with the analysis contained in the Final EIR. Mitigation Measure 4.3.10 is applicable to the proposed Project, and no further mitigation would be required.

> **Mitigation Measure 4.3.10:** Prior to a grading permit issuance, the development contractor(s) shall prepare and submit construction traffic management plans(s) for review and approval by the March JPA. Traffic plans shall be designed to minimize traffic flow interference from construction activities. The plan may include the use of public transportation and satellite parking areas with a shuttle service; it MUST include advance public notice of routing; schedule operations affecting traffic for off-peak hours; minimize obstruction of through-traffic lanes; provide a flag person to guide traffic properly and ensure safety at construction sites. Construction traffic management plans near federal uses to remain shall be coordinated with federal uses to remain, and prepared by a licensed traffic engineer, and shall provide for safe and efficient access and on-site and off-site traffic movements throughout construction activities. Proof of coordination with neighboring federal uses to remain, such as a support letter, shall be supplied to the March JPA at the time of grading permit reviews.

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	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
	drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐

Impact Analysis: The Final EIR concluded that implementation of the March LifeCare Campus Specific Plan would have potentially significant operational impacts related to water quality. Some receiving waters for stormwater runoff were identified in the Final EIR as impaired, and pollutants of concern (POCs) associated with the proposed Project could further affect those receiving waters. The Final EIR identified Mitigation Measures 4.4.2 and 4.4.3, and concluded that the measures would reduce impacts to a less than significant level.

> **Mitigation Measure 4.4.2:** All site specific uses shall use pervious surfaces. For new developments, identify where permeable pavements, such as crushed aggregate, turf block, unit pavers, pervious concrete, or pervious asphalt could be substituted for impervious concrete or asphalt paving.
>
> **Mitigation Measure 4.4.3:** All site specific uses shall disperse runoff to adjacent pervious areas. Where possible, direct roof downspouts across pervious areas. A maximum 2:1 ratio between impervious and pervious surfaces is required. Receiving pervious area must be relatively flat and soils should be amend as needed to promote infiltration, Similarly, parking areas must be designed so that runoff can sheet flow to landscaped areas. Where feasible, use curb cuts or no curbs to allow runoff to flow to vegetated areas.

The proposed Project would develop 7.75 acres of the southernmost portion of the March LifeCare Campus Specific Plan area, and would have the potential to affect water quality to receiving waters (Canyon Lake). A Water Quality Management Plan (WQMP) was prepared for the proposed Project, which identifies pollutants of concern as urban runoff pollutants (sediment/turbidity; nutrients; trash and debris; oxygen demanding substances; bacteria and viruses; oil and grease; and pesticides) (Urban Resource Corp, 2010). Runoff from the project site would be discharged directly into a publicly-owned, operated, and maintained Municipal Separate Storm Sewer System (MS4). The WQMP identifies site design best management practices (BMPs) to minimize runoff, minimize impervious surfaces, conserve natural areas, and minimize directly connected impervious areas. Non-structural (such as education programs, litter control, and activity restrictions) and structural (such as MS4 signage, landscape/irrigation design, and protection of slopes and channels) source control BMPs are also identified in the WQMP. Treatment controls would be provided with the use of on-site rain gardens and a storm filter treatment vault (see Figure 3).

The Project storm drain design consists of a 24-inch underground storm drain in N Street and 6th Street that would collect the off-site tributary drainage area from the north at catch basin inlets at the intersection of N Street and 5th Street. These off-site flows would not be treated for water quality. The proposed on-site storm drain system would collect, clean, detain and discharge site flows into an 18-inch storm drain line at the southeast corner of the property that would join the proposed 24-inch line from N and 6th Street. These combined flows would extend down 6th Street in an underground 30-inch storm drain pipe that would outlet directly into the Heacock Street Channel through a connection in the concrete sidewall of the channel. On-site flows would be cleaned by a series of localized bio-filtration gardens or rain gardens throughout the site before being collected by the on-site area drain / storm drain system (Figure 3). The parking lot / private drive would consist of surface flow and concentrated gutter flows that would be collected by catch basins within the street system. The first flush from the combined on-site flows from the landscape areas and the parking lots would be collected and treated with the use of a Contech Stormgate and an 8'x16' Stormfilter unit. Any large storm flows would be diverted with the Stormgate bypass system. The treated first flush and the

7a 49

bypassed storm flows would be collected and detained in an underground storm drain pipe detention system that would reduce the storm drain flows to pre-development discharge rates and quantities. These are the flows that enter the 6th Street storm drain as described above.

The proposed Project is consistent with the analysis contained in the Final EIR. With implementation of Mitigation Measures 4.4.1 through 4.4.4, and 4.4.6 from the Final EIR, impacts hydrology and water quality would be reduced to a less than significant level. Impacts to water quality would therefore remain less than significant, and no additional mitigation measures would be required.

Potential Impact: 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; 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.

Impact Analysis: The Final EIR determined that implementation of the March LifeCare Campus Specific Plan would substantially alter terrain and groundcover characteristics by increasing impervious areas and modification of existing drainage patterns. Mitigation Measures 4.4.4 and 4.4.5 were identified in the Final EIR, which concluded that they would reduce any impacts related to the alteration of drainage patterns to a less than significant level.

> **Mitigation Measure 4.4.4:** All site specific uses shall direct runoff to bioretention facilities, flow-through planters, dry wells, or cisterns. Where runoff from impervious roofs and paved areas cannot be dispersed to landscaping, direct runoff to facilities designed to detain and treat runoff before letting it seep away slowly. Dry wells or infiltration basins may be used if soils are sufficiently permeable and geotechnical considerations allow.
>
> **Mitigation Measure 4.4.6:** The Master Developer shall coordinate with the March JPA prior to the alteration, relocation or upgrade of any storm water drainage, water supply or wastewater conveyance facilities within public right-of-way in order to reduce the potential for disruptions in service and to ensure that any necessary upgrades are implemented in compliance with applicable requirements.

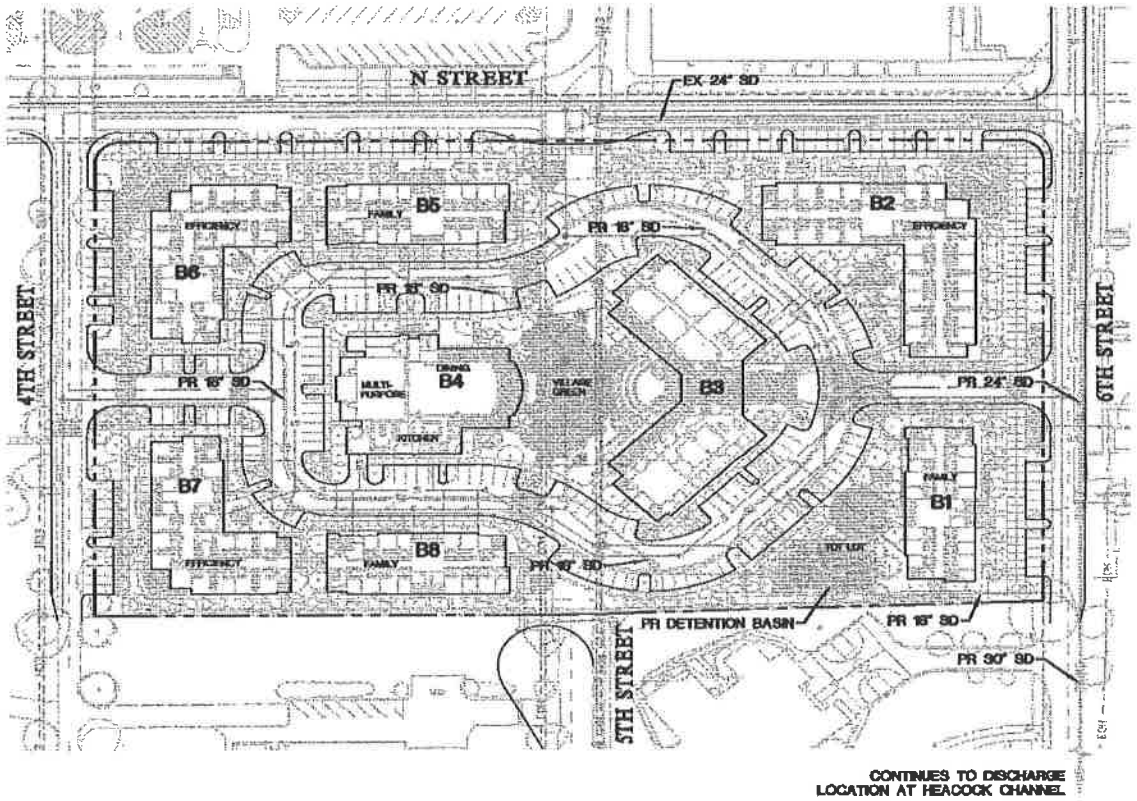
The proposed Project drains from the northwest to southeast and has approximately five feet of elevation change across the site. The proposed Project would incorporate these mitigation measures, including rain gardens, landscaping, a storm filter and storm gate, and other BMPs that would reduce impacts related to altered drainage patterns on the site. The proposed Project is consistent with the March LifeCare Campus Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: 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; place within a 100-year flood hazard area structures which would impeded or redirect flows.

Impact Analysis: The Final EIR determined that the Specific Plan would result in potentially

significant impacts related to flooding, because much of the area is subject to known flood hazards. The site is within Zone D (un-mapped area) of the FEMA Flood Insurance Rate Map 06065C0765G, dated August 28, 2008 and within the RCFCD Perris Valley Area Drainage Plan. The proposed Project includes structures and housing that could impede or redirect flood flows. However, those structures are consistent with those uses identified in the Specific Plan and analyzed in the Final EIR. Therefore, implementation of Mitigation Measures 4.4.7 and 4.4.8 would reduce impacts related to flooding to a less than significant level. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. The proposed Project, based on hydrologic modeling, will be raised so that the finished floor elevations of the buildings are one foot above the 100-year flood plain elevation. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Figure 3 Water Quality Treatment Control Plan
(Source: Section 4.9, U.S. Vets Transitional Housing Program SP)



7a 51

Potential Impact: 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; place within a 100-year flood hazard area structures which would impeded or redirect flows.

Impact Analysis: The Final EIR determined that the March LifeCare Campus Specific Plan would result in potentially significant impacts related to flooding, because much of the area is subject to known flood hazards. The site is within Zone D (un-mapped area) of the FEMA Flood Insurance Rate Map 06065C0765G, dated August 28, 2008 and within the RCFCD Perris Valley Area Drainage Plan. . The proposed Project includes structures and housing that could impede or redirect flood flows. However, those structures are consistent with those uses identified in the Specific Plan and analyzed in the Final EIR. Therefore, implementation of Mitigation Measures 4.4.7 and 4.4.8 would reduce impacts related to flooding to a less than significant level. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. The proposed Project, based on hydrologic modeling, will be raised so that the finished floor elevations of the buildings are one foot above the 100-year flood plain elevation. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

X. 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?	☐	☐	☒	☐

a) Physically divide an established community.

Impact Analysis: As identified in the NOP/IS (Appendix A of the Draft EIR), the Project involves the construction of healthcare related facilities on property that is currently underutilized. The Project does not propose elements or activities that would disrupt or divide an established community. Based on the preceding discussion, the Project's potential to

7a 52

disrupt or divide the physical arrangement of an established community is considered less-than-significant.

b) Potential Impact: 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.

Impact Analysis: The Final EIR provided a land use analysis of the March LifeCare Campus Specific Plan (which encompasses the same area as the proposed project site) and concluded that there would be less than significant impacts related to potential inconsistencies with goals and policies of the General Plan, Zoning Ordinance, and other relevant land use regulations, programs, or policies. The current General Plan land use designations for the Specific Plan is "SP-7 (Medical Campus)", which will change under the proposed Project to "SP-6". Because the proposed Project includes the same land uses at the same intensity as was analyzed in the Final EIR, the proposed project would be consistent with General Plan goals and policies. The proposed project is also consistent with the analysis contained in the Final EIR. There would be no new significant land use impacts associated with the proposed project, and no new mitigation would be necessary.

The Final EIR provided an evaluation of whether implementation of March LifeCare Campus Specific Plan would result in significant land use incompatibilities. The Final EIR determined that there is the potential for new facilities to significantly affect existing radio frequency for the March Air Reserve Base and Defense Media Center communications (recently renamed American Forces Radio and Television Service, AFRTS), which, if it occurred, would represent in a significant land use incompatibility. The proposed project includes only such uses as were anticipated and evaluated in the Final EIR, and would therefore not result in any impacts other than those previously analyzed in the Final EIR. In addition, the proposed project retains the building height overlay that radiates from the AFRTS facility. The proposed project is therefore consistent with the analysis contained in the Final EIR, there would be no new environmental impacts and no additional mitigation would be required.

The designated height limitation within SP-7 is 85 feet for parking structures surrounding the AFRTS facility, 135 feet for Zone 1, 50 feet for Zone 4 and 40' for Zone 11 which encompasses the Project site. The proposed SP-6 however modifies the height requirement within the Project area to 52 feet. The proposed height change on the Project site was cleared by the FAA on November 29, 2010. A finding of consistency was issued by the Riverside County Airport Land Use Commission on April 14, 2011.

The Riverside County Airport Land Use Plan (ALUP) defines the March LifeCare Campus SP area, including the proposed site, as being within Safety Zone II, and the Final EIR determined that the March LifeCare Campus Specific Plan in its entirety is consistent with the 1984 ALUP. SP-7 (including the proposed project area) is also within the Draft 2010 March Air Reserve Base/Inland Port Airport Joint Land Use Study (Joint Land Use Study), within Accident Potential Zone I and II, but is outside of any identified safety hazards zones. SP-7 (which is the same areas as the proposed project) is located in Zones D and E of the Joint Land Use Study, which indicates that lands within these zones are subject to noise and risks associated with aircraft, but that impacts are sufficiently minimal that land use restrictions are generally unnecessary. Potential impacts associated with the proposed project are consistent

with the analysis contained in the Final EIR. No new significant impacts and no new mitigation measures are required.

The Final EIR concluded that implementation of Mitigation Measure 4.1.3 would reduce any impacts related to lighting to less than significant.

Mitigation Measure 4.1.3: All exterior lighting shall be downward directed, or shall be otherwise designed and oriented to prevent light overspill.

The proposed project is consistent with the uses anticipated in the Final EIR, and Mitigation Measure 4.1.3 would be applicable to the proposed project. Moreover, Project lighting will adhere to the following lighting standards within the March JPA Development Code:

1. All outdoor lighting associated with nonresidential uses shall be shielded and directed away from surrounding residential uses. Such lighting shall not exceed 0.5 foot-candles, minimum maintained of illumination beyond the property containing the nonresidential use, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.

2. All parking areas of five or more spaces shall have a minimum maintained lighting of 1 foot-candle illumination per square foot of parking area for visibility and security during hours of darkness generally distributed over the entire parking surface.

3. Use of the following forms of outdoor lighting shall be prohibited between midnight and dawn:
   a. The operation of searchlights for advertising purposes; and
   b. The illumination of outdoor public recreational facilities, unless a specific recreational activity requiring the lighting is already in progress. Security lighting shall be provided.

4. Overhead roof lighting is prohibited.

5. Outdoor lighting within residential areas, except for street lighting, shall be on poles or other supports not exceeding 12 feet in height. Such lighting shall be designed to project downward and shall not create glare on adjacent properties.

6. All exterior commercial doors during the hours of darkness shall be illuminated with one (1) foot-candle, minimum maintained of light on the surface.

7. Aisles, passageways, and recesses related to and within a building complex, during the hours of darkness, shall be illuminated to fifty one hundredth (0.5) foot-candles, minimum maintained, on the surface.

8. All lighting shall be enclosed in vandal resistant fixtures.

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c) Potential Impact: Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impact Analysis: The Final EIR states that SP-7 (including the project site) is located within

7a 5A

the Western Riverside County Habitat Conservation Plan for the Stephen's kangaroo rat and the Western Riverside County Multi-Species Habitat Conservation Plan. The Final EIR noted that March JPA does not participate in these plans, but that since protected species are not present, there would be no conflict with these plans, resulting in less than significant impacts and no mitigation measures required. The proposed project includes the same ground-disturbing activities within the same development footprint as those evaluated in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

XI.	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?	☐	☐	☒	☐

a, b) The potential impacts associated with mineral resources were determined to be less than significant in the NOP/Initial Study (Appendix A of the Draft EIR) and therefore not evaluated in the Final EIR. This issue was determined to be less than significant, since no significant mineral resources are present in the area. No further analysis is required.

XII.	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	☐	☐	☒	☐

7a 55

	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?	☐	☐	☒	☐

Potential Impact: 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.

Construction Noise

The Final EIR determined potentially significant construction noise impacts in relation to standards established in previously certified March JPA documentation. The Final EIR determined that the potential existed for maximum received noise levels due to construction under the proposed Project to exceed 75 dBA in a 12 hour period. Mitigation Measures 4.10.1 through 4.10.4 were identified in the Final EIR, and they were determined to reduce construction noise impacts to a less than significant level.

Mitigation Measure 4.10.1: The construction contractor shall ensure that construction activities occur only between the hours of 7:00 a.m. and 7:00 p.m. Construction shall not be permitted on Saturdays, Sundays or holidays. Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans

Mitigation Measure 4.10.2: The construction contractor shall ensure that heavy construction equipment operations shall not exceed 75 dBA Leq (12 hrs) at off-site receptors during the

permitted construction hours (7:00 a.m. to 7:00 p.m.) Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans. The construction contractor shall prepare a Construction Equipment Schedule and Operation Plan demonstrating modeled compliance with this Mitigation Measure. This Plan shall be reviewed and approved by the JPA prior to the issuance of correlating development permits.

Mitigation Measure 4.10.3: The construction contractor shall ensure that all construction equipment is properly maintained with operating mufflers and air intake silencers no less effective than those originally installed by the manufacturer. No equipment shall have an un-muffled exhaust. Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans.

Given the location and the phasing of the proposed Project, the noise generated by construction activities under the proposed Project would be less than those predicted in the Final EIR. Consequently, with implementation of Mitigation Measures 4.10.1 through 4.10.4 as defined in the Final EIR, the proposed Project would have a less than significant impact with regard to exposure of persons to noise levels in excess of applicable standards.

Vehicle Noise

The Final EIR determined that the Specific Plan could result in potentially significant vehicle noise impacts to sensitive receptors that would be constructed as part of the March LifeCare Campus Specific Plan. The Final EIR determined that these impacts would be mitigated to a less than significant level by implementation of Mitigation Measures 4.10.5.

Mitigation Measure 4.10.5: Prior to site specific project approval, site and use-specific noise studies shall be completed for any future projects involving the development of sensitive land uses. Employing standard building construction standards will ensure that interior noise levels will not exceed the maximum acceptable condition of 45 dBA CNEL. These, or equivalent measures identified through site-specific acoustical analyses shall be implemented.

The proposed Project would locate transitional housing, which would be considered a sensitive noise receptor over 800 feet from the nearest roadway with substantial traffic volumes and would not be impacted by vehicle noise to a significant extent. The proposed Project is consistent with the analysis within the Final EIR. Mitigation Measures 4.1.5 would be sufficient to reduce impacts associated with the proposed Project to a less than significant level. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

General Operational Noise

The Final EIR determined that the Specific Plan could result in potentially significant general operational noise, primarily delivery truck activities associated with hospital uses and air handling equipment. The proposed Project does not include the development of a hospital.

Operations of the proposed Project would not result in substantial delivery truck activities. The impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Peak Noise Events

The proposed Project would not include operations that would result in the generation of peak noise

events. Consequently, implementation of the proposed Project would not alter the findings of the EIR. The proposed Project would represent a new sensitive noise receptor that could be impacted by helicopter and ambulance activities associated with the March LifeCare Campus SP-4 development; however, the existing of the uses represented by the proposed Project were considered as part of the overall Specific Plan in the Final EIR. Therefore, the proposed Project would result in the same significant and unavoidable impact with regard to exposure of future occupants to noise levels in excess of standards of March JPA as was addressed in the Final EIR.

Potential Impact: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

The Final EIR determined that the Specific Plan would result in potentially significant vibration impacts resulting from construction activities, and that this impact would be mitigated to a less than significant level by Mitigation Measure 4.10.19.

> **Mitigation Measure 4.10.19:** Heavy construction equipment operations (equipment and activities capable of producing groundborne vibration levels of 87 VdB or greater) are prohibited within 63 feet of occupied Specific Plan land uses. This requirement may be waived if the developer provides, and the JPA accepts, substantiating analysis demonstrating that vibration levels received at the closest occupied land use will not exceed 75 VdB.

The proposed Project would construct low-rise residential units that would require use of standard construction equipment; construction of the proposed project would not likely require pile driving. Standard construction equipment used for grading was assessed in the Final EIR for the Specific Plan. Therefore, Mitigation Measure 4.10.19 would also reduce construction-related vibration impacts of the proposed Project to less than significant levels.

Potential Impact: A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Construction

The Final EIR determined that the March LifeCare Campus Specific Plan would result in a less than significant noise impact resulting from permanent noise increases from construction activities as construction activities would not be permanent. The proposed Project is consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Vehicle Noise

The Final EIR determined that the Specific Plan would result in a less than significant noise impact resulting from vehicle traffic contributions to ambient noise levels. The proposed Project would not significantly impact the motor vehicle trips envisioned and analyzed in the Final EIR (VRPA Technologies, 2010). Consequently, implementation of the proposed Project would result in a less than significant impact with regard to substantial permanent increases in noise levels generated by vehicle traffic.

7a 54

Operational Noise

The Final EIR determined that the March LifeCare Campus Specific Plan would result in a less than significant noise impact resulting from operational noise. Operational noise generated by air handling units of the proposed Project, or of other Specific Plan elements on the proposed Project would be mitigated to a less than significant level by Mitigation Measures 4.10.8 through 4.10.12, as identified in the Final EIR. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Construction Noise

The Final EIR determined that the March LifeCare Campus Specific Plan could result in potentially significant construction noise impacts in relation to noise increases above ambient levels existing without the project. The Final EIR determined that the potential existed for maximum received noise levels to exceed 75 dBA CNEL, which is in excess of existing ambient noise levels. Mitigation Measures 4.10.1 through 4.10.4 were identified and determine by the Final EIR to reduce construction noise impacts to a less than significant level.

The proposed Project would result in elevated construction noise in the same areas considered in the Final EIR. Given the location of the project area, the proposed Project is further away from the nearest sensitive receptors than the worst case assumptions of the Final EIR. Therefore, noise generated by construction activities under the proposed Project would be less than those predicted in the Final EIR. Consequently, with implementation of Mitigation Measures 4.10.1 through 4.10.4, the proposed Project would have a less than significant impact with regard to temporary increases in ambient noise levels.

Vehicle Sources

The Final EIR determined that the March LifeCare Campus Specific Plan would result in a less than significant noise impact resulting from temporary or periodic noise increases from vehicle sources as vehicle noise would not be temporary. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Operational Sources

The proposed Project does not include operations that would result in the generation of peak noise events. Consequently, implementation of the proposed Project would not alter the findings of the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: 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.

The Final EIR determined that the March LifeCare Campus Specific Plan would result in a less than significant noise impact from operations of the March Inland Port for both military and civilian activities. As the proposed Project would be located within the area of the Specific Plan considered for this analysis, this conclusion would also apply to the proposed Project. The proposed Project is consistent with the Specific Plan and the impacts of the proposed Project are consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required. The Riverside County Airport Land Use Commission considered made a consistency finding for the proposed Project on April 14, 2011. Because the proposed Project is consistent with the uses analyzed in the Final EIR, no new impacts would result, and new mitigation measures are not necessary.

Potential Impact: For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

The Final EIR determined that the March LifeCare Campus Specific Plan would result in a potentially significant noise impact from emergency helicopter operations of the proposed helipad. The proposed Project, however, does not include the installation of a helipad, nor would the use be located near facilities that include helicopter operations. No mitigation measures related to air operations noise levels are required.

XIII.	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?	☐	☐	☒	☐

a-c) Impact Analysis. The potential impacts associated with population and housing was determined to be less than significant in the NOP/Initial Study (Appendix A of the Draft EIR) and therefore not evaluated in the Final EIR. The proposed project is consistent with analyses in the Final EIR as SP-7 does not change land uses or building square footages. Thus, there would be no change to the Project's potential population and housing impacts. Thus, the proposed project would not increase the area's population beyond existing projections. No further analysis is required.

XIV.	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?	☐	☐	☒	☐

Potential Impact: Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; or result in the need for a new or physically altered governmental facilities, the construction of which could cause significant impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection, or other public services.

Impact Analysis: The implementation of the proposed Project would not result in or cause substantial adverse physical effects due additional demands on existing fire protection services, police protection services, or other public services. March JPA will collect Development Impact Fees (DIF) which would offset increased demand generated by Specific Plan development to provide funding for fire,

7a 61

law, and public services. Additionally, the Project will install the necessary features within and around proposed buildings to meet CalFire requirements for high rise buildings. On this basis, the Final EIR concluded that the Project would not result in substantial adverse physical effects from the construction of new or altered government facilities needed to maintain service ratios, response times, or other performance objectives for fire protection services, police protection services, or other public services. The uses of the proposed Project were evaluated in the Final EIR leading to this conclusion. The proposed Project is consistent with analysis contained in the Final EIR. There would be no new impacts and no new mitigation would be required.

XV. 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?	☐	☐	☒	☐

a-b) The potential impacts associated with recreation was determined to be less than significant in the NOP/Initial Study (Appendix A of the Draft EIR) and therefore not evaluated in the Final EIR. The proposed project is consistent with analyses in the Final EIR as SP-7 does not change land uses or the concept of the medical campus. SP-7 simply makes minor changes to circulation, height units and parking, which have no relation or bearing on public services. Thus, no impacts would occur and new mitigation is required.

7a 42

XVI. TRANSPORTATION / TRAFFIC.
Would the project:

a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c)	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)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian	☐	☐	☒	☐

7a 103

facilities, or otherwise decrease the performance or safety of such facilities?

Potential Impact: Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street. That is, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratios on roads or freeways, or congestion at intersections; exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designed roads or highway.

Impact Analysis: The Final EIR provided a Traffic and Circulation analysis of the build out of the March LifeCare Campus Specific Plan area and concluded that there would be significant and unavoidable impacts to 20 intersections, 18 roadway segments, and five I-215 segments. The Final EIR provided a series of mitigation measures (4.8.1 through 4.8.13) that would reduce, but not avoid, significant traffic impacts to the study area intersections and roadway/freeway segments. No feasible mitigation was identified for the freeway segments and impacts would remain significant and unavoidable. The Final EIR also determined that implementation of the Specific Plan would not result in conflicts with adopted policies, plans, or programs supporting alternative transportation. The proposed Project is not required to prepare a TIS document since it would generate less than 100 peak hour trips, would not substantially affect LOS of intersections and segments in the project area, would not substantially change the off-site transportation system, would not significantly increase the potential for a traffic incident, and is within a Specific Plan area for which an EIR has already been approved (VRPA Technologies, 2010).

The proposed Project considered in this Addendum is the first project to be implemented under the adopted Specific Plan. The project site is specifically zoned as SP-7, and the uses identified in the proposed Project are consistent with this designation. The proposed Project will amend the SP-7 designation to SP-6, however, in order to guide the Project toward a more mixed use type of development that is consistent with the intent of the original SP-7 designation. The proposed Project is to relocate and expand an existing 119 bed facility to a 401 bed facility for homeless US Vets. This relocation and expansion of an existing use is expected to generate less than 100 peak hour trips (see **Table 3**), which shows the resulting trip generation for the proposed Project at buildout and the net addition of Project trips considering the baseline reduction associated with the existing 119 bed facility.

7a 69

TABLE 3
TRIP GENERATION OF THE PROPOSED PROJECT

Land Use	Size	Units	Daily Trip Rate	Daily Trips[a],[b]	%AM Peak	%PM Peak	%AM Inbound	%PM Inbound	AM Peak Hour Trips		PM Peak Hour Trips	
									IN	OUT	IN	OUT
Proposed Project	401	Beds	1.9	753	11.5%	8.5%	52%	53%	46	42	34	30
									Subtotal AM	**88**	**Subtotal PM**	**64**
Existing Facility[c]	**119**	**Beds**	**1.9**	**-226**	**11.5%**	**8.5%**	**52%**	**53%**	**-14**	**-12**	**-10**	**-9**
									Total AM	**62**	**Total PM**	**45**

a Based on counts taken by VRPA Technologies, Inc. on October 27, 2010 on Driveways on Meyer and 6th Street

b Based on assumption that 8.5% of all daily trips occur in PM Peak Hour

c Reduction based on the assumption that all 119 beds are occupied

SOURCE: VRPA, 2010

As shown in Table 3, the proposed Project results in a net addition of 527 daily trips, including 62 AM Peak Hour trips, and 45 PM Peak Hour trips. While development of the proposed Project is anticipated to produce low trip generation, it would contribute overall to the projected traffic impacts that are expected to occur as part of development of the larger Specific Plan Area. As such, the proposed Project would contribute its fair share of monetary contributions pursuant to the March JPA Transportation Uniform Mitigation Fee (TUMF) March JPA Resolution #JPA 10-01, which establishes the monetary rates for all new projects applicable beginning January 20, 2010 as required by Final EIR Mitigation Measures 4.8.1 through 4.8.13. The proposed Project is consistent with the analysis contained in the Final EIR for SP-4. Therefore, the Final EIR captured the anticipated traffic impacts with the proposed Project. The proposed Project is consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no additional mitigation measures would be required.

Potential Impact: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or compatible uses (e.g., farm equipment); inadequate vehicular access and internal circulation.

Impact Analysis: The Final EIR evaluated whether implementation of the Specific Plan would substantially increase hazards due to a design feature, result in emergency access inadequacies, or

7a 105

cause inadequate internal circulation. The Final EIR included access improvements proposed as part of Specific Plan implementation, at the discretion of March JPA, in addition to site-specific design recommendations of the Project TIA. Based on the incorporation of the recommendations described in the EIR, as well as Mitigation Measure 4.8.14, the Final EIR concluded that impacts of increased traffic hazards, inadequate site access, or internal circulation would be less than significant. In order to avoid potentially significant impacts for the proposed Project, Mitigation Measure 4.8.14 would be required. The proposed Project is consistent with the analysis contained in the Final EIR. This would adequately reduce environmental impacts, and no additional mitigation measures are necessary.

> **Mitigation Measure 4.8.14:** Prior to a grading permit issuance, the development contractor(s) shall prepare and submit construction traffic management plan(s) for review and approval by the March JPA. Traffic plans shall be designed to minimize traffic flow interference from construction activities. The plan may include the use of public transportation and satellite parking areas with a shuttle service; it MUST include advance public notice routing; schedule operations affecting traffic for off-peak hours; minimize obstruction of through-traffic lanes; provide a flag person to guide traffic properly and ensure safety at construction sites. Construction traffic management plans near federal uses to remain shall be coordinated with federal uses to remain, and prepared by a licensed traffic engineer, and shall provide for safe and efficient access and on-site and off-site traffic movements throughout construction activities. Proof of coordination with neighboring federal uses to remain, such as a support letter, shall be supplied to the March JPA at the time of grading permit review.

The proposed Project includes the permanent closure and vacation of 5th Street between N Street and southern boundary of the proposed Project; this change is not expected to cause a substantial change to the transportation system (March JPA Memorandum, 2010); therefore, there would be no significant impacts to hazards due to a design feature, inadequate site access, or internal circulation. The proposed Project is consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: Result in inadequate parking capacity.

Impact Analysis: The proposed Project includes a total of 246 parking spaces, as shown in **Table 4.** No new significant impacts would result, and no additional mitigation measures are required.

TABLE 4
PROPOSED PROJECT PARKING REQUIREMENTS

Type	Ratio	Units/Area	Stalls Req'd	Parking Added Per Phase	
Phase I				Onsite	Offsite
Residents	.5 per unit	128	64		
Support	1 per 400 sf	0	0		
Parking Required			64	60	45
Type	Ratio	Units/Area	Stalls Req'd	Parking Added Per Phase	
Phase II				Onsite	Offsite

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Residents	.5 per unit	105	53		
Support	1 per 400 sf	22,400 sf	56		
Parking Required			109	94	24
Type	Ratio	Units/Area	Stalls Req'd	Parking Added Per Phase	
Phase III				Onsite	Offsite
Residents	.5 per unit	90	45		
Support	1 per 400 sf	0	0		
Parking Required			45	0	23
Total Parking Required		218			
Total Parking Provided		246			
Total On-Site				154	
Total Off-Site					92

Potential Impact: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risk.

Impact Analysis: The Final EIR concluded that implementation of the Specific Plan would not result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risk. The proposed Project is consistent with the analysis contained in the Final EIR. The proposed Project would not result in any new significant impacts, and would not require mitigation measures. The Riverside County Airport Land Use Commission considered the Project on April 14, 2011 and concluded that the Proposal is consistent with the provisions of the adopted 1984 Riverside County Airport Land Use Plan for the March Air Reserve Base Influence Area.

Potential Impact: Conflict with adopted policies, plans, or programs supporting alternative transportation.

Impact Analysis: The Specific Plan, as analyzed in the Final EIR, would not conflict with adopted policies, plans, or programs supporting alternative transportation and no mitigation measures are required. The proposed Project is consistent with adopted policies, plans, or programs supporting alternative transportation. Therefore, the proposed Project would not result in any additional impacts, and no new mitigation measures are required.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality	☐	☐	☒	☐

7a 67

	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).	☐	☐	☒	☐
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	☐	☐	☒	☐

7a 68

waste?

Potential Impact: Require the construction of new water or wastewater treatment facilities or expansion of existing facilities or expansion of existing facilities. The construction of which could cause significant environmental effects.

Impact Analysis: The implementation of the proposed Project would not result in or require the construction of new water or wastewater treatment facilities or expansion of existing facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. As outlined in the Final EIR, all water system improvements proposed and required of the Specific Plan would be designed, constructed, and maintained in accordance with WMWD, EMWD, March JPA, and Riverside County requirements. The Project includes performance standards for SP-6 infrastructure. Water would be provided to the proposed Project through the improvement of existing water facilities. Existing wastewater treatment facilities are sufficient to meet the proposed Project needs. The Final EIR concluded that impacts would be less-than-significant and would not require mitigation. The proposed Project is consistent with the analysis contained in the Final EIR. There would be no new impacts and no mitigation would be required.

Potential Impact: Require the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Impact Analysis: The implementation of the proposed Project would require the construction of new storm water drainage facilities or expansion of existing facilities; however, the construction of such improvements would not cause significant environmental effects. The Project storm drain design consists of a 24-inch underground storm drain in N Street and 6th Street that would collect the off-site tributary drainage area from the north at catch basin inlets at the intersection of N Street and 5th Street. These off-site flows would not be treated for water quality. The proposed on-site storm drain system would collect, clean, detain and discharge site flows into an 18-inch storm drain line at the southeast corner of the property that would join the proposed 24-inch line from N and 6th Street. These combined flows would extend down 6th Street in an underground 30-inch storm drain pipe that would outlet directly into the Heacock Street Channel through a connection in the concrete sidewall of the channel. On-site flows would be cleaned by a series of localized bio-filtration gardens or rain gardens throughout the site before being collected by the on-site area drain / storm drain system (Figure 3). The parking lot / private drive would consist of surface flow and concentrated gutter flows that would be collected by catch basins within the street system. The first flush from the combined on-site flows from the landscape areas and the parking lots would be collected and treated with the use of a Contech Stormgate and an 8'x16' Stormfilter unit. Any large storm flows would be diverted with the Stormgate bypass system. The treated first flush and the bypassed storm flows would be collected and detained in an underground storm drain pipe detention system that would reduce the storm drain flows to pre-development discharge rates and quantities. These are the flows that enter the 6th Street storm drain as described above.

In addition to the above mentioned requirements the proposed Project would be consistent and demonstrate appropriate storm water management and treatment facilities that are to the satisfaction of March JPA, Riverside County, and the Regional Water Quality Control Board (RWQCB). Treatment

7a 69

controls would be provided with the use of on-site rain gardens and a storm filter treatment vault (see Figure 3).

The proposed Project is consistent with the analysis contained in the Final EIR. Implementation of the proposed Project would not result in any additional impacts, and no new mitigation would be required.

Potential Impact: Result in a determination by the wastewater treatment provider which serves or may serve the Project that is has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments; exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Impact Analysis: The implementation of the proposed Project would not result in inadequate capacity to serve the projected demand in addition to the provider's existing commitments or exceed wastewater treatment requirements applicable of the RWQCB. Thus, impacts would be considered less-than-significant. As outlined in the Final EIR, all water system improvements proposed and required of the Project would be designed, constructed, and maintained in accordance with WMWD, EMWD, March JPA, and Riverside County requirements. WMWD wastewater treatment facilities serve the SP-6 area. At build out of the Specific Plan, the wastewater treatment plant would provide enough capacity to provide the projected and anticipated development within the Specific Plan area. Because the uses envisioned for the proposed Project are consistent with the overall buildout of the surrounding area, the proposed Project would not result in inadequate capacity to serve projected demand in addition to the provider's existing commitments; exceed wastewater treatment requirements of the applicable RWQCB. The proposed Project is consistent with the analysis contained in the Final EIR. There would be no new impacts and no mitigation would be required.

Potential Impact: Exceedance of the landfill's permitted capacity to accommodate the Project's solid waste disposal needs; or conflict with federal, state, and local statutes and regulations related to solid waste.

Impact Analysis: The implementation of the proposed Project would have a minimal effect on available landfill capacities. However, the Final EIR included Mitigation Measures 4.11.2 through 4.11.4 regarding debris and waste that would be generated during demolition and construction activity. The proposed Project would include demolition of two existing structures as well as surface parking on the site. The demolition required by the proposed Project is consistent with that identified and evaluated in the Final EIR; therefore, the potential of the proposed Project to generate solid waste that would exceed landfill capacity is less than significant. Mitigation Measures 4.11.2 through 4.11.4 would be applicable to the proposed Project and would further reduce potential impacts to landfills.

> **Mitigation Measure 4.11.2:** Prior to a demolition permit issuance, the contractor(s) must submit a construction and demolition waste management plan for March JPA review and approval that will recycle and/or salvage at least 50 percent of non-hazardous construction and demolition debris. Contractor(s) must develop and implement a construction management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris cannon be counted toward this 50 percent requirement.

Mitigation Measure 4.11.3: Prior to building permit issuance, the contractor(s) must submit a report from a registered geotechnical engineer, or a specialist approved by the MJPA, verifying compliance with approved construction and demolition waste management plans.

Mitigation Measure 4.11.4: Prior to building permit issuance, the contractor(s) must submit a report from a registered geotechnical engineer, or a specialist approved by the JPA that demonstrates compliance with approved construction waste management plans requirements of 50 percent waste reduction.

XVIII.	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?	☐	☐	☒	☐

As demonstrated in response to threshold criteria I through XVII, because the proposed project does not alter the mix, intensity, or square footage of uses; involves the same development area; and will remove the same existing onsite features as was analyzed in the Final EIR, the proposed project will result in the same impacts as were analyzed in the Final EIR in relation to the mandatory findings set forth in paragraphs a-d, above.

References:

March Joint Powers Authority. 1999. General Plan of the March Joint Powers Authority. Prepared for and by the March Joint Powers Authority. Riverside County, California.

March Joint Powers Authority. 1997. Development Code. Adopted by March Joint Powers Authority Ordinance Number 97-07.

March Joint Powers Authority, October 2009, March LifeCare Campus Final Program EIR.

March Joint Powers Authority, October 2009, March LifeCare Campus Specific Plan SP-4 and SP-7.

March Joint Powers Authority, October 2011, Veterans Transitional Housing Traffic Review.

(JOINT POWERS COMMISSION RESOLUTIONS and ORDINANCE)

RESOLUTION #JPA 11-36

RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AND ADOPTING A CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2008071021) IN SUPPORT OF THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN (SP-6)

WHEREAS, on July 20, 2011, the Joint Powers Commission ("Commission") of the March Joint Powers Authority ("March JPA") certified an Addendum to the March LifeCare Campus Specific Plan Final Program Environmental Impact Report [SCH# 2008071021] ("Final EIR") pursuant to the California Environmental Quality Act (Pub. Resources Code § 21000 et seq. ("CEQA") and Cal. Code of Regulations, title 14, § 15000 et seq. (the "State CEQA Guidelines"); and

WHEREAS, the U.S. Vets Initiative ("Applicant") has submitted a request to amend the March LifeCare Campus Specific Plan ("SP-7") in order to modify certain height limitations, and to update parking strategies and design areas (the "Modifications"), which will facilitate a sustainable and integrated campus for an existing U.S. Vets Transitional Program for homeless U.S. veterans; and

WHEREAS, the Applicant has specifically applied to the March JPA for a general plan amendment, the first amendment to the March LifeCare Campus Specific Plan ("SP-7"), and a plot plan which would permit the Modifications (the "Entitlements"); and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (a), 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 State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, an analysis of State CEQA Guidelines section 15162 has been prepared and it has been determined that the Final EIR fully analyzed and mitigated all potentially significant environmental impacts that would result from the Modifications, if any, and therefore, no additional environmental review is required; and

WHEREAS, it has been determined that the Modifications are consistent with the goals, policies, objectives, and regulations of the March LifeCare Campus Specific Plan, and mitigation measures of the Final EIR; and

WHEREAS, the Commission caused an Addendum to the Final EIR (the "Addendum") to be prepared for the proposed minor technical changes that were necessary to address the Modifications; and

WHEREAS, the Addendum is attached hereto as Exhibit "A" and is incorporated herein by reference; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the adopted Final EIR; and

WHEREAS, on October 19, 2011, at a duly noticed public hearing, the March JPA Planning Commission considered the Addendum and the Activities and voted to recommend Commission approval and adoption of the Addendum and the Entitlements; and

WHEREAS, the Commission has carefully reviewed the Addendum in connection with the Final EIR and has also considered all other relevant information contained in the record regarding the Modifications and determined that the proposed changes addressed in the Addendum are minor technical changes, which will not result in new significant environmental impacts, would not substantially increase the severity of previously identified environmental effects and would not require new or different mitigation; and

WHEREAS, based upon the foregoing, the Commission desires to adopt the Addendum in support of SP-6; 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 RESOLVES AS FOLLOWS:

SECTION 1. Compliance with the California Environmental Quality Act. The Commission has reviewed and considered the information contained in the Addendum and supporting documentation in connection with the previously certified Final EIR. The Commission finds that the Addendum contains a complete and accurate reporting of the environmental impacts of the Modifications, which impacts were fully addressed and mitigated in the Final EIR. The Commission further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The Commission further finds that the Addendum reflects the independent judgment of the March JPA.

SECTION 2. Findings on Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Commission finds that the Modifications are "minor technical changes" pursuant to State CEQA Guidelines section 15164 such that an addendum to the Final EIR is the appropriate document. None of the conditions triggering the need for subsequent environmental review has occurred. The Commission further finds that no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because the minor technical changes specified in the Addendum:

a) do not constitute substantial changes that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
b) do not constitute substantial changes with respect to the circumstances under which the

Modifications are administered that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

SECTION 3. Approval and Adoption of the Addendum. The Commission hereby approves and adopts the Addendum to the Final EIR prepared for the Modifications.

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

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the offices of the March JPA. The custodian for these records is Grace I. Williams, Senior Planner and is located at 23555 Meyer Drive, Riverside, CA 92518.

PASSED, APPROVED AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 2nd day of November 2011.

State of California)
County of Riverside)

_____
Marion Ashley, Chairman
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 #JPA 11-36 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 2nd day of November, 2011, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:
Noes:
Absent:
Abstain:

Date: November 2, 2011

_____

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

7a 77

Exhibit A - Resolution JPA # 11-36
CEQA Addendum

ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN EIR

Final Program Environmental Impact Report (SCH No. 2008071021)

1 Introduction

This document is an Addendum to the Final Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2008071021) for the March Lifecare Campus Specific Plan (SP-7). The Final EIR evaluated the potential environmental effects of implementing SP-7, which proposed the development of an integrated, state-of-the art healthcare campus with 3.555 million square feet of healthcare related, educational research and mixed use development as well as 2.5 million square feet of parking structure(s). The Final EIR further analyzed the relocation of existing homeless shelters, Path of Life, and the U.S. Veterans' Transitional Housing Program within the boundaries of SP-7. While the March LifeCare Campus Specific Plan did not readily identify the relocation sites for existing homeless facilities, SP-7 did include the analysis of new infrastructure, including street improvements and water distribution, sewage collection, and storm drainage facility improvements to potential relocation sites. The Final EIR was certified in November of 2009 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The proposed Project for the U.S. Vets Transitional Housing Program ("Project") will accomplish the following:

1. Amend General Plan No. 11-01 (GP11-01) to change the existing site designation on 7.75 acres from "SP-7" to "SP-6";

2. Establish a new Specific Plan on the new 7.75 acre U.S. Vets Site. In accordance with the naming conventions set forth in March JPA Development Code Section 9.13.040, the new Specific Plan is labeled "SP-6"; and

3. Adopt Plot Plan 10-02 for the development of a 401 bed Transitional Housing Program facility for homeless U.S. Veterans within the western Riverside County region.

The following discussion further outlines the elements associated with proposed Project.

2 Specific Plan, SP-6

SP-6 is sponsored by the United States Veterans Initiative (U.S. Vets), the largest non-profit organization in the country dedicated to providing comprehensive services to homeless U.S. military veterans. Since 2003, the U.S. Vets operated a 5.8 acre U.S. Veterans transitional facility within the limits of the March LifeCare Campus Specific Plan area. The existing U.S. Vets program provides housing, educational and job training services to homeless veterans within the western Riverside County region. The proposed Project will relocate and expand the existing U.S. Vets Program to a 7.75-acre site located less than 1,200 feet south of the existing program site (Figure 1). The new site will accommodate a 401 bed transitional housing center for homeless U.S. veterans.

The Project is proposed to be constructed in three phases (Figure 2). Phase I would develop 84,682 square feet of building area, including a portion of the interior of the site and the full stretch of N Street (along the northerly property line) and 6th Street (along the easterly property line). Phase I includes two main buildings: Family Housing (B1) and the Efficiency Building (B2). The family housing would contain 21 units and 27 beds, and the Efficiency building would contain 107 units and 143 beds. Phase II includes the Administration Building (B3), Multi-purpose Building (B4) and second Efficiency Building (B6) for a total addition of 93,346 square feet. Phase II would also include unit modifications to Building B2 (conversion of units to single occupancy units of 104 beds), without increasing building square footage. Phase III includes the development of Efficiency Building (B7) and Family Buildings (B5 and B8) for a total addition of 91,045. Units would include one bathroom, a galley kitchen, and living quarters. Family Housing buildings will be three stories high, while the Efficiency buildings are planned at four stories. The buildout of the Project would result in a total of 269,073 square feet of development. Development specifics of the proposed Project are outlined in **Table 1**.

TABLE 1
PROPOSED PROJECT CHARACTERISTICS

Site Information	
Area of Site	7.75 acres
Surface Parking	248 spaces
Family/Efficiency Buildings	219,964 square feet
Administration Building	37,869 square feet
Multipurpose Building	11,240 square feet
Total Building Area	269,073 square feet

Figure 1. Site Vicinity Map

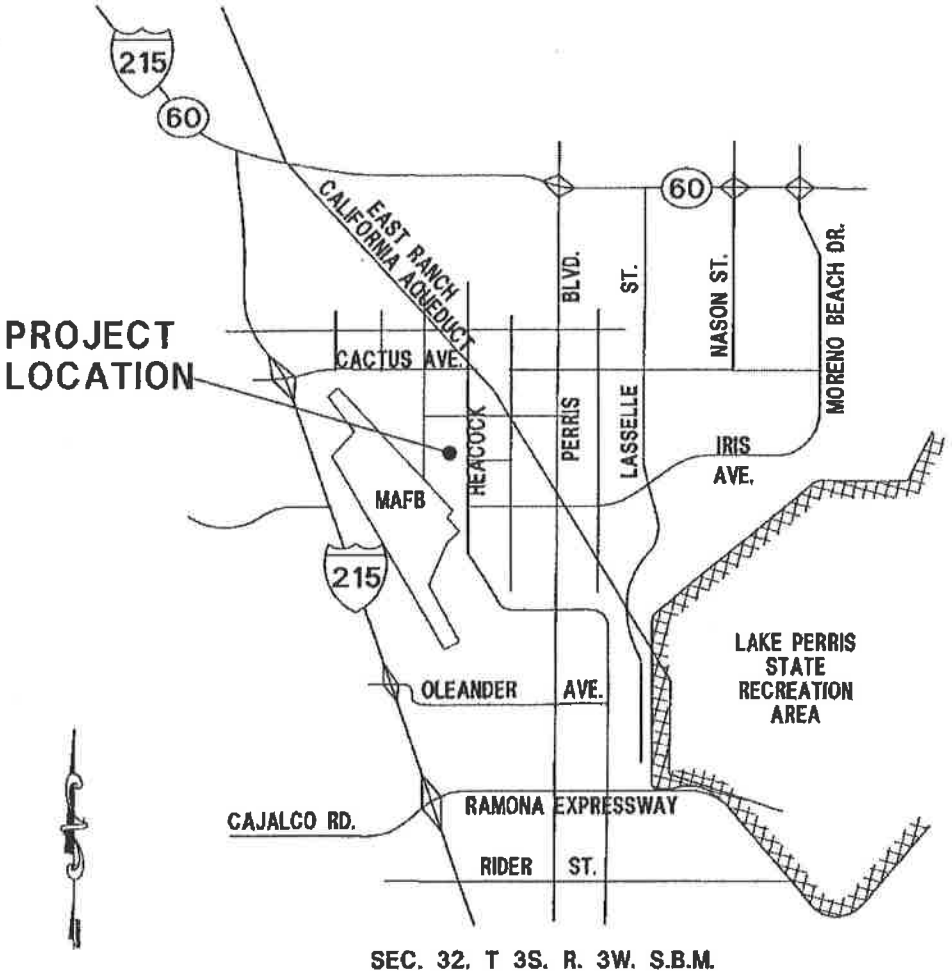
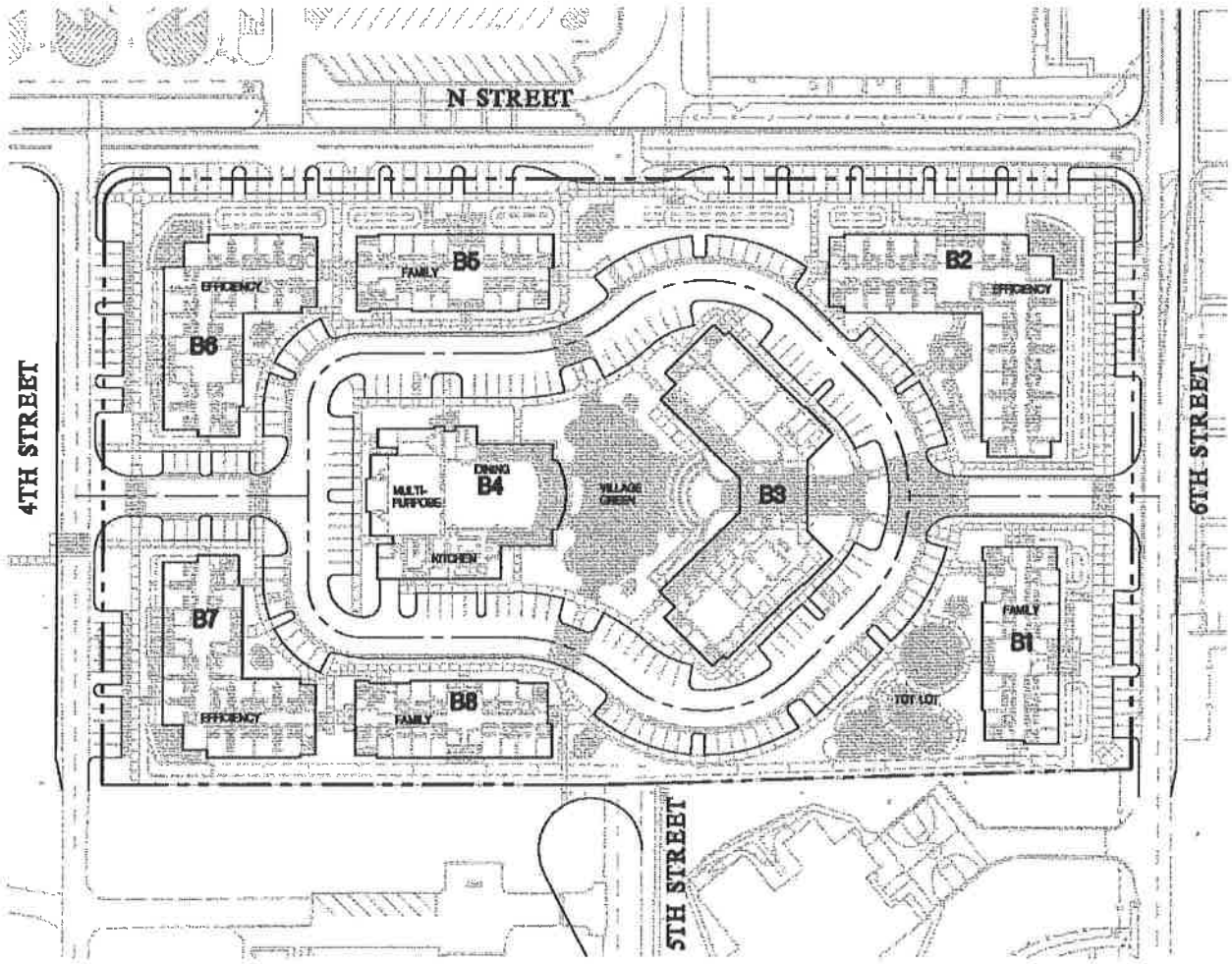


Figure 2. Project Site Plan



SITE PLAN

NORTH

GRAPHIC SCALE

0 30 60 120

(IN FEET)

1 inch = 120 feet

LEGEND

PROJECT BOUNDARY

7a 81

The U.S. Vets relocation and expansion Project would have represented the first implementing project pursuant to the adopted March LifeCare Campus. However, because the Project introduces a more comprehensive design for the existing U.S. Vets Program that caters specifically to the needs of homeless U.S. Veterans, it was necessary to separate the Project from the whole of the March LifeCare Development which focuses on the development of healthcare related uses. This document proposes to relocate and expand the U.S. Vets Project while defining a Project design that accommodates the needs of a homeless and job-training program. The Specific Plan, SP-6, will remove 7.75 acres from the limits of SP-7 while establishing definitive standards for a comprehensive training and transitional housing facility for homeless U.S. Veterans.

The existing U.S. Vets program operates out of a former military dormitory building (Building No. 976) and currently accommodates 119 beds for veterans in three housing types: transitional housing (30 beds), job skills program (51 beds) and disabled veterans (38 beds). Additionally, former military dining hall building 976 is used for dining and training. The existing environmental impacts associated with the current operation of US Vets in the March LifeCare Campus, inclusive of traffic and air quality impacts, were accounted for in the baseline conditions for the March LifeCare Campus Program Environmental Impact Report. The net result of the abandonment and demolition of the present dormitory and dining hall, and relocation to the new facility is that the net increase in building area is 229,046 square feet (269,470 - 40,424 s/f). The accounting for existing conditions is conservative, as the existing building area amounts to only 15% of the future building area, whereas if analyzed on a number of beds basis, the existing facility measures 29.7% of the future operation of the US Vets facility.

As outlined in *CEQA Guidelines* Section 15164 and 15163, an Addendum to an EIR may be prepared when minor technical changes or additions are necessary for a project that has already been approved and when no additional significant environmental effects or a substantial increase in the severity of previously identified significant effects would occur. It has been determined that an Addendum is the appropriate level of documentation for approval of the proposed Project under CEQA.

3 Purpose of the Addendum

Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if some changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met:

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

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

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

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

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

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

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

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the General Plan Amendment (GPA 11-01), Specific Plan (SP-6) and Plot Plan (PP10-02), herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Final EIR (SCH #2008071021). The proposed Project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental

impacts of the proposed Project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the previous EIR prepared for the March Lifecare Campus Specific Plan certified in November 2009, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final EIR and are applicable to the proposed Project are identified within this analysis.

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

4 Overview of Environmental Analysis

As mentioned in Section 1 of this Addendum, the Project will accomplish the following actions:

1. Amend General Plan No. 11-01 (GP11-01) to change the existing site designation on 7.75 acres from SP-7 (Medical Campus) to SP-6;

2. Establish a new Specific Plan on the new 7.75 acre U.S. Vets Site. In accordance with the naming conventions set forth in March JPA Development Code Section 9.13.040, the new Specific Plan is labeled "SP-6"; and

3. Adopt Plot Plan 10-02 for the development of a 401 bed Transitional Housing Program facility for homeless U.S. Veterans within the western Riverside County region.

The March LifeCare Campus Project Final EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March LifeCare Campus Specific Plan, and the relocation of existing homeless facilities. This Addendum has been prepared to identify certain minor changes and additional information that March JPA would like to add to the Final EIR in connection with the proposed Project activities necessary to entitle the U.S. Vets project. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final EIR. The resource areas that were evaluated in the Final EIR are presented below and evaluated in this Addendum.

- Aesthetics
- Agricultural Resources
- Greenhouse Gas Emissions
- Mineral Resources
- Population/Housing
- Recreation
- Land Use and Planning
- Geology and Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Water Supply
- Cultural Resources
- Biological Resources
- Traffic and Circulation
- Air Quality
- Noise
- Public Services and Utilities

This document compares the environmental effects of implementing the proposed Project to determine the extent to which the evaluations of the Final EIR adequately address the impacts of the proposed Project. This Addendum incorporates mitigation measures from the Final EIR, where applicable. In summary, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Final EIR, but would, in some instances, reduce impacts. The Environmental Checklist presented in this document summarizes the differences between the Addendum and the Final EIR, and Section 6 of this Addendum provides the supporting analysis. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the Final EIR. In addition the proposed Project would not result in any additional impacts, would not require additional mitigation measures, and would incorporate and implement the mitigation measures required in the Final EIR to reduce impacts to less than significant levels.

RESOLUTION #JPA 11-37

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING A GENERAL PLAN AMENDMENT FOR THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN (SP-6)

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

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

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

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

WHEREAS, on August 3, 2011, the Joint Powers Commission (the "Commission") of the March JPA approved the March LifeCare Campus Specific Plan Amendment ("SP-7"); and

WHEREAS, the U.S. Vets Initiative ("Applicant") has filed an application requesting, among other things, approval of the first amendment to the March Lifecare Campus Specific Plan ("SP-6"); and

WHEREAS, SP-6 proposes to modify height limitations, parking strategies and design areas that were originally established in SP-7 (the "Modifications"), and to remove said Project area from the boundaries of SP-7 while supporting the comprehensive approach to the planning of a sustainable and integrated health care campus as originally envisioned under SP-7. The Project will develop on a 7.75-acre portion of the MJPA Planning Area within the northeast portion of the MJPA Planning Area, adjacent to the March LifeCare Campus SP-7 to the north and the City of Moreno Valley's Open Space and Recreation area to the south, and generally bounded by N Street to the north, 4th Street to the west and 6th Street to the east. A legal description of the boundaries of SP-6 is attached to this Resolution as Exhibit "A" ("Specific Plan Area"); and

WHEREAS, implementation and adoption of SP-6 requires that the March General Plan Land Use Map be revised to reflect a General Plan Land Use designation of "Institutional Residential (SP-6)" for the Specific Plan Area; and

WHEREAS, the General Plan Amendment is also herein referred to as the "Entitlement"; and

WHEREAS, even though the Modifications proposed as part of SP-6 are minor, SP-6 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 General Plan Amendment for compliance with the standards set forth in Section 9.02.070 of the March JPA Development Code, and Section 65358 of the California Government Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March JPA has prepared an Addendum to the Final Environmental Impact Report [SCH# 2008071021] ("Final EIR") in support of the Modifications; and

WHEREAS, on October 19, 2011, the March Joint Powers Authority Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Addendum, the Entitlement, and the Modifications at which time all persons wishing to testify in connection with the Addendum, the Entitlement, and the Modifications were heard and the Planning Commission recommended that the Commission adopt the General Plan Amendment; 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 RESOLVES AS FOLLOWS:

SECTION 1. Based on the entire record before the Commission, the Planning Commission's recommendation, all written and oral evidence presented to the Commission, including the staff reports and the findings made in this Resolution and within the attached documents, the Commission hereby adopts a General Plan Amendment request by U.S. Vets Initiative on approximately 7.75-acres located at the southwest corner of N Street and 6th Street ("GPA 11-01"). GPA 11-01 modifies the General Plan land use map, attached hereto as Exhibit "B" for the Specific Plan Area. GPA 11-01 also amends the current designation of "Medical Campus (SP-7)" to "Institutional Residential (SP-6)", attached hereto as Exhibit "C"; and

SECTION 2. Pursuant to Section 9.02.040 of the March JPA Development Code and Section 65358 of the California Government Code, and based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that:

A. GPA 11-01 is consistent with the existing March Joint Powers Authority General Plan and will systematically implement the goals and objectives of the existing General Plan for the following reasons:

1. GPA 11-01 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 U.S. Vets Transitional Housing Program 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 campus for homeless US veterans.

(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, GPA 11-01 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 (SP-6)" 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. Furthermore the General Plan Amendment, coupled with the adoption of the Plot Plan will serve as a tool for the March JPA to implement the provisions of its General Plan as it applies to the Specific Plan Area.

3. GPA 11-01 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 Specific Plan Area.

4. GPA 11-01 is integrated and compatible with the Housing Element in that it provides for an anticipated 269,000 square feet of building square footage devoted to institutional residential uses. Implementation of this uses within the Institutional Residential land use designation will enhance 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 and to balance with the conventional housing rich environment of western Riverside County.

5. GPA 11-01 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. GPA 11-01 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. GPA 11-01 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 GPA 11-01 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 existing General Plan.

8. GPA 11-01 is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the development proposed along with GPA 11-01 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. GPA 11-01 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 with the projected military and commercial aviation uses of the airfield.

9. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that GPA 11-01 is in the public interest because it will provide for the development of the Specific Plan Area as a desirable institutional residential use that is compatible with and complementary to the adjacent health care campus.

SECTION 3. The Chairman of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

PASSED, APPROVED, AND ADOPTED, by the members of the Commission of the March Joint Powers Authority this 2nd day of November, 2011.

State of California)
County of Riverside)

_____

Marion Ashley, Chairman
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 #JPA 11-37 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on November 2, 2011.

Ayes:
Noes:
Absent:
Abstain:

Date: November 2, 2011

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

Exhibit A – Resolution JPA # 11-37
Legal Description

Real property in the City of Moreno Valley, County of Riverside, State of California, described as follows:
Parcel 1: (Parcel K-5D-B940)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 Wet, San Bernardino Meridian described as follows:
Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'34" West a distance of 2188.84 feet; thence South 44°59'42" West a distance of 523.96 feet to the True Point of Beginning.
Thence North 00°23'59" East a distance of 427.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.40 feet through a central angle of 89°58'12"; thence South 89°37'49" East a distance of 320.88 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 fee; thence along said curve an arc distance of 31.45 feet through a central angle of 90°06'16"; thence South 0°28'27 West a distance of 415.34 feet; thence South 88°31'28" West a distance of 360.54 feet to the True Point of Beginning. Said parcel contains 3.65 net acres more or less.

Parcel 2: (Parcel K-5D - B942a)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:
Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81°59.53. West a distance of 557.63 feet to the True Point of Beginning;
Thence North 89°38.09. West a distance of 194.60 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.38 feet through a central angle of 89°53.39.; thence South 0°28.12. West a distance of 348.22 feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73, to the True Point of Beginning. Said parcel contains 1 .81 Net acres more or less.

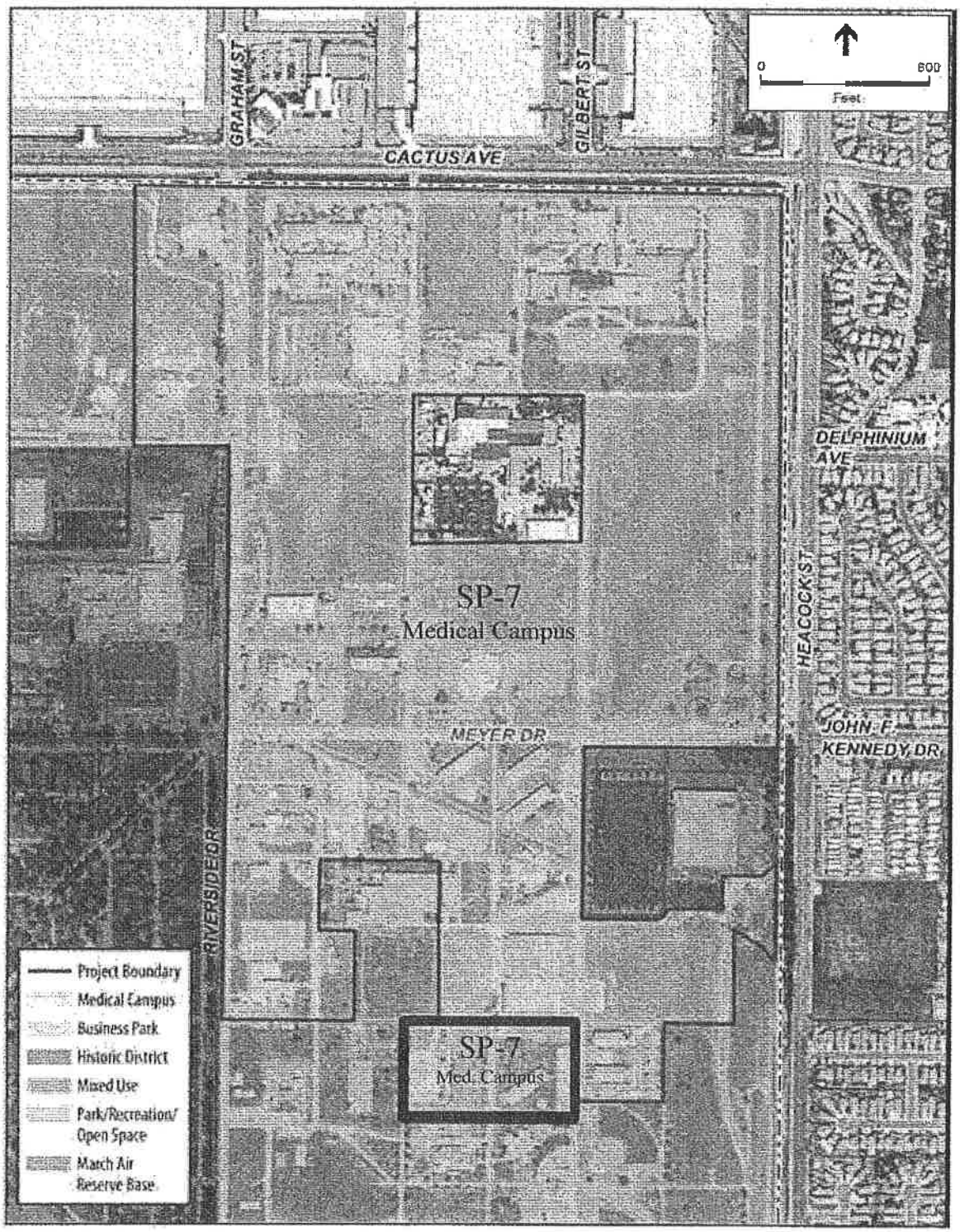
Parcel 3: (Parcel K-5D - B942b - vacant)

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows: Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81° 59'53. West a distance of 557.63 feet to the True
Point of Beginning; Thence South 89°38.09. East a distance of 124.85 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence along said curve an arc distance of 31.43 feet through a central angle of 90°02'08"; thence South 0°23.59. West a distance of 427.61 feet; thence North 89°33.16. West a distance of 359.97 feet; thence North 0°28'12" West a distance of 78.93, feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73 to the True Point of Beginning. Said parcel contains 1.88 Net acres more or less.

Note: Distance shown hereon are grid distances. Ground distances may be obtained by
multiplying grid distances by the combination factor of 1 .00006433 APN:
Portions of 294-080-002-7

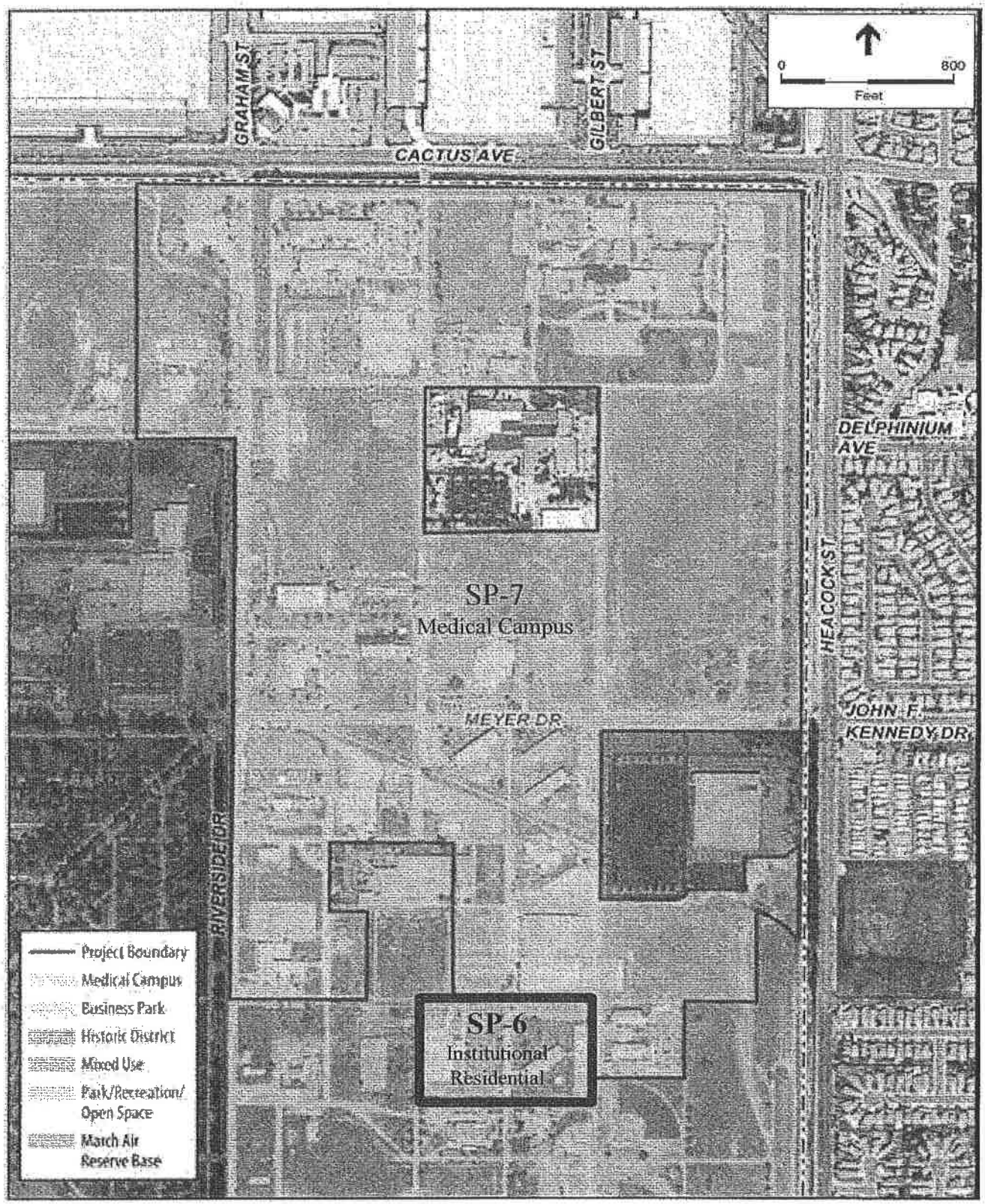
Ex 94

Exhibit B – Resolution JPA # 11-37
Existing MJPA General Plan Designation



7a 93

Exhibit C - Resolution JPA # 11-37
Proposed MJPA General Plan Designation



ORDINANCE #JPA 11-05

AN ORDINANCE OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN AND CONDITIONS OF APPROVAL

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 of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base were 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 U.S. Vets Transitional Housing Program Specific Plan ("Specific Plan") proposes a comprehensive approach to the planning development of a sustainable and integrated transitional housing campus (approximately 269,000 square feet of buildings to include occupiable buildings and support facilities, 246 on-street parking, and about 97,200 square feet of landscaped open space) on a 7.75-acre portion of the MJPA Planning Area within a site 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 south, and March LifeCare Campus SP-7 to the north, and generally bounded by N Street to the north, 4th Street to the west and 6th Street to the east ("Specific Plan Area"). A legal description of the Specific Plan Area boundaries is attached hereto as Exhibit "A" to this Ordinance; and

WHEREAS, the Specific Plan was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

WHEREAS, an Addendum to the Certified Program Environmental Impact Report SCH#2008071021 ("Addendum") was prepared to analyze the potential adverse environmental impacts of implementation of the Specific Plan in compliance with CEQA and was approved, along with the adoption of Findings of Fact by the Joint Powers Commission of the March Joint Powers Authority through Resolution No. 09-32; and

WHEREAS, on October 19, 2011, the 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 Ordinance and the Specific Plan have occurred.

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

SECTION 1. The U.S. Vets Transitional Housing Program Specific Plan, hereinafter referred to as "SP-6", is hereby adopted as set forth in the attached Exhibit "B," which is incorporated by this reference, subject to the conditions of approval in the attached Exhibit "C," which is incorporated by this reference and which is hereby made a part of SP-6 as though fully set forth therein.

SECTION 2. SP-6 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-6, such regulations shall apply to the Specific Plan Area and shall not be deemed pre-empted by the adoption of SP-6. 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 "C" (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-6 are hereby repealed as of the effective date of this 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 Ordinance to indicate the Specific Plan Area is governed by SP-6.

SECTION 3. All provisions of SP-6 are deemed separate, distinct, and severable. In the event any one or more provisions of SP-6 are rendered invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain valid and enforceable.

SECTION 4. Based on the entire record before the Joint Powers Commission of the March Joint Powers Authority ("Commission") and all written and oral evidence presented to the Commission, the Commission finds that SP-6 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.

SECTION 5. 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 Commission and all written and oral evidence presented to the Commission, the Joint Powers Commission hereby finds that SP-6 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. 127) of the Specific Plan. Said reasons are hereby adopted as the findings of the Joint Powers Commission as though fully set forth in this Ordinance.

SECTION 6. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the Specific Plan complies with CEQA as set forth in the Resolution certifying the U.S. Vets Transitional Housing Program Specific Plan Addendum and adopting Findings of Fact.

SECTION 7. The Chair of the March Joint Powers Commission shall sign this Ordinance and the Clerk of the Commission shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Press Enterprise, a newspaper published and circulated within the boundaries of the March JPA. This ordinance shall take effect and be in force according to law within thirty (30) days after the date of its adoption.

INTRODUCED on the 2nd day of November, 2011.

PASSED, APPROVED, and ADOPTED this16th day of November, 2011.

_____

Marion Ashley, Chairman
March Joint Powers Commission

ATTEST:

State of California)
County of Riverside)

I, Carey L. Allen, Clerk to the March Joint Powers Authority, do hereby certify that the foregoing Ordinance #JPA 11-05 was duly introduced at the regular Study Session meeting of November 2nd, 2011 and subsequently adopted by the March Joint Powers Authority at its regularly scheduled meeting on November 16th, 2011.

Ayes:
Noes:
Absent:
Abstain:

Date: November 16, 2011

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

EXHIBIT "A"

LEGAL DESCRIPTION OF BOUNDARIES OF
SPECIFIC PLAN

(ATTACHED)

Exhibit A – Ordinance JPA # 11-05
Legal Description

Real property in the City of Moreno Valley, County of Riverside, State of California, described as follows:
Parcel 1: (Parcel K-5D-B940)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 Wet, San Bernardino Meridian described as follows:
Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'34" West a distance of 2188.84 feet; thence South 44°59'42" West a distance of 523.96 feet to the True Point of Beginning.
Thence North 00°23'59" East a distance of 427.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.40 feet through a central angle of 89°58'12"; thence South 89°37'49" East a distance of 320.88 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 fee; thence along said curve an arc distance of 31.45 feet through a central angle of 90°06'16"; thence South 0°28'27 West a distance of 415.34 feet; thence South 88°31'28" West a distance of 360.54 feet to the True Point of Beginning. Said parcel contains 3.65 net acres more or less.

Parcel 2: (Parcel K-5D - B942a)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:
Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81°59.53. West a distance of 557.63 feet to the True Point of Beginning;
Thence North 89°38.09. West a distance of 194.60 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.38 feet through a central angle of 89°53.39.; thence South 0°28.12. West a distance of 348.22 feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73, to the True Point of Beginning. Said parcel contains 1 .81 Net acres more or less.

Parcel 3: (Parcel K-5D - B942b - vacant)

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows: Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81° 59'53. West a distance of 557.63 feet to the True
Point of Beginning; Thence South 89°38.09. East a distance of 124.85 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence along said curve an arc distance of 31.43 feet through a central angle of 90°02'08"; thence South 0°23.59. West a distance of 427.61 feet; thence North 89°33.16. West a distance of 359.97 feet; thence North 0°28'12" West a distance of 78.93, feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73 to the True Point of Beginning. Said parcel contains 1.88 Net acres more or less.

Note: Distance shown hereon are grid distances. Ground distances may be obtained by
multiplying grid distances by the combination factor of 1 .00006433 APN:
Portions of 294-080-002-7

EXHIBIT "B"

U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN

(AVAILABLE AT JPA OFFICES FOR REVIEW)

EXHIBIT "C"

CONDITIONS OF APPROVAL
FOR SPECIFIC PLAN

(ATTACHED)

Exhibit C – Ordinance JPA # 11-05
Conditions of Approval

Conditions of Approval for U.S. Vets Transitional Housing Project			
GENERAL CONDITIONS	**SP - Hold Harmless**	**Status: DRAFT**	**Conditions: Informational**

60) 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, 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.

GENERAL CONDITIONS	**SP - Definitions**	**Status: DRAFT**	**Conditions: Informational**

61) The words identified in the following list that appear in all capitals in the attached conditions of SPECIFIC PLAN AMENDMENT (SP-6) shall be henceforth defined as follows: SPECIFIC PLAN = SPECIFIC PLAN 6.

GENERAL CONDITIONS	**SP - SP DOCUMENT**	**Status: DRAFT**	**Conditions: Informational**

62) SPECIFIC PLAN NO. 6 shall consist of the following:

a. SPECIFIC PLAN Document, which must include, but not be limited to, the following items: 1. March Joint Powers Commission SPECIFIC PLAN Resolution. 2. Conditions of Approval. 3. SPECIFIC PLAN Zoning Ordinance Text. 4. Regulating Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats. 5. SPECIFIC PLAN text. 6. Descriptions of each Phase in both graphical and narrative formats.

b. Addendum to the Environmental Impact Report (SCH: 2008071021, which must include, but not be limited to, the following items: 1. Mitigation/Monitoring Reporting Program (MMRP). 2. Agency Notice of Determination (NOD). 3. INEFFECT Program EIR. 4. Agency Notice of Completion (NOC). 5. Comments on the NOC. 6. Final Program EIR. Technical Appendices. If any

SPECIFIC PLAN conditions of approval differ from the SPECIFIC PLAN text or exhibits, the SPECIFIC PLAN conditions of approval shall take precedence.

GENERAL CONDITIONS	**SP - ORDINANCE REQUIREMENTS**	**Status: DRAFT**	**Conditions: Informational**

63) The development of the property and all uses proposed therein, shall be in accordance with the mandatory requirements of all MJPA ordinances and state laws, and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the MJPA Planning Department, unless otherwise amended. Uses identified within the Project shall be limited to those defined in Section 2.0 of the Specific Plan.

GENERAL CONDITIONS	**SP- ORD. NOT SUPERSEDED**	**Status: DRAFT**	**Conditions: Informational**

64) Anything to the contrary, proposed by this SPECIFIC PLAN, shall not supersede the following: All grading shall conform to the California Building Code, MJPA General Plan, all other relevant laws, rules and regulations governing grading in MJPA.

GENERAL CONDITIONS	**SP-ALL CLEARNC'S REQ'D BEFORE PRMT**	**Status: DRAFT**	**Conditions: Informational**

65) PRIOR TO ISSUANCE OF A GRADING PERMIT, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

GENERAL CONDITIONS	**SP - CONDITIONS**	**Status: DRAFT**	**Conditions: Informational**

66) The applicant shall obtain "WILL-SERVE" letters for water and sewer PRIOR TO ANY APPROVALS from the March Joint Powers Authority.

GENERAL CONDITIONS	**SP – DEVELOPMENT IMPACT FEES**	**Status: DRAFT**	**Conditions: Informational**

67) The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these

impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

GENERAL CONDITIONS	SP -WATER MAINS	Status: DRAFT	Conditions: Informational

68) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the approval of the Riverside County Fire Department.

GENERAL CONDITIONS	CIVIL ENGINEER / PUBLIC WORKS	Status: DRAFT	Conditions: Informational

69) MJ-059 November 22, 2010, Revised October 4, 2011

US Veterans Transitional Housing
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 exhibits identified and shown on site plan. It is understood that the site plan exhibits correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require revisions to the plan to be resubmitted for further consideration.

The following conditions are essential parts and requirement occurring in
ONE is as binding as though occurring in all. They are intended to be complimentary to the specific plan and the design and traffic reports and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer.

Encroachment permit shall be obtained from all affected agencies prior to start of any work. MJPA will require construction of new and/or rehabilitation of existing infrastructure including roads, drainage, water and sewer to provide adequate service and minimum of 2 paved access to the site within any phase. All on and offsite improvements shall be designed and constructed to Riverside County Transportation, Riverside County Flood Control, Western Municipal Water District Standards and as approved by MJPA. The following improvements shall be installed as appropriate prior to issuance of Building Permit:

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

71) Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. Existing and proposed drainage easements shall be kept free of

any building, structures, and obstructions.

72) 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.

73) 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.

74) Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and March Reserve Air Force for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

75) 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.

76) The onsite private underground storage basin(s) and the proposed "rain garden" improvements shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards. Final WQMP shall be submitted for review and approval prior to issuance of any permit. The manufacturer representative shall inspect and provide written letter to JPA that the underground tanks are installed to their specifications. Developer shall install underground facilities along 6th and Y Street connecting to Heacock Channel or equivalent alignment as approved by permitting agencies. Permits from City of Moreno Valley and March Air Reserve Base will also be required for work within their right-of-way.

77) Connection to drainage facilities maintained by RCFC and/or the Air Force will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

78) The proposed offsite drainage pipes on 6th & "N" Streets shall be designed and constructed to RCFC Standards and maintained by JPA through annexation to a Maintenance District. The drainage alternative as proposed is not in compliance with the overall drainage concept approved for the March Healthcare Development Plan (specific plan).

79) All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation as determined by RCFC with building pads minimum of 8" above the pad. In case of medical facilities such as hospital, urgent care and other similar uses, the building pads shall be elevated 1' above 500-year flood plain. Construction of catch basin(s) and a minimum 24" RCP at the intersection of 5th Street and "N" Street will be required to mitigate nuisance runoff from existing off-site flows.

80) Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees established by the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with

implementation of drainage facilities such as Cactus Channel. No drainage credit shall be given for proposed drainage facilities located in 6th and "N" Streets.

81) Streetlights shall be installed along all perimeter streets adjacent to the site. The streetlight standards shall be pursuant to requirements of the March Healthcare Development specific plan. All lights shall be annexed to Maintenance District.

82) The proposed development is in the service area of Western Municipal Water District for water and sewer services and comply with WMWD and Fire Department requirements. On and offsite sewer and water plans shall be submitted to WMWD and JPA for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of building permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded. To meet the fire flow requirements, construction of extensive offsite waterline facilities will be required and shall be implemented pursuant to letter dated September 23, 2011 from WMWD.

83) This project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights, and landscaped "rain gardens" shall be maintained by owner.

84) On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA for review and approval.

85) On and offsite drive and parking layout, lighting, landscaping and offsite landscaping and lighting shall be reviewed and approved by Planning Department.

86) 6th Street from "N" Street to southerly project boundary shall be implemented with new pavement along the west side of centerline and new curb located 34' from centerline as shown on cross sections sheet C-5 of the project plans. Existing pavement along east side shall be grind and overlay (0.15').

87) "N" Street adjacent to the site on the south side from 4th Street to 6th Street shall be improved with new pavement and curb located 34' south of centerline per cross sections shown on sheet C-5 of the project plans. Existing pavement along north side of centerline shall be grind and overlay (0.15'). Intersection of "N" and Riverside Drive shall be improved to provide for dedicated right and left turn lanes (all legs and directions).

88) 4th Street along the east side adjacent to the project shall be improved with new pavement and new curb located 34' from centerline as shown on cross sections on sheet C-5 of project plans. Existing pavement along the east side of centerline shall be removed and replaced and pavement along west side shall receive overlay (0.15').

89) 5th Street southerly of the site shall be improved to provide for standard cul-de-sac. 5th Street

within this project shall be vacated with utility easements maintained; removed/replaced and/or undergrounded and access provided to all utilities as required by the various agencies. Street vacation shall be filed prior to issuance of any permit in Phase 2.

90) Minimum 6' wide concrete sidewalk and landscaping shall be installed along perimeter streets adjacent to the site as shown on cross sections on Sheet C-5 of project plans and per Planning requirements. Phase 1 shall include sidewalk for N & 6th Streets.

91) All improvements adjacent to 4th, 6th, N & 5th Streets existing right-of-ways shall be maintained by the developers of this project.

92) With exception of conditions # 29 & 30, all other improvements shall be installed in Phase 1.

GENERAL CONDITIONS	**SP - LOW IMPACT DEVELOPMENT**	**Status: DRAFT**	**Conditions: Informational**

93) Site design BMPs and Low Impact Development (LID) design strategies shall be implemented by the incorporation of dual-functioning site features that in addition to their primary purposes, also serve to reduce pollutant discharges and improve the quality of storm water discharges. Examples of such features include porous driveway material, porous landscape detention, and/or inverted medians also functioning as filtration trenches or bio-swales. Sites shall be designed to maximize pervious area to promote low flow filtration/infiltration. To minimize runoff, landscape buffers shall be incorporated into site plan designs. Perimeter landscape treatments, as well as landscape areas between buildings and the property lines shall be incorporated to address water quality. Curbs separating parking areas from landscaped areas shall have breaks to allow direct entrance and infiltration of storm waters. Native or drought-tolerant trees and shrubs should be used throughout the landscape design. A minimum of twenty percent (20%) of surfaces within any development site shall be utilized for natural BMPs, and permeable areas may include landscaped areas. Project landscape design shall minimize the use of impervious surfaces and hardscape and/or water-shedding features. Open-jointed paving materials or permeable surfaces may be employed in areas not subject to heavy loads. In order to minimize DCIAs, the majority of the landscaping within the SP area shall also function as natural BMPs. In this regard, and as noted previously, parking areas shall drain to bordering landscape areas, acting to capture and treat parking lot storm water runoff. Similarly, runoff from sidewalks and other paved surface areas shall be directed to, and allowed to enter, neighboring landscape features. All BMPs to be incorporated in the Project shall be consistent with the provisions of the SP as well as an approved WQMP.

GENERAL CONDITIONS	**SP – FAA PART 77**	**Status: DRAFT**	**Conditions: Informational**

94) All proposed structures within the SPECIFIC PLAN are subject to FAA limitations. Applicants will be required to complete an FAA 7460-1 form as part of their proposed development to

ensure that proposed developments will not violate any safety standards as it relates to the operations of the nearby airport. Building heights shall be measured from finished grade to the eve or top of parapet.

GENERAL CONDITIONS	**SP – LANDSCAPE IRRIGATION EFFICIENCY**	**Status: DRAFT**	**Conditions: Informational**

95) The Project is required to comply with the March JPA Landscape Irrigation Efficiency Ordinance (#JPA 09-05). The Project shall also reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case. Reductions shall be attributed to any combination of the following items: Plant species factor, Irrigation efficiency, use of captured rainwater, use of recycled rainwater, use of recycled wastewater, use of water treated and conveyed by a water purveyor specifically for non-potable uses.

GENERAL CONDITIONS	**COMPLIANCE WITH MJPA WATER RESOURCES REQUIREMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

96) The development shall be subject to all provisions of MJPA General Plan Resource Management Section (Water Resources) provision 1.8, which assures that development projects comply with regulatory agency requirements, including Federal, State and Regional regulations.

97) The proposed site design BMPs selected for this project have been approved in concept only. The owner shall submit a Preliminary and Final WQMP including plans and details providing the elevations, slopes and other details for the proposed structural BMPs including the detention and infiltration basins, swales, catch basin inserts, etc.

98) Regulation changes implemented in both the Statewide General Construction Stormwater Permit and the Riverside County MS4 Permit, will require Low Impact Development site design elements to be included into the project. Low Impact Development elements will be required in both overall project and building specific applications.

99) The Public Works Department shall review and approve the Final WQMP document, plans and details.

GENERAL CONDITIONS	**NPDES**	**Status: DRAFT**	**Conditions: DRAFT**

100) Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a

NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

101) 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.

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

PRIOR TO A CERTAIN DATE	**SP - 90 DAYS TO PROTEST**	**Status: DRAFT**	**Conditions: DRAFT**

103) The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

PRIOR TO A CERTAIN DATE	**SP - SUBMIT FINAL DOCUMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

104) Within 30 days of Project adoption, four (4) copies of the final SPECIFIC PLAN and Program EIR documents (SP/PEIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". This condition cannot be DEFERRED or considered as NOT APPLICABLE.

PRIOR TO PROJECT APPROVAL	**SP - M/M PROGRAM (GENERAL)**	**Status: DRAFT**	**Conditions: DRAFT**

105) The Program EIR prepared for the March LifeCare Campus Specific Plan imposed specific mitigation measures and monitoring requirements on the project. Certain conditions of the original Specific Plan and this implementing project constitute reporting/monitoring requirements for certain mitigation measures. To the extent that requirements for site specific projects impose greater or additional measures than those imposed through the Mitigation / Monitoring Program, the implementing project conditions of approval (to include any Plot Plans, Conditional Use Permits, etc.) shall take precedence.

PRIOR TO ANY PROJECT APPROVAL	**SP - AMENDMENT REQUIRED**	**Status: DRAFT**	**Conditions: DRAFT**

106) If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project: 1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN; 2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. exceeding allotted square footage under a land use category); or 3. as determined by the Planning Director. Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete SPECIFIC PLAN document which includes the entire SPECIFIC PLAN, including both changed and unchanged parts. This condition shall be considered MET if the SPECIFIC PLAN amendment has been filed and NOT APPLICABLE if a SPECIFIC PLAN amendment is determined (by the Planning Director or designee) to be unnecessary.

PRIOR TO SECOND PHASE	**PROJECT – SECOND PHASE**	**Status: DRAFT**	**Conditions: DRAFT**

107) Prior to, or concurrent with, the review of any plans or permits associated with the second phase of the Project, the applicant shall file an application for a parcel merger with March JPA.

PRIOR TO GRADING PERMIT ISSUANCE	**SP – MASS GRADING/UTILITIES**	**Status: DRAFT**	**Conditions: DRAFT**

108) PRIOR TO ANY MASS-GRADING PERMIT ISSUANCE, the developer shall obtain clearance letters from all utility owners with easement or facilities located within the subdivision boundaries.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ENCROACHMENT(S)**	**Status: DRAFT**	**Conditions: DRAFT**

109) PRIOR TO GRADING PERMIT ISSUANCE, the developer shall obtain encroachment permits from affected agencies for any work within the right-of-way.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ACOUSTICAL STUDY REQD**	**Status: DRAFT**	**Conditions: DRAFT**

110) The following note shall be added to all grading plans: Noise emanating from the Specific Plan area that may affect noise sensitive receptors within the City is subject to applicable provisions of the City of Moreno Valley Municipal Code. The City Municipal Code restricts hours of operation for construction activities and thereby acts to control construction noise. To this end, grading may occur from 7:00 a.m. to 7:00 p.m., Monday thru Friday, and prohibited on weekends and holidays.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ARCHAEO M/M PROGRAM**	**Status: DRAFT**	**Conditions: DRAFT**

111) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the Program EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the Program EIR are substantially complied with.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - PALEO M/M PROGRAM**	**Status: DRAFT**	**Conditions: DRAFT**

112) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the Program EIR are substantially complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - POST GRADING REPORT**	**Status: DRAFT**	**Conditions: DRAFT**

113) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report prepared by a qualified geotechnical engineer, or comparable professional as approved by the March JPA. The report shall describe conditions of soils on the site as well as how the mitigation and monitoring program as described in the Program EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - ACOE CLEARANCE**	**Status: DRAFT**	**Conditions: DRAFT**

114) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the MJPA Planning Department that the alteration of said areas, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – 20% EFFICIENCY ABOVE EFFECTIVE "TITLE 24"**	**Status: DRAFT**	**Conditions: DRAFT**

115) PRIOR TO A BUILDING PERMIT ISSUANCE, the applicant shall provide an energy modeling study (2 copies) to the Planning Department for review and approval. This study shall show that the proposed building will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the requirements of the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - SCHOOL MITIGATION**	**Status: DRAFT**	**Conditions: DRAFT**

116) PRIOR TO BUILDING PERMITS, impacts to the Moreno Valley School District shall be mitigated in accordance with state law.

PRIOR TO	**SP – 20%**	**Status:**	**Conditions:**

BUILDING PERMIT ISSUANCE	**EFFICIENCY ABOVE INCUMBENT TITLE 24 STANDARDS**	**DRAFT**	**DRAFT**

117) PRIOR TO BUILDING PERMIT ISSUANCE, the applicant shall provide an energy modeling study (2 copies) confirming that the project will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department. This condition may not be DEFERRED.

PRIOR TO CERTIFICATE OF OCCUPANCY	**SP – ENERGY EFFICIENCY COMPLIANCE AND VERIFICATION**	**Status: DRAFT**	**Conditions: DRAFT**

118) PRIOR TO CERTIFICATE OF OCCUPANCY, a completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards met by the project as required under the Program EIR. The checklist also includes "optional" criteria that are above and beyond standards established under the PEIR and Specific Plan. Those "optional" criteria are considered voluntary as identified within the Specific Plan. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be DEFERRED.

RESOLUTION #JPA 11-38

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING A PLOT PLAN, AND APPROVING CONDITIONS OF APPROVAL FOR THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN (SP-6)

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

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

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

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

WHEREAS, on August 3, 2011, the Joint Powers Commission (the "Commission") of the March JPA approved the March LifeCare Campus Specific Plan Amendment ("SP-7"); and

WHEREAS, U.S. Vets Initiative ("Applicant") has filed an application requesting, among other things, approval of the first amendment to the March Lifecare Campus Specific Plan Amendment ("SP-6"); and

WHEREAS, SP-6 proposes to modify height limitations, parking strategies and design areas that were originally established in SP-7 (the "Modifications"), and to remove said Project area from the boundaries of SP-7 while supporting the comprehensive approach to the planning of a sustainable and integrated health care campus as originally envisioned under SP-7. The Project will develop on a 7.75-acre portion of the MJPA Planning Area within the northeast portion of the MJPA Planning Area, adjacent to the March LifeCare Campus SP-7 to the north and the City of Moreno Valley's Open Space and Recreation area to the south, and generally bounded by N Street to the north, 4th Street to the west and 6th Street to the east.

WHEREAS, the Applicant has requested approval of a Plot Plan "Plot Plan" (attached hereto as Exhibit "A") in order to carry out the Modifications; and

WHEREAS, the Plot Plan is referred to herein as the "Entitlement"; and

WHEREAS, staff of the March JPA has reviewed the Plot Plan for compliance with the standards set forth in Section 9.02.070 of the March JPA Development Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March JPA has prepared an Addendum to the Final Environmental Impact Report [SCH# 2008071021] ("Final EIR") in support of the Modifications; and

WHEREAS, on October 19, 2011, the March Joint Powers Authority Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Entitlement at which time all persons wishing to testify in connection with the Entitlement was heard and the Entitlement was comprehensively reviewed and the Planning Commission recommended that the Commission approve the Plot Plan; 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 RESOLVES AS FOLLOWS:

SECTION 1. Based on the entire record before the Commission, the Planning Commission recommendation, all written and oral evidence presented to the Commission, including the staff reports and the findings made in this Resolution and within the attached documents, the Commission hereby approves the following land use application:

1. Plot Plan, PP 10-02, by the U.S. Vets Initiative for the 7.75 acre transitional housing program campus for homeless U.S. veterans provides the implementation structure for SP-6.

SECTION 2. The Entitlement is approved subject to Conditions of Approval, attached hereto as Exhibit "B"; and

SECTION 3. In accordance with the March JPA Development Code Section 9.02.070, the Commission hereby makes the following findings in support of its approval of the Plot Plan:

1. The Plot Plan is consistent with the goals, objectives, policies and programs of the General Plan for the reasons outlined in Section 2 of Resolution #JPA 11-37.

2. The Plot Plan complies with all applicable zoning and other regulations because the Plot Plan provides the mechanism that will help facilitate the development of the Regulating Plan, Phasing Plan, and associated Infrastructure Improvement Plans for the Specific Plan.

3. The Plot Plan will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the reasons set forth in Section 2 of Resolution #JPA 11-37.

4. The location, design and operation of the Plot Plan will be compatible with the existing and planned land uses in the vicinity.

SECTION 5. The Chairman of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

PASSED, APPROVED, AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 2nd day of November, 2011.

State of California)
County of Riverside)

_____
Marion Ashley, Chairman
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 #JPA 11-38 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on November 2, 2011.

Ayes:
Noes:
Absent:
Abstain:

Date: November 2, 2011

_____

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

ORDINANCE #JPA 11-05

AN ORDINANCE OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN AND CONDITIONS OF APPROVAL

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 of Riverside, the City of Moreno Valley, and the City of Perris; and

WHEREAS, the approximately 6,500 acres formerly known as the March Air Force Base were 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 U.S. Vets Transitional Housing Program Specific Plan ("Specific Plan") proposes a comprehensive approach to the planning development of a sustainable and integrated transitional housing campus (approximately 269,000 square feet of buildings to include occupiable buildings and support facilities, 246 on-street parking, and about 97,200 square feet of landscaped open space) on a 7.75-acre portion of the MJPA Planning Area within a site 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 south, and March LifeCare Campus SP-7 to the north, and generally bounded by N Street to the north, 4th Street to the west and 6th Street to the east ("Specific Plan Area"). A legal description of the Specific Plan Area boundaries is attached hereto as Exhibit "A" to this Ordinance; and

WHEREAS, the Specific Plan was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

WHEREAS, an Addendum to the Certified Program Environmental Impact Report SCH#2008071021 ("Addendum") was prepared to analyze the potential adverse environmental impacts of implementation of the Specific Plan in compliance with CEQA and was approved, along with the adoption of Findings of Fact by the Joint Powers Commission of the March Joint Powers Authority through Resolution No. 09-32; and

WHEREAS, on October 19, 2011, the 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 Ordinance and the Specific Plan have occurred.

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

SECTION 1. The U.S. Vets Transitional Housing Program Specific Plan, hereinafter referred to as "SP-6", is hereby adopted as set forth in the attached Exhibit "B," which is incorporated by this reference, subject to the conditions of approval in the attached Exhibit "C," which is incorporated by this reference and which is hereby made a part of SP-6 as though fully set forth therein.

SECTION 2. SP-6 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-6, such regulations shall apply to the Specific Plan Area and shall not be deemed pre-empted by the adoption of SP-6. 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 "C" (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-6 are hereby repealed as of the effective date of this 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 Ordinance to indicate the Specific Plan Area is governed by SP-6.

SECTION 3. All provisions of SP-6 are deemed separate, distinct, and severable. In the event any one or more provisions of SP-6 are rendered invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall not be affected and shall remain valid and enforceable.

SECTION 4. Based on the entire record before the Joint Powers Commission of the March Joint Powers Authority ("Commission") and all written and oral evidence presented to the Commission, the Commission finds that SP-6 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.

SECTION 5. 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 Commission and all written and oral evidence presented to the Commission, the Joint Powers Commission hereby finds that SP-6 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. 127) of the Specific Plan. Said reasons are hereby adopted as the findings of the Joint Powers Commission as though fully set forth in this Ordinance.

SECTION 6. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the Specific Plan complies with CEQA as set forth in the Resolution certifying the U.S. Vets Transitional Housing Program Specific Plan Addendum and adopting Findings of Fact.

SECTION 7. The Chair of the March Joint Powers Commission shall sign this Ordinance and the Clerk of the Commission shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in the Press Enterprise, a newspaper published and circulated within the boundaries of the March JPA. This ordinance shall take effect and be in force according to law within thirty (30) days after the date of its adoption.

INTRODUCED on the 2nd day of November, 2011.

PASSED, APPROVED, and ADOPTED this16th day of November, 2011.

_____

Marion Ashley, Chairman
March Joint Powers Commission

ATTEST:

State of California)
County of Riverside)

I, Carey L. Allen, Clerk to the March Joint Powers Authority, do hereby certify that the foregoing Ordinance #JPA 11-05 was duly introduced at the regular Study Session meeting of November 2nd, 2011 and subsequently adopted by the March Joint Powers Authority at its regularly scheduled meeting on November 16th, 2011.

Ayes:
Noes:
Absent:
Abstain:

Date: November 16, 2011

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

EXHIBIT "A"

LEGAL DESCRIPTION OF BOUNDARIES OF
SPECIFIC PLAN

(ATTACHED)

Exhibit A – Ordinance JPA # 11-05
Legal Description

Real property in the City of Moreno Valley, County of Riverside, State of California, described as follows:
Parcel 1: (Parcel K-5D-B940)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 Wet, San Bernardino Meridian described as follows:
Commencing at a brass disk set in the top of a 2" iron pipe and stamped "MAR-4" as shown on plan entitled "SURVEY CONTROL POINT LOCATION PLAN", prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped "224-5" as shown on said plan, bears North 46°53'34" West a distance of 2188.84 feet; thence South 44°59'42" West a distance of 523.96 feet to the True Point of Beginning.
Thence North 00°23'59" East a distance of 427.00 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.40 feet through a central angle of 89°58'12"; thence South 89°37'49" East a distance of 320.88 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 fee; thence along said curve an arc distance of 31.45 feet through a central angle of 90°06'16"; thence South 0°28'27 West a distance of 415.34 feet; thence South 88°31'28" West a distance of 360.54 feet to the True Point of Beginning. Said parcel contains 3.65 net acres more or less.

Parcel 2: (Parcel K-5D - B942a)
That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:
Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81°59.53. West a distance of 557.63 feet to the True Point of Beginning;
Thence North 89°38.09. West a distance of 194.60 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 20.00 feet; thence along said curve an arc distance of 31.38 feet through a central angle of 89°53.39.; thence South 0°28.12. West a distance of 348.22 feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73, to the True Point of Beginning. Said parcel contains 1 .81 Net acres more or less.

Parcel 3: (Parcel K-5D - B942b - vacant)

That certain parcel of land located in the County of Riverside, State of California, and lying in Section 24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows: Commencing at a brass disk set in the top of a 2. iron pipe and stamped .MAR-4. as shown on a plan entitled .SURVEY CONTROL POINT LOCATION PLAN., prepared by the Department of the Army, Sacramento District Corps of Engineers, Sacramento, California; from which a brass disk set in the top of curb and stamped .224-5. as shown on said plan, bears North 46°53.34. West a distance of 2188.84 feet; thence North 81° 59'53. West a distance of 557.63 feet to the True
Point of Beginning; Thence South 89°38.09. East a distance of 124.85 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 20.00 feet; thence along said curve an arc distance of 31.43 feet through a central angle of 90°02'08"; thence South 0°23.59. West a distance of 427.61 feet; thence North 89°33.16. West a distance of 359.97 feet; thence North 0°28'12" West a distance of 78.93, feet; thence South 89°45.16. East a distance of 214.60 feet; thence North 00°27.48. East a distance of 367.73 to the True Point of Beginning. Said parcel contains 1.88 Net acres more or less.

Note: Distance shown hereon are grid distances. Ground distances may be obtained by
multiplying grid distances by the combination factor of 1 .00006433 APN:
Portions of 294-080-002-7

EXHIBIT "B"

U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN

(AVAILABLE AT JPA OFFICES FOR REVIEW)

EXHIBIT "C"

CONDITIONS OF APPROVAL
FOR SPECIFIC PLAN

(ATTACHED)

Exhibit C – Ordinance JPA # 11-05
Conditions of Approval

Conditions of Approval for U.S. Vets Transitional Housing Project

GENERAL CONDITIONS	**SP - Hold Harmless**	**Status: DRAFT**	**Conditions: Informational**

60) 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, 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.

GENERAL CONDITIONS	**SP - Definitions**	**Status: DRAFT**	**Conditions: Informational**

61) The words identified in the following list that appear in all capitals in the attached conditions of SPECIFIC PLAN AMENDMENT (SP-6) shall be henceforth defined as follows: SPECIFIC PLAN = SPECIFIC PLAN 6.

GENERAL CONDITIONS	**SP - SP DOCUMENT**	**Status: DRAFT**	**Conditions: Informational**

62) SPECIFIC PLAN NO. 6 shall consist of the following:

a. SPECIFIC PLAN Document, which must include, but not be limited to, the following items: 1. March Joint Powers Commission SPECIFIC PLAN Resolution. 2. Conditions of Approval. 3. SPECIFIC PLAN Zoning Ordinance Text. 4. Regulating Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats. 5. SPECIFIC PLAN text. 6. Descriptions of each Phase in both graphical and narrative formats.

b. Addendum to the Environmental Impact Report (SCH: 2008071021, which must include, but not be limited to, the following items: 1. Mitigation/Monitoring Reporting Program (MMRP). 2. Agency Notice of Determination (NOD). 3. INEFFECT Program EIR. 4. Agency Notice of Completion (NOC). 5. Comments on the NOC. 6. Final Program EIR. Technical Appendices. If any

SPECIFIC PLAN conditions of approval differ from the SPECIFIC PLAN text or exhibits, the SPECIFIC PLAN conditions of approval shall take precedence.

GENERAL CONDITIONS	**SP - ORDINANCE REQUIREMENTS**	**Status: DRAFT**	**Conditions: Informational**

63) The development of the property and all uses proposed therein, shall be in accordance with the mandatory requirements of all MJPA ordinances and state laws, and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the MJPA Planning Department, unless otherwise amended. Uses identified within the Project shall be limited to those defined in Section 2.0 of the Specific Plan.

GENERAL CONDITIONS	**SP- ORD. NOT SUPERSEDED**	**Status: DRAFT**	**Conditions: Informational**

64) Anything to the contrary, proposed by this SPECIFIC PLAN, shall not supersede the following: All grading shall conform to the California Building Code, MJPA General Plan, all other relevant laws, rules and regulations governing grading in MJPA.

GENERAL CONDITIONS	**SP-ALL CLEARNC'S REQ'D BEFORE PRMT**	**Status: DRAFT**	**Conditions: Informational**

65) PRIOR TO ISSUANCE OF A GRADING PERMIT, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

GENERAL CONDITIONS	**SP - CONDITIONS**	**Status: DRAFT**	**Conditions: Informational**

66) The applicant shall obtain "WILL-SERVE" letters for water and sewer PRIOR TO ANY APPROVALS from the March Joint Powers Authority.

GENERAL CONDITIONS	**SP – DEVELOPMENT IMPACT FEES**	**Status: DRAFT**	**Conditions: Informational**

67) The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these

impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

GENERAL CONDITIONS	SP -WATER MAINS	Status: DRAFT	Conditions: Informational

68) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the approval of the Riverside County Fire Department.

GENERAL CONDITIONS	CIVIL ENGINEER / PUBLIC WORKS	Status: DRAFT	Conditions: Informational

69) MJ-059 November 22, 2010, Revised October 4, 2011

US Veterans Transitional Housing
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 exhibits identified and shown on site plan. It is understood that the site plan exhibits correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require revisions to the plan to be resubmitted for further consideration.

The following conditions are essential parts and requirement occurring in
ONE is as binding as though occurring in all. They are intended to be complimentary to the specific plan and the design and traffic reports and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer.

Encroachment permit shall be obtained from all affected agencies prior to start of any work. MJPA will require construction of new and/or rehabilitation of existing infrastructure including roads, drainage, water and sewer to provide adequate service and minimum of 2 paved access to the site within any phase. All on and offsite improvements shall be designed and constructed to Riverside County Transportation, Riverside County Flood Control, Western Municipal Water District Standards and as approved by MJPA. The following improvements shall be installed as appropriate prior to issuance of Building Permit:

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

71) Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. Existing and proposed drainage easements shall be kept free of

any building, structures, and obstructions.

72) 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.

73) 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.

74) Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and March Reserve Air Force for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

75) 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.

76) The onsite private underground storage basin(s) and the proposed "rain garden" improvements shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards. Final WQMP shall be submitted for review and approval prior to issuance of any permit. The manufacturer representative shall inspect and provide written letter to JPA that the underground tanks are installed to their specifications. Developer shall install underground facilities along 6th and Y Street connecting to Heacock Channel or equivalent alignment as approved by permitting agencies. Permits from City of Moreno Valley and March Air Reserve Base will also be required for work within their right-of-way.

77) Connection to drainage facilities maintained by RCFC and/or the Air Force will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

78) The proposed offsite drainage pipes on 6th & "N" Streets shall be designed and constructed to RCFC Standards and maintained by JPA through annexation to a Maintenance District. The drainage alternative as proposed is not in compliance with the overall drainage concept approved for the March Healthcare Development Plan (specific plan).

79) All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation as determined by RCFC with building pads minimum of 8" above the pad. In case of medical facilities such as hospital, urgent care and other similar uses, the building pads shall be elevated 1' above 500-year flood plain. Construction of catch basin(s) and a minimum 24" RCP at the intersection of 5th Street and "N" Street will be required to mitigate nuisance runoff from existing off-site flows.

80) Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees established by the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with

implementation of drainage facilities such as Cactus Channel. No drainage credit shall be given for proposed drainage facilities located in 6th and "N" Streets.

81) Streetlights shall be installed along all perimeter streets adjacent to the site. The streetlight standards shall be pursuant to requirements of the March Healthcare Development specific plan. All lights shall be annexed to Maintenance District.

82) The proposed development is in the service area of Western Municipal Water District for water and sewer services and comply with WMWD and Fire Department requirements. On and offsite sewer and water plans shall be submitted to WMWD and JPA for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of building permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded. To meet the fire flow requirements, construction of extensive offsite waterline facilities will be required and shall be implemented pursuant to letter dated September 23, 2011 from WMWD.

83) This project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights, and landscaped "rain gardens" shall be maintained by owner.

84) On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA for review and approval.

85) On and offsite drive and parking layout, lighting, landscaping and offsite landscaping and lighting shall be reviewed and approved by Planning Department.

86) 6th Street from "N" Street to southerly project boundary shall be implemented with new pavement along the west side of centerline and new curb located 34' from centerline as shown on cross sections sheet C-5 of the project plans. Existing pavement along east side shall be grind and overlay (0.15').

87) "N" Street adjacent to the site on the south side from 4th Street to 6th Street shall be improved with new pavement and curb located 34' south of centerline per cross sections shown on sheet C-5 of the project plans. Existing pavement along north side of centerline shall be grind and overlay (0.15'). Intersection of "N" and Riverside Drive shall be improved to provide for dedicated right and left turn lanes (all legs and directions).

88) 4th Street along the east side adjacent to the project shall be improved with new pavement and new curb located 34' from centerline as shown on cross sections on sheet C-5 of project plans. Existing pavement along the east side of centerline shall be removed and replaced and pavement along west side shall receive overlay (0.15').

89) 5th Street southerly of the site shall be improved to provide for standard cul-de-sac. 5th Street

within this project shall be vacated with utility easements maintained; removed/replaced and/or undergrounded and access provided to all utilities as required by the various agencies. Street vacation shall be filed prior to issuance of any permit in Phase 2.

90) Minimum 6' wide concrete sidewalk and landscaping shall be installed along perimeter streets adjacent to the site as shown on cross sections on Sheet C-5 of project plans and per Planning requirements. Phase 1 shall include sidewalk for N & 6th Streets.

91) All improvements adjacent to 4th, 6th, N & 5th Streets existing right-of-ways shall be maintained by the developers of this project.

92) With exception of conditions # 29 & 30, all other improvements shall be installed in Phase 1.

GENERAL CONDITIONS	SP - LOW IMPACT DEVELOPMENT	Status: DRAFT	Conditions: Informational

93) Site design BMPs and Low Impact Development (LID) design strategies shall be implemented by the incorporation of dual-functioning site features that in addition to their primary purposes, also serve to reduce pollutant discharges and improve the quality of storm water discharges. Examples of such features include porous driveway material, porous landscape detention, and/or inverted medians also functioning as filtration trenches or bio-swales. Sites shall be designed to maximize pervious area to promote low flow filtration/infiltration. To minimize runoff, landscape buffers shall be incorporated into site plan designs. Perimeter landscape treatments, as well as landscape areas between buildings and the property lines shall be incorporated to address water quality. Curbs separating parking areas from landscaped areas shall have breaks to allow direct entrance and infiltration of storm waters. Native or drought-tolerant trees and shrubs should be used throughout the landscape design. A minimum of twenty percent (20%) of surfaces within any development site shall be utilized for natural BMPs, and permeable areas may include landscaped areas. Project landscape design shall minimize the use of impervious surfaces and hardscape and/or water-shedding features. Open-jointed paving materials or permeable surfaces may be employed in areas not subject to heavy loads. In order to minimize DCIAs, the majority of the landscaping within the SP area shall also function as natural BMPs. In this regard, and as noted previously, parking areas shall drain to bordering landscape areas, acting to capture and treat parking lot storm water runoff. Similarly, runoff from sidewalks and other paved surface areas shall be directed to, and allowed to enter, neighboring landscape features. All BMPs to be incorporated in the Project shall be consistent with the provisions of the SP as well as an approved WQMP.

GENERAL CONDITIONS	SP – FAA PART 77	Status: DRAFT	Conditions: Informational

94) All proposed structures within the SPECIFIC PLAN are subject to FAA limitations. Applicants will be required to complete an FAA 7460-1 form as part of their proposed development to

ensure that proposed developments will not violate any safety standards as it relates to the operations of the nearby airport. Building heights shall be measured from finished grade to the eve or top of parapet.

GENERAL CONDITIONS	**SP – LANDSCAPE IRRIGATION EFFICIENCY**	**Status: DRAFT**	**Conditions: Informational**

95) The Project is required to comply with the March JPA Landscape Irrigation Efficiency Ordinance (#JPA 09-05). The Project shall also reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case. Reductions shall be attributed to any combination of the following items: Plant species factor, Irrigation efficiency, use of captured rainwater, use of recycled rainwater, use of recycled wastewater, use of water treated and conveyed by a water purveyor specifically for non-potable uses.

GENERAL CONDITIONS	**COMPLIANCE WITH MJPA WATER RESOURCES REQUIREMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

96) The development shall be subject to all provisions of MJPA General Plan Resource Management Section (Water Resources) provision 1.8, which assures that development projects comply with regulatory agency requirements, including Federal, State and Regional regulations.

97) The proposed site design BMPs selected for this project have been approved in concept only. The owner shall submit a Preliminary and Final WQMP including plans and details providing the elevations, slopes and other details for the proposed structural BMPs including the detention and infiltration basins, swales, catch basin inserts, etc.

98) Regulation changes implemented in both the Statewide General Construction Stormwater Permit and the Riverside County MS4 Permit, will require Low Impact Development site design elements to be included into the project. Low Impact Development elements will be required in both overall project and building specific applications.

99) The Public Works Department shall review and approve the Final WQMP document, plans and details.

GENERAL CONDITIONS	**NPDES**	**Status: DRAFT**	**Conditions: DRAFT**

100) Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a

NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

101) 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.

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

PRIOR TO A CERTAIN DATE	**SP - 90 DAYS TO PROTEST**	**Status: DRAFT**	**Conditions: DRAFT**

103) The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

PRIOR TO A CERTAIN DATE	**SP - SUBMIT FINAL DOCUMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

104) Within 30 days of Project adoption, four (4) copies of the final SPECIFIC PLAN and Program EIR documents (SP/PEIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". This condition cannot be DEFERRED or considered as NOT APPLICABLE.

PRIOR TO PROJECT APPROVAL	**SP - M/M PROGRAM (GENERAL)**	**Status: DRAFT**	**Conditions: DRAFT**

105) The Program EIR prepared for the March LifeCare Campus Specific Plan imposed specific mitigation measures and monitoring requirements on the project. Certain conditions of the original Specific Plan and this implementing project constitute reporting/monitoring requirements for certain mitigation measures. To the extent that requirements for site specific projects impose greater or additional measures than those imposed through the Mitigation / Monitoring Program, the implementing project conditions of approval (to include any Plot Plans, Conditional Use Permits, etc.) shall take precedence.

PRIOR TO ANY PROJECT APPROVAL	**SP - AMENDMENT REQUIRED**	**Status: DRAFT**	**Conditions: DRAFT**

106) If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project: 1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN; 2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. exceeding allotted square footage under a land use category); or 3. as determined by the Planning Director. Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete SPECIFIC PLAN document which includes the entire SPECIFIC PLAN, including both changed and unchanged parts. This condition shall be considered MET if the SPECIFIC PLAN amendment has been filed and NOT APPLICABLE if a SPECIFIC PLAN amendment is determined (by the Planning Director or designee) to be unnecessary.

PRIOR TO SECOND PHASE	**PROJECT – SECOND PHASE**	**Status: DRAFT**	**Conditions: DRAFT**

107) Prior to, or concurrent with, the review of any plans or permits associated with the second phase of the Project, the applicant shall file an application for a parcel merger with March JPA.

PRIOR TO GRADING PERMIT ISSUANCE	**SP – MASS GRADING/UTILITIES**	**Status: DRAFT**	**Conditions: DRAFT**

108) PRIOR TO ANY MASS-GRADING PERMIT ISSUANCE, the developer shall obtain clearance letters from all utility owners with easement or facilities located within the subdivision boundaries.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ENCROACHMENT(S)**	**Status: DRAFT**	**Conditions: DRAFT**

109) PRIOR TO GRADING PERMIT ISSUANCE, the developer shall obtain encroachment permits from affected agencies for any work within the right-of-way.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ACOUSTICAL STUDY REQD**	**Status: DRAFT**	**Conditions: DRAFT**

110) The following note shall be added to all grading plans: Noise emanating from the Specific Plan area that may affect noise sensitive receptors within the City is subject to applicable provisions of the City of Moreno Valley Municipal Code. The City Municipal Code restricts hours of operation for construction activities and thereby acts to control construction noise. To this end, grading may occur from 7:00 a.m. to 7:00 p.m., Monday thru Friday, and prohibited on weekends and holidays.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ARCHAEO M/M PROGRAM**	**Status: DRAFT**	**Conditions: DRAFT**

111) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the Program EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the Program EIR are substantially complied with.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - PALEO M/M PROGRAM**	**Status: DRAFT**	**Conditions: DRAFT**

112) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the Program EIR are substantially complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - POST GRADING REPORT**	**Status: DRAFT**	**Conditions: DRAFT**

113) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report prepared by a qualified geotechnical engineer, or comparable professional as approved by the March JPA. The report shall describe conditions of soils on the site as well as how the mitigation and monitoring program as described in the Program EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - ACOE CLEARANCE**	**Status: DRAFT**	**Conditions: DRAFT**

114) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the MJPA Planning Department that the alteration of said areas, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – 20% EFFICIENCY ABOVE EFFECTIVE "TITLE 24"**	**Status: DRAFT**	**Conditions: DRAFT**

115) PRIOR TO A BUILDING PERMIT ISSUANCE, the applicant shall provide an energy modeling study (2 copies) to the Planning Department for review and approval. This study shall show that the proposed building will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the requirements of the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - SCHOOL MITIGATION**	**Status: DRAFT**	**Conditions: DRAFT**

116) PRIOR TO BUILDING PERMITS, impacts to the Moreno Valley School District shall be mitigated in accordance with state law.

PRIOR TO	**SP – 20%**	**Status:**	**Conditions:**

7a 116

BUILDING PERMIT ISSUANCE	**EFFICIENCY ABOVE INCUMBENT TITLE 24 STANDARDS**	**DRAFT**	**DRAFT**

117) PRIOR TO BUILDING PERMIT ISSUANCE, the applicant shall provide an energy modeling study (2 copies) confirming that the project will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department. This condition may not be DEFERRED.

PRIOR TO CERTIFICATE OF OCCUPANCY	**SP – ENERGY EFFICIENCY COMPLIANCE AND VERIFICATION**	**Status: DRAFT**	**Conditions: DRAFT**

118) PRIOR TO CERTIFICATE OF OCCUPANCY, a completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards met by the project as required under the Program EIR. The checklist also includes "optional" criteria that are above and beyond standards established under the PEIR and Specific Plan. Those "optional" criteria are considered voluntary as identified within the Specific Plan. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be DEFERRED.

RESOLUTION #JPA 11-38

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING A PLOT PLAN, AND APPROVING CONDITIONS OF APPROVAL FOR THE U.S. VETS TRANSITIONAL HOUSING PROGRAM SPECIFIC PLAN (SP-6)

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

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

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

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

WHEREAS, on August 3, 2011, the Joint Powers Commission (the "Commission") of the March JPA approved the March LifeCare Campus Specific Plan Amendment ("SP-7"); and

WHEREAS, U.S. Vets Initiative ("Applicant") has filed an application requesting, among other things, approval of the first amendment to the March Lifecare Campus Specific Plan Amendment ("SP-6"); and

WHEREAS, SP-6 proposes to modify height limitations, parking strategies and design areas that were originally established in SP-7 (the "Modifications"), and to remove said Project area from the boundaries of SP-7 while supporting the comprehensive approach to the planning of a sustainable and integrated health care campus as originally envisioned under SP-7. The Project will develop on a 7.75-acre portion of the MJPA Planning Area within the northeast portion of the MJPA Planning Area, adjacent to the March LifeCare Campus SP-7 to the north and the City of Moreno Valley's Open Space and Recreation area to the south, and generally bounded by N Street to the north, 4th Street to the west and 6th Street to the east.

WHEREAS, the Applicant has requested approval of a Plot Plan "Plot Plan" (attached hereto as Exhibit "A") in order to carry out the Modifications; and

WHEREAS, the Plot Plan is referred to herein as the "Entitlement"; and

WHEREAS, staff of the March JPA has reviewed the Plot Plan for compliance with the standards set forth in Section 9.02.070 of the March JPA Development Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March JPA has prepared an Addendum to the Final Environmental Impact Report [SCH# 2008071021] ("Final EIR") in support of the Modifications; and

WHEREAS, on October 19, 2011, the March Joint Powers Authority Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Entitlement at which time all persons wishing to testify in connection with the Entitlement was heard and the Entitlement was comprehensively reviewed and the Planning Commission recommended that the Commission approve the Plot Plan; 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 RESOLVES AS FOLLOWS:

SECTION 1. Based on the entire record before the Commission, the Planning Commission recommendation, all written and oral evidence presented to the Commission, including the staff reports and the findings made in this Resolution and within the attached documents, the Commission hereby approves the following land use application:

1. Plot Plan, PP 10-02, by the U.S. Vets Initiative for the 7.75 acre transitional housing program campus for homeless U.S. veterans provides the implementation structure for SP-6.

SECTION 2. The Entitlement is approved subject to Conditions of Approval, attached hereto as Exhibit "B"; and

SECTION 3. In accordance with the March JPA Development Code Section 9.02.070, the Commission hereby makes the following findings in support of its approval of the Plot Plan:

1. The Plot Plan is consistent with the goals, objectives, policies and programs of the General Plan for the reasons outlined in Section 2 of Resolution #JPA 11-37.

2. The Plot Plan complies with all applicable zoning and other regulations because the Plot Plan provides the mechanism that will help facilitate the development of the Regulating Plan, Phasing Plan, and associated Infrastructure Improvement Plans for the Specific Plan.

3. The Plot Plan will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the reasons set forth in Section 2 of Resolution #JPA 11-37.

4. The location, design and operation of the Plot Plan will be compatible with the existing and planned land uses in the vicinity.

SECTION 5. The Chairman of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

PASSED, APPROVED, AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 2nd day of November, 2011.

State of California)
County of Riverside)

_____

Marion Ashley, Chairman
March Joint Powers Commission

ATTEST

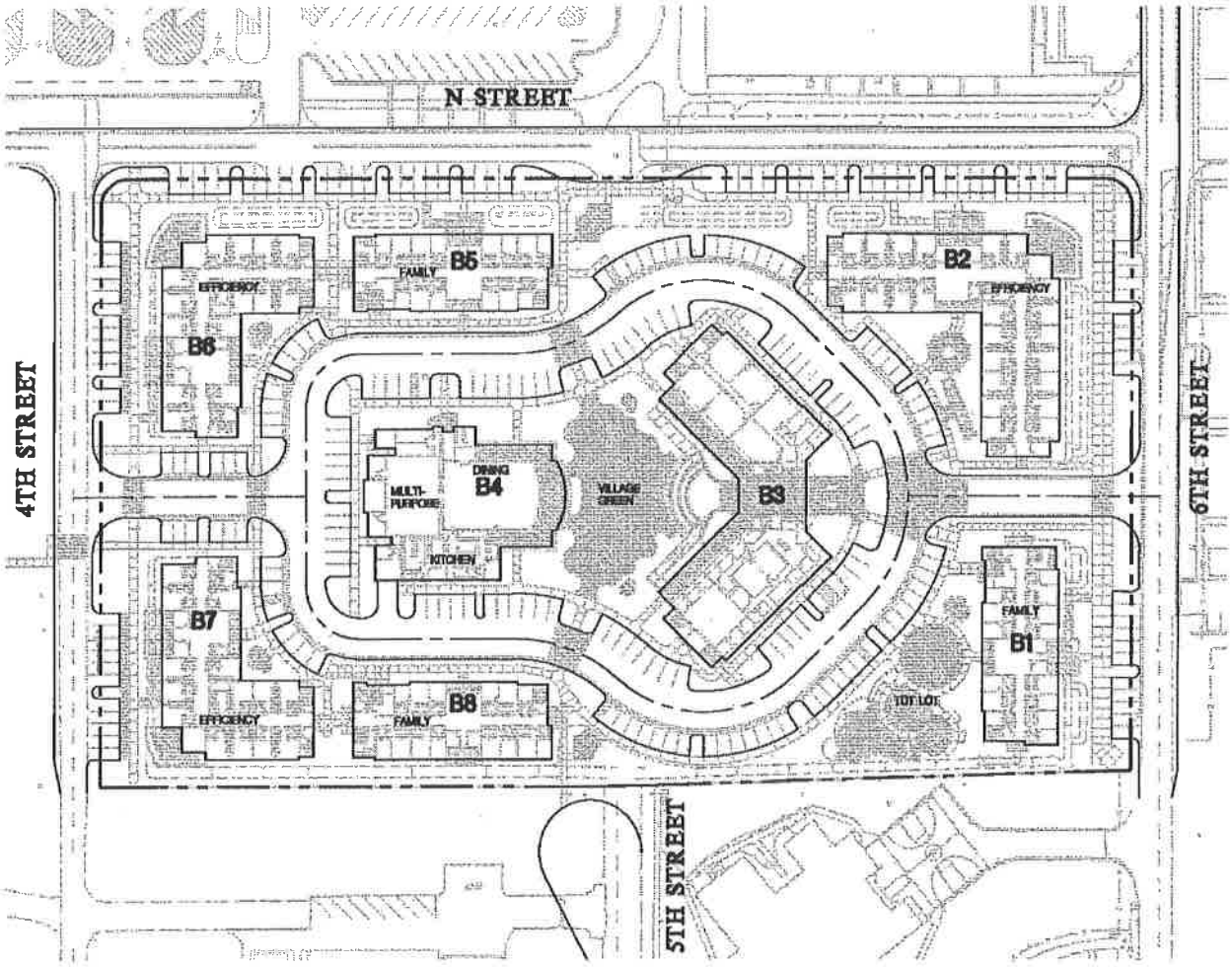
I, Carey L. Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing resolution #JPA 11-38 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on November 2, 2011.

Ayes:
Noes:
Absent:
Abstain:

Date: November 2, 2011

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

Exhibit A - Resolution JPA # 11-38
(Plot Plan Exhibit)



SITE PLAN

NORTH

GRAPHIC SCALE

0 0 30 60 120

(IN FEET)

1 Inch = 100 feet

LEGEND

PROJECT BOUNDARY

7a 122

Exhibit B - Resolution JPA # 11-38
Project Conditions of Approval
SPECIFIC PLAN AMENDMENT (SP-6)
PLOT PLAN (PP10-02)

Conditions of Approval for U.S. Vets Transitional Housing Project

GENERAL CONDITIONS	SP - Hold Harmless	Status: DRAFT	Conditions: Informational

1) The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related 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.

GENERAL CONDITIONS	SP - Definitions	Status: DRAFT	Conditions: Informational

2) The words identified in the following list that appear in all capitals in the attached conditions of SPECIFIC PLAN AMENDMENT (SP-6) shall be henceforth defined as follows: SPECIFIC PLAN = SPECIFIC PLAN 6.

GENERAL CONDITIONS	SP - SP DOCUMENT	Status: DRAFT	Conditions: Informational

3) SPECIFIC PLAN NO. 6 shall consist of the following:

a. SPECIFIC PLAN Document, which must include, but not be limited to, the following items: 1. March Joint Powers Commission SPECIFIC PLAN Resolution. 2. Conditions of Approval. 3. SPECIFIC PLAN Zoning Ordinance Text. 4. Regulating Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats. 5. SPECIFIC PLAN text. 6. Descriptions of each Phase in both graphical and narrative formats.

b. Addendum to the Environmental Impact Report (SCH: 2008071021, which must include, but not be limited to, the following items: 1. Mitigation/Monitoring Reporting Program (MMRP). 2.

Agency Notice of Determination (NOD). 3. INEFFECT Program EIR. 4. Agency Notice of Completion (NOC). 5. Comments on the NOC. 6. Final Program EIR. Technical Appendices. If any SPECIFIC PLAN conditions of approval differ from the SPECIFIC PLAN text or exhibits, the SPECIFIC PLAN conditions of approval shall take precedence.

GENERAL CONDITIONS	**SP - ORDINANCE REQUIREMENTS**	**Status: DRAFT**	**Conditions: Informational**

4) The development of the property and all uses proposed therein, shall be in accordance with the mandatory requirements of all MJPA ordinances and state laws, and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the MJPA Planning Department, unless otherwise amended. Uses identified within the Project shall be limited to those defined in Section 2.0 of the Specific Plan.

GENERAL CONDITIONS	**SP- ORD. NOT SUPERSEDED**	**Status: DRAFT**	**Conditions: Informational**

5) Anything to the contrary, proposed by this SPECIFIC PLAN, shall not supersede the following: All grading shall conform to the California Building Code, MJPA General Plan, all other relevant laws, rules and regulations governing grading in MJPA.

GENERAL CONDITIONS	**SP-ALL CLEARNC'S REQ'D BEFORE PRMT**	**Status: DRAFT**	**Conditions: Informational**

6) PRIOR TO ISSUANCE OF A GRADING PERMIT, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

GENERAL CONDITIONS	**SP - CONDITIONS**	**Status: DRAFT**	**Conditions: Informational**

7) The applicant shall obtain "WILL-SERVE" letters for water and sewer PRIOR TO ANY APPROVALS from the March Joint Powers Authority.

GENERAL CONDITIONS	**SP – DEVELOPMENT IMPACT FEES**	**Status: DRAFT**	**Conditions: Informational**

8) The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

GENERAL CONDITIONS	**SP - WATER MAINS**	**Status: DRAFT**	**Conditions: Informational**

9) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the approval of the Riverside County Fire Department.

GENERAL CONDITIONS	**CIVIL ENGINEER / PUBLIC WORKS**	**Status: DRAFT**	**Conditions: Informational**

10) MJ-059 November 22, 2010, Revised October 4, 2011

US Veterans Transitional Housing
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 exhibits identified and shown on site plan. It is understood that the site plan exhibits correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require revisions to the plan to be resubmitted for further consideration.

The following conditions are essential parts and requirement occurring in
ONE is as binding as though occurring in all. They are intended to be complimentary to the specific plan and the design and traffic reports and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer.

Encroachment permit shall be obtained from all affected agencies prior to start of any work. MJPA will require construction of new and/or rehabilitation of existing infrastructure including roads, drainage, water and sewer to provide adequate service and minimum of 2 paved access to the site within any phase. All on and offsite improvements shall be designed and constructed to Riverside County Transportation, Riverside County Flood Control, Western Municipal Water District Standards and as approved by MJPA. The following improvements shall be installed as appropriate prior to issuance of Building Permit:

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

12) Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

13) 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.

14) 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.

15) Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and March Reserve Air Force for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

16) 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.

17) The onsite private underground storage basin(s) and the proposed "rain garden" improvements shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards. Final WQMP shall be submitted for review and approval prior to issuance of any permit. The manufacturer representative shall inspect and provide written letter to JPA that the underground tanks are installed to their specifications. Developer shall install underground facilities along 6th and Y Street connecting to Heacock Channel or equivalent alignment as approved by permitting agencies. Permits from City of Moreno Valley and March Air Reserve Base will also be required for work within their right-of-way.

18) Connection to drainage facilities maintained by RCFC and/or the Air Force will require their approval. Any onsite drainage facilities not maintained by RCFC and the JPA's maintenance district shall be privately maintained.

19) The proposed offsite drainage pipes on 6th & "N" Streets shall be designed and constructed to RCFC Standards and maintained by JPA through annexation to a Maintenance District. The drainage alternative as proposed is not in compliance with the overall drainage concept approved for the March Healthcare Development Plan (specific plan).

20) All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation as determined by RCFC with building pads minimum of 8" above the pad. In case of medical facilities such as hospital, urgent care and other similar uses, the building pads shall be elevated 1' above 500-year flood plain. Construction of catch basin(s) and a minimum 24" RCP at the intersection of 5th Street and "N" Street will be required to mitigate nuisance runoff from existing off-site flows.

21) Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees established by the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with implementation of drainage facilities such as Cactus Channel. No drainage credit shall be given for proposed drainage facilities located in 6th and "N" Streets.

22) Streetlights shall be installed along all perimeter streets adjacent to the site. The streetlight standards shall be pursuant to requirements of the March Healthcare Development specific plan. All lights shall be annexed to Maintenance District.

23) The proposed development is in the service area of Western Municipal Water District for water and sewer services and comply with WMWD and Fire Department requirements. On and offsite sewer and water plans shall be submitted to WMWD and JPA for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of building permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded. To meet the fire flow requirements, construction of extensive offsite waterline facilities will be required and shall be implemented pursuant to letter dated September 23, 2011 from WMWD.

24) This project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights, and landscaped "rain gardens" shall be maintained by owner.

25) On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA for review and approval.

26) On and offsite drive and parking layout, lighting, landscaping and offsite landscaping and lighting shall be reviewed and approved by Planning Department.

27) 6th Street from "N" Street to southerly project boundary shall be implemented with new pavement along the west side of centerline and new curb located 34' from centerline as shown on cross sections sheet C-5 of the project plans. Existing pavement along east side shall be grind and overlay (0.15').

28) "N" Street adjacent to the site on the south side from 4th Street to 6th Street shall be improved with new pavement and curb located 34' south of centerline per cross sections shown on sheet C-5 of the project plans. Existing pavement along north side of centerline shall be grind and overlay (0.15'). Intersection of "N" and Riverside Drive shall be improved to provide for dedicated right and left turn lanes (all legs and directions).

29) 4th Street along the east side adjacent to the project shall be improved with new pavement and new curb located 34' from centerline as shown on cross sections on sheet C-5 of project plans. Existing pavement along the east side of centerline shall be removed and replaced and pavement along west

side shall receive overlay (0.15').

30) 5th Street southerly of the site shall be improved to provide for standard cul-de-sac. 5th Street within this project shall be vacated with utility easements maintained; removed/replaced and/or undergrounded and access provided to all utilities as required by the various agencies. Street vacation shall be filed prior to issuance of any permit in Phase 2.

31) Minimum 6' wide concrete sidewalk and landscaping shall be installed along perimeter streets adjacent to the site as shown on cross sections on Sheet C-5 of project plans and per Planning requirements. Phase 1 shall include sidewalk for N & 6th Streets.

32) All improvements adjacent to 4th, 6th, N & 5th Streets existing right-of-ways shall be maintained by the developers of this project.

33) With exception of conditions # 29 & 30, all other improvements shall be installed in Phase 1.

GENERAL CONDITIONS	**SP - LOW IMPACT DEVELOPMENT**	**Status: DRAFT**	**Conditions: Informational**

34) Site design BMPs and Low Impact Development (LID) design strategies shall be implemented by the incorporation of dual-functioning site features that in addition to their primary purposes, also serve to reduce pollutant discharges and improve the quality of storm water discharges. Examples of such features include porous driveway material, porous landscape detention, and/or inverted medians also functioning as filtration trenches or bio-swales. Sites shall be designed to maximize pervious area to promote low flow filtration/infiltration. To minimize runoff, landscape buffers shall be incorporated into site plan designs. Perimeter landscape treatments, as well as landscape areas between buildings and the property lines shall be incorporated to address water quality. Curbs separating parking areas from landscaped areas shall have breaks to allow direct entrance and infiltration of storm waters. Native or drought-tolerant trees and shrubs should be used throughout the landscape design. A minimum of twenty percent (20%) of surfaces within any development site shall be utilized for natural BMPs, and permeable areas may include landscaped areas. Project landscape design shall minimize the use of impervious surfaces and hardscape and/or water-shedding features. Open-jointed paving materials or permeable surfaces may be employed in areas not subject to heavy loads. In order to minimize DCIAs, the majority of the landscaping within the SP area shall also function as natural BMPs. In this regard, and as noted previously, parking areas shall drain to bordering landscape areas, acting to capture and treat parking lot storm water runoff. Similarly, runoff from sidewalks and other paved surface areas shall be directed to, and allowed to enter, neighboring landscape features. All BMPs to be incorporated in the Project shall be consistent with the provisions of the SP as well as an approved WQMP.

GENERAL CONDITIONS	**SP – FAA PART 77**	**Status: DRAFT**	**Conditions: Informational**

35) All proposed structures within the SPECIFIC PLAN are subject to FAA limitations. Applicants will be required to complete an FAA 7460-1 form as part of their proposed development to ensure that proposed developments will not violate any safety standards as it relates to the operations of the nearby airport. Building heights shall be measured from finished grade to the eve or top of parapet.

GENERAL CONDITIONS	**SP – LANDSCAPE IRRIGATION EFFICIENCY**	**Status: DRAFT**	**Conditions: Informational**

36) The Project is required to comply with the March JPA Landscape Irrigation Efficiency Ordinance (#JPA 09-05). The Project shall also reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case. Reductions shall be attributed to any combination of the following items: Plant species factor, Irrigation efficiency, use of captured rainwater, use of recycled rainwater, use of recycled wastewater, use of water treated and conveyed by a water purveyor specifically for non-potable uses.

GENERAL CONDITIONS	**COMPLIANCE WITH MJPA WATER RESOURCES REQUIREMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

37) The development shall be subject to all provisions of MJPA General Plan Resource Management Section (Water Resources) provision 1.8, which assures that development projects comply with regulatory agency requirements, including Federal, State and Regional regulations.

38) The proposed site design BMPs selected for this project have been approved in concept only. The owner shall submit a Preliminary and Final WQMP including plans and details providing the elevations, slopes and other details for the proposed structural BMPs including the detention and infiltration basins, swales, catch basin inserts, etc.

39) Regulation changes implemented in both the Statewide General Construction Stormwater Permit and the Riverside County MS4 Permit, will require Low Impact Development site design elements to be included into the project. Low Impact Development elements will be required in both overall project and building specific applications.

40) The Public Works Department shall review and approve the Final WQMP document, plans and details.

GENERAL CONDITIONS	**NPDES**	**Status: DRAFT**	**Conditions: DRAFT**

41) Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

42) 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.

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

PRIOR TO A CERTAIN DATE	**SP - 90 DAYS TO PROTEST**	**Status: DRAFT**	**Conditions: DRAFT**

44) The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

PRIOR TO A CERTAIN DATE	**SP - SUBMIT FINAL DOCUMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

45) Within 30 days of Project adoption, four (4) copies of the final SPECIFIC PLAN and Program EIR documents (SP/PEIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". This condition cannot be DEFERRED or considered as NOT APPLICABLE.

PRIOR TO PROJECT APPROVAL	**SP - M/M PROGRAM (GENERAL)**	**Status: DRAFT**	**Conditions: DRAFT**

46) The Program EIR prepared for the March LifeCare Campus Specific Plan imposed specific mitigation measures and monitoring requirements on the project. Certain conditions of the original Specific Plan and this implementing project constitute reporting/monitoring requirements for certain mitigation measures. To the extent that requirements for site specific projects impose greater or additional measures than those imposed through the Mitigation / Monitoring Program, the implementing project conditions of approval (to include any Plot Plans, Conditional Use Permits, etc.) shall take precedence.

PRIOR TO ANY PROJECT APPROVAL	**SP - AMENDMENT REQUIRED**	**Status: DRAFT**	**Conditions: DRAFT**

47) If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project: 1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN; 2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. exceeding allotted square footage under a land use category); or 3. as determined by the Planning Director. Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete SPECIFIC PLAN document which includes the entire SPECIFIC PLAN, including both changed and unchanged parts. This condition shall be considered MET if the SPECIFIC PLAN amendment has been filed and NOT APPLICABLE if a SPECIFIC PLAN amendment is determined (by the Planning Director or designee) to be unnecessary.

PRIOR TO SECOND PHASE	**PROJECT – SECOND PHASE**	**Status: DRAFT**	**Conditions: DRAFT**

48) Prior to, or concurrent with, the review of any plans or permits associated with the second phase of the Project, the applicant shall file an application for a parcel merger with March JPA.

PRIOR TO GRADING PERMIT ISSUANCE	**SP – MASS GRADING/UTILITIES**	**Status: DRAFT**	**Conditions: DRAFT**

49) PRIOR TO ANY MASS-GRADING PERMIT ISSUANCE, the developer shall obtain clearance letters from all utility owners with easement or facilities located within the subdivision boundaries.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ENCROACHMENT(S)**	**Status: DRAFT**	**Conditions: DRAFT**

50) PRIOR TO GRADING PERMIT ISSUANCE, the developer shall obtain encroachment permits from affected agencies for any work within the right-of-way.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ACOUSTICAL STUDY REQD**	**Status: DRAFT**	**Conditions: DRAFT**

51) The following note shall be added to all grading plans: Noise emanating from the Specific Plan area that may affect noise sensitive receptors within the City is subject to applicable provisions of the City of Moreno Valley Municipal Code. The City Municipal Code restricts hours of operation for construction activities and thereby acts to control construction noise. To this end, grading may occur from 7:00 a.m. to 7:00 p.m., Monday thru Friday, and prohibited on weekends and holidays.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ARCHAEO M/M PROGRAM**	**Status: DRAFT**	**Conditions: DRAFT**

52) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the Program EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the Program EIR are substantially complied with.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - PALEO M/M PROGRAM**	**Status: DRAFT**	**Conditions: DRAFT**

53) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an

agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the Program EIR are substantially complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - POST GRADING REPORT**	**Status: DRAFT**	**Conditions: DRAFT**

54) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report prepared by a qualified geotechnical engineer, or comparable professional as approved by the March JPA. The report shall describe conditions of soils on the site as well as how the mitigation and monitoring program as described in the Program EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - ACOE CLEARANCE**	**Status: DRAFT**	**Conditions: DRAFT**

55) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the MJPA Planning Department that the alteration of said areas, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – 20% EFFICIENCY ABOVE EFFECTIVE "TITLE 24"**	**Status: DRAFT**	**Conditions: DRAFT**

56) PRIOR TO A BUILDING PERMIT ISSUANCE, the applicant shall provide an energy modeling study (2 copies) to the Planning Department for review and approval. This study shall show that the proposed building will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the requirements of the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP - SCHOOL MITIGATION**	**Status: DRAFT**	**Conditions: DRAFT**

57) PRIOR TO BUILDING PERMITS, impacts to the Moreno Valley School District shall be mitigated in accordance with state law.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – 20% EFFICIENCY ABOVE INCUMBENT TITLE 24 STANDARDS**	**Status: DRAFT**	**Conditions: DRAFT**

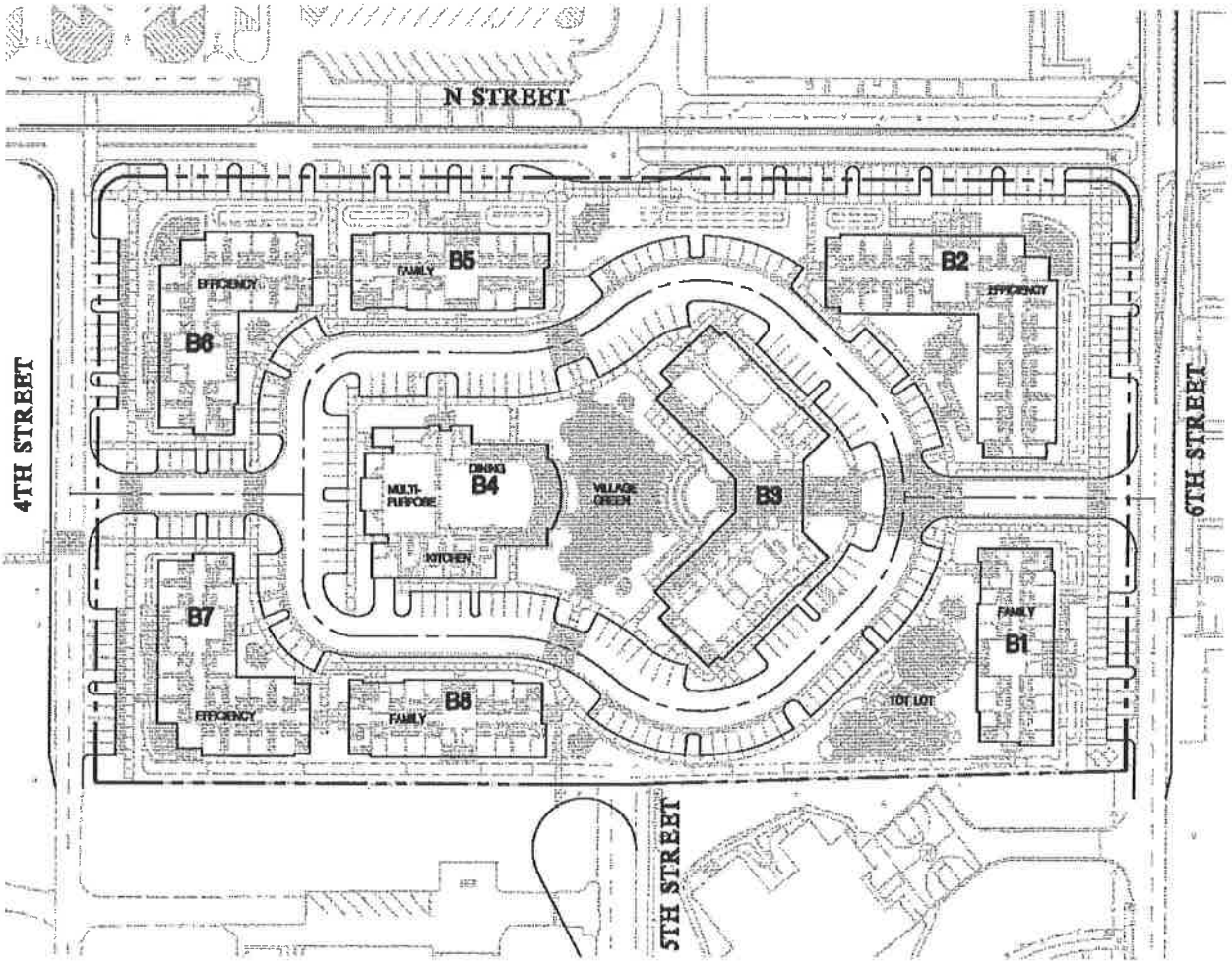
58) PRIOR TO BUILDING PERMIT ISSUANCE, the applicant shall provide an energy modeling study (2 copies) confirming that the project will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department. This condition may not be DEFERRED.

PRIOR TO CERTIFICATE OF OCCUPANCY	**SP – ENERGY EFFICIENCY COMPLIANCE AND VERIFICATION**	**Status: DRAFT**	**Conditions: DRAFT**

59) PRIOR TO CERTIFICATE OF OCCUPANCY, a completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards met by the project as required under the Program EIR. The checklist also includes "optional" criteria that are above and beyond standards established under the PEIR and Specific Plan. Those "optional" criteria are considered voluntary as identified within the Specific Plan. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be DEFERRED.

(U.S. Vets Plot Plan)

Plot Plan Exhibit



SITE PLAN

NORTH

GRAPHIC SCALE

0 30 60 120

(IN FEET)

1 inch = 120 feet

LEGEND

PROJECT BOUNDARY

7A 136

RESOLUTION #JPA 11-31

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING A TENTATIVE PARCEL MAP, APPROVING A MASTER PLOT PLAN AND ASSOCIATED MASTER PLANS, AND APPROVING CONDITIONS OF APPROVAL FOR THE MARCH LIFECARE CAMPUS SPECIFIC PLAN AMENDMENT (SP-7)

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

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

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

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

WHEREAS, on December 2, 2009, the Joint Powers Commission (the "Commission") of the March JPA approved the March LifeCare Campus Specific Plan ("SP-4"); and

WHEREAS, March Lifecare Development, LLC ("Applicant") has filed an application requesting, among other things, approval of the first amendment to the March Lifecare Campus Specific Plan ("SP-7"); and

WHEREAS, SP-7 proposes to modify the campus circulation system, height limitations, parking strategies and design areas that were originally established in SP-4 (the "Modifications"), while maintaining the original boundaries as well as the comprehensive approach to the planning of a sustainable and integrated health care campus as originally envisioned under SP-4. The Project will develop on a 236-acre portion of the MJPA Planning Area within a 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 Street 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, will be retained by the Federal Government, and is not part of either SP-4 or SP-7 ("Specific Plan Area"); and

WHEREAS, the Applicant has requested approval of a Tentative Parcel Map "Parcel Map" (attached hereto as Exhibit "A") and approval of a Master Plot Plan and Associated Master Plans "Master Plans" (attached hereto as Exhibit "B") in order to carry out the Modifications; and

WHEREAS, the Parcel Map and the Master Plans are collectively referred to herein as the "Entitlements"; and

WHEREAS, staff of the March JPA has reviewed the Tentative Parcel Map for compliance with the standards set forth in Chapter 9.14 of the March JPA Development Code and Section 66473.5 of the California Government Code; and

WHEREAS, staff of the March JPA has reviewed the Master Plans for compliance with the standards set forth in Section 9.02.070 of the March JPA Development Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March JPA has prepared and approved an Addendum to the Final Environmental Impact Report [SCH# 2008071021] ("Final EIR") in support of the Modifications; and

WHEREAS, on July 6, 2011, the March Joint Powers Authority Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Entitlements at which time all persons wishing to testify in connection with the Entitlements were heard and the Entitlements were comprehensively reviewed and the Planning Commission recommended that the Commission approve the Tentative Parcel Map and the Master Plans; 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 RESOLVES AS FOLLOWS:

SECTION 1. Based on the entire record before the Commission, the Planning Commission recommendation, all written and oral evidence presented to the Commission, including the staff reports and the findings made in this Resolution and within the attached documents, the Commission hereby approves the following land use applications:

1. A Parcel Map, PM36035, by March Healthcare Development, LLC will subdivide approximately 236 acres (gross), associated with SP-7 into legally developable parcels, not including lots for easements, drainage and street improvements; and

2. Master Plans, PP 11-03, by March Healthcare Development, LLC for the 236 acre March LifeCare Campus provides the implementation structure for SP-7.

SECTION 2. The Entitlements are approved subject to Conditions of Approval, attached hereto as Exhibit "C"; and

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

1. The Parcel Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 11-30.

2. The Parcel Map, together with its provisions for design and improvement, is consistent with SP-7 because the proposed lot layout, street system and proposed improvements, reflect the overall development implementation plans as outlined in Sections 3.4, 3.8, and 4.3 of the Specific Plan.

3. The Parcel Map is physically suitable for the Specific Plan development.

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

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

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

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

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

SECTION 4. In accordance with the March JPA Development Code Section 9.02.070, the Commission hereby makes the following findings in support of its approval of the Master Plans:

1. The Master Plans are consistent with the goals, objectives, policies and programs of the General Plan for the reasons outlined in Section 3 of Resolution #JPA 11-30.

2. The Master Plans comply with all applicable zoning and other regulations because the Plot Plan provides the mechanism that will help facilitate the development of the Regulating Plan, Phasing Plan, and associated Infrastructure Improvement Plans for the Specific Plan.

3. The Master Plans will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity for the reasons set forth in Section 3 of Resolution #JPA 11-30.

4. The Master Plans conform with applicable provisions of the Redevelopment Plan and associated Development and Disposition Agreement for the March LifeCare Specific Plan.

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

SECTION 5. The Chairman of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

PASSED, APPROVED, AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 20th day of July, 2011.

State of California)
County of Riverside)

Mike Gardner, Vice Chairman
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 #JPA 11-30 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on July 20, 2011.

Ayes: Yarbrough, Batey, Melendrez, Buster (2 votes), Stewart, Busch, Gardner
Noes: None
Absent: None
Abstain: None

Date: July 20, 2011

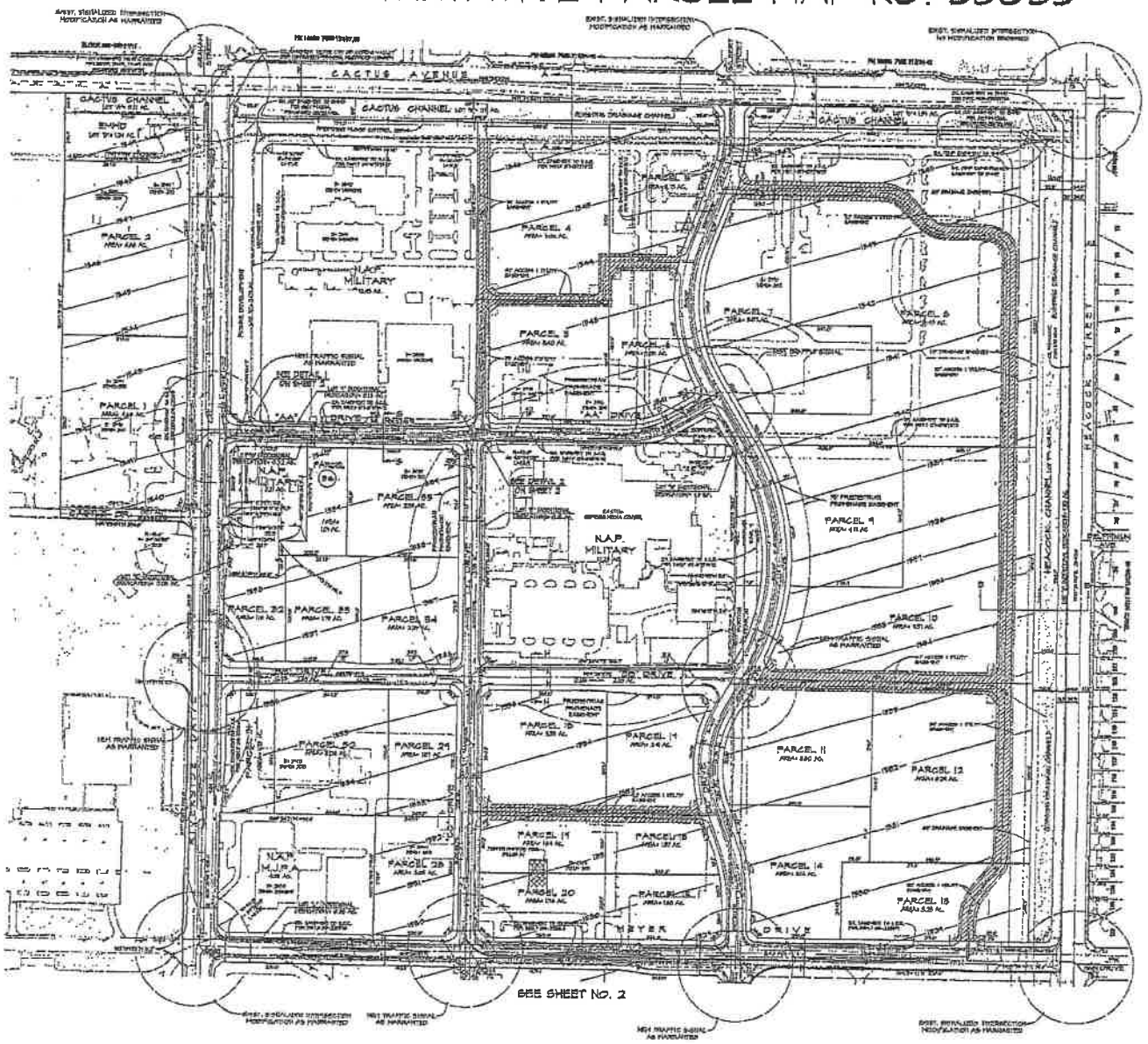
Carey L. Allen, CMC, Clerk
March Joint Powers Commission

EXHIBIT "A"

TENTATIVE PARCEL MAP 36035

(Attached)

TENTATIVE PARCEL MAP NO. 36035



OWNER

MARCH JOINT POWERS AUTHORITY
23555 MEYER DRIVE
RIVERSIDE, CA. 92518
PHONE (951) 656-7000

APPLICANT

MARCH HEALTHCARE DEVELOPER LLC
604 DEER VALLEY DRIVE, SUITE 340
ROLLING HILLS ESTATES, CA. 90274
ATTN: DON BOHEN
PHONE (310) 893-8255

PROJECT SUMMARY

PARCELS 1-25	65.49 AC.
R.O.W. STREETS	52.29 AC.
TO GIVE G.S.	13.1 AC.
TEMP BASIN	4.84 AC.
PARK	1.74 AC.
NATIVE OPEN SPACE	8.85 AC.
TOTAL AREA	14.34 AC.

APN'S

297-200-001
294-020-001

LAND USE

EXISTING LAND USE:	NORTON MILITARY BASE
PROPOSED LAND USE:	MEDICAL CAMPUS
EXISTING ZONING:	SPECIFIC PLAN
PROPOSED ZONING:	SPECIFIC PLAN
EXISTING GP DESIGNATION:	MEDICAL CAMPUS (SP-1)

UTILITIES

WATER	WESTERN MUNICIPAL WATER DISTRICT
SEWER	WESTERN MUNICIPAL WATER DISTRICT
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	AT&T
TELEVISION	SPECTRUM COMMUNICATIONS

LEGAL DESCRIPTION (SEE MASTER PLOT PLAN FOR DETAILED LEGAL DESCRIPTION)

PORTIONS OF LOTS 1 AND 2 IN BLOCK 243, AND LOTS 1 THROUGH 8, INCLUSIVE, IN BLOCK 251, AND LOTS 1 THROUGH 8, INCLUSIVE, IN BLOCK 252, ALL OF LOTS 1 THROUGH 5, INCLUSIVE, IN BLOCK 253, OF MAP NO. 1, OF MESA VALLEY AND ALESSANDRO DEVELOPMENT CO., AS SHOWN BY MAP ON FILE IN BOOK 3 OF MAPS, AT PAGE 26, THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LYING IN PORTIONS OF AND IN FRACTION 8 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SCHOOL DISTRICT

MORENO VALLEY UNIFIED SCHOOL DISTRICT

NOTES

1. SEE RECORD MAPS, MAP BOOK 196, PAGE 31, SHEET 1 & 2 AND PAGE 34-41, SHEET 1 & 2.
2. THIS MAP DOES NOT REQUIRE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE PROPERTY OWNER.
3. PROJECT IS WITHIN THE MARCH LIFECARE SPECIFIC PLAN.
4. THIS PROJECT IS PROPOSED TO BE DEVELOPED IN PHASES.
5. BASIS OF BEARINGS OF RECORD ARE AS SHOWN.
6. TOPOGRAPHY TAKEN BY FIELD AERIAL SURVEYS ON SITE.
7. TO BE USED ARE SEPTIC SEWER, DISPOSAL & PIPELINES.
8. LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD AND IS NOT IN FAULT OR SPECIAL STUDIES ZONE.
9. PROPERTY IS SUBJECT TO FLOODING AS PRESENTLY KNOWN ENVIRONMENTAL SURVEY.
10. NO FLOOD ZONE DESIGNATION ARE TO PUMP-OR PLUMBING BASE FOR.
11. PROPOSED OPEN CHANNELS ON SITE ARE AS SHOWN.
12. VEHICULAR ACCESS RIGHTS TO BE RESTRICTED ON CACTUS AVENUE AND HEACOCK STREET, EXCEPT AS SHOWN.
13. REFER TO TYPICAL SECTIONS FOR PROPOSED CURB AND SIDEWALK LOCATIONS.
14. PUBLIC UTILITIES ARE PROPOSED WITHIN ACCESS & UTILITY EASEMENTS.
15. THE CONSTRUCTION PROCESS SHALL STRICTLY OBSERVE MITIGATION MEASURES IDENTIFIED WITHIN THE CERTIFIED EIR FOR THE MARCH LIFECARE CAMPUS.
16. THERE IS NO RECENT EXCAVATION WITHIN THE BOUNDARIES OF WITHIN 200 FEET OF ANY PORTION OF THE SUBDIVISION.
17. ON STREET PARKING IS NOT PROPOSED WITHIN ANY PUBLIC RIGHT OF WAY.
18. NO DRIVEWAYS ARE PROPOSED ALONG THE MILITARY RETAINED PARCELS.
19. OFFSITE TRIBUTARY AREA SHALL BE COLLECTED VIA CACTUS CHANNEL AND HEACOCK CHANNEL PER MARCH LIFECARE SPECIFIC PLAN.

LEGEND

- INDICATES PROPOSED WATER LINE
- INDICATES PROPOSED SEWER LINE
- INDICATES PROPOSED RECLAIMED WATER LINE
- INDICATES PROPOSED STORM DRAIN LINE
- INDICATES PROPOSED STORM SEWER
- INDICATES PROPOSED ACCESS & UTILITY EASEMENT



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
1"=100'
100 50 0 100 200 300

AMENDED MAP NO. 1

REVISIONS		DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
TENTATIVE PARCEL MAP NO. 36035
LOT LAYOUT & CONCEPTUAL GRADING

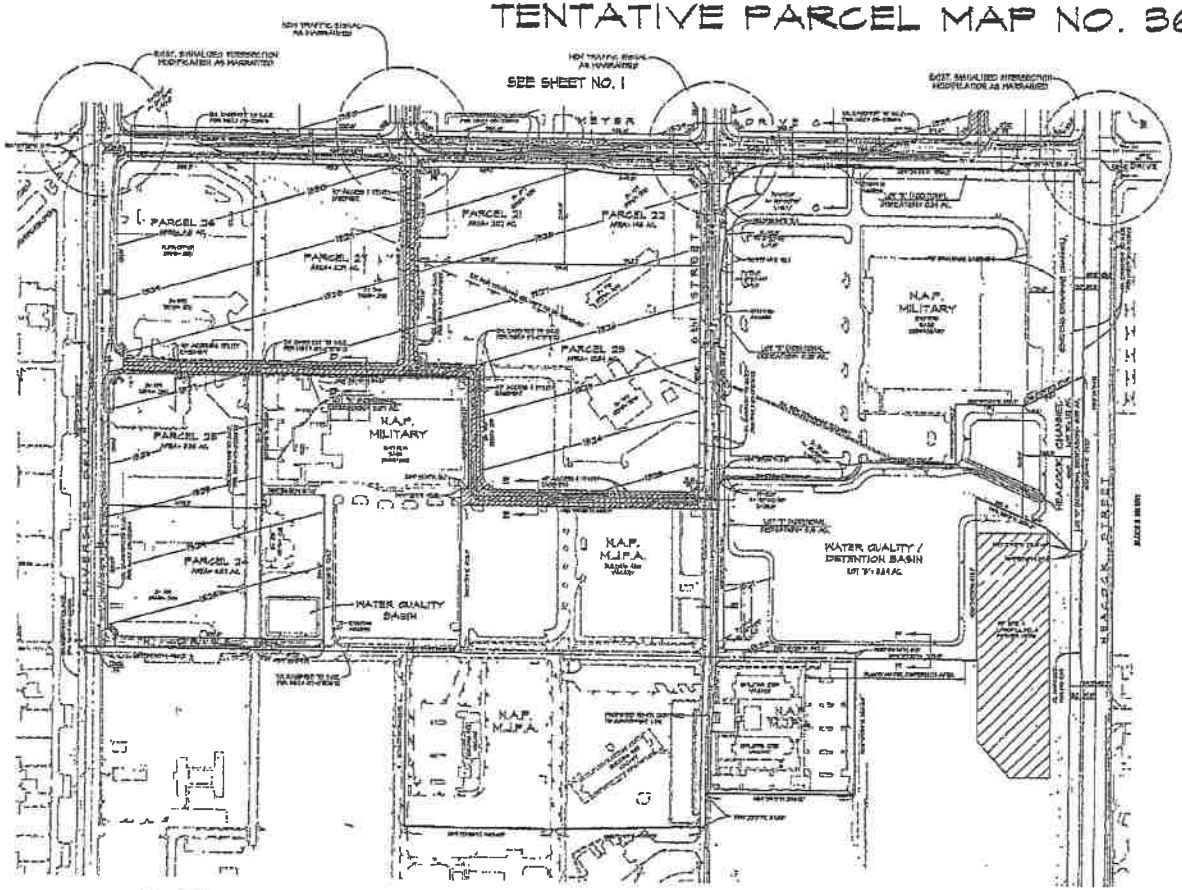
WEBB
PLANNING
ENGINEERING
SURVEYING

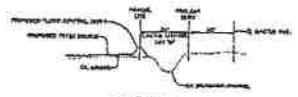
CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
PLANNING
SURVEYING

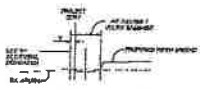
SHEET 1
OF 2 SHEETS

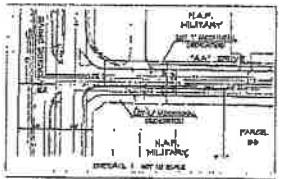
11a

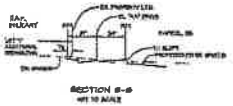
TENTATIVE PARCEL MAP NO. 36035

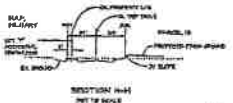


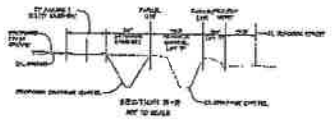


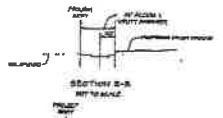


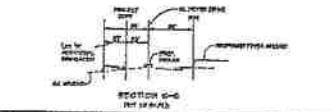


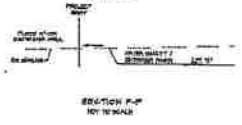








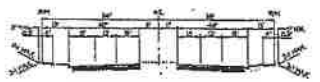




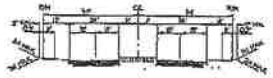


PUBLIC ROADS

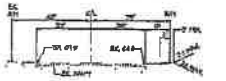
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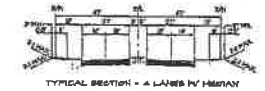
TYPICAL SECTION – 6 LANES W/ MEDIAN
RIVERSIDE DRIVE FROM 'A-A' DRIVE TO CASTLE AVENUE



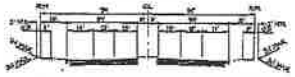
TYPICAL SECTION – 4 LANES W/ MEDIAN
RIVERSIDE DRIVE FROM MEYER DRIVE TO CASTLE DRIVE



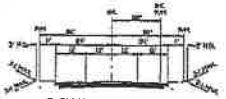
TYPICAL SECTION – 3 LANES
RIVERSIDE DRIVE FROM 'A' STREET TO MEYER DRIVE



TYPICAL SECTION – 4 LANES W/ MEDIAN
MEYER DRIVE SOUTH



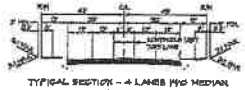
TYPICAL SECTION – FUTURE 6 LANES W/ MEDIAN
MEYER DRIVE FROM 8TH STREET TO HEACOCK STREET



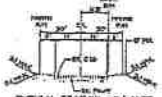
TYPICAL SECTION – 4 LANES
6TH STREET FROM ELY ENTRY TO MEYER DRIVE



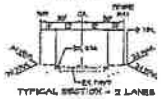
TYPICAL SECTION – 4 LANES
'A-A' DRIVE, 'B-B' DRIVE AND 'C-C' DRIVE



TYPICAL SECTION – 4 LANES W/O MEDIAN
'D-D' DRIVE



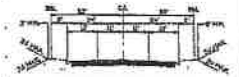
TYPICAL SECTION – 2 LANES
CASTLE STREET



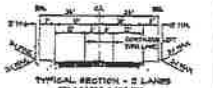
TYPICAL SECTION – 2 LANES
'C' STREET

PRIVATE ROADS/EASEMENTS

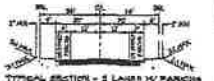
NO ON STREET PARKING, UNLESS NOTED



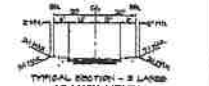
TYPICAL SECTION – 4 LANES
64' ACCESS & UTILITY EASEMENT



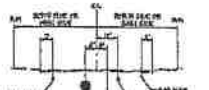
TYPICAL SECTION – 2 LANES
52' ACCESS & UTILITY EASEMENT



TYPICAL SECTION – 2 LANES W/ PARKING
52' ACCESS & UTILITY EASEMENT



TYPICAL SECTION – 2 LANES
40' ACCESS & UTILITY EASEMENT



DRAWING MAY BE REVISED BY THE MAINTAINER IN CASE OF CONFLICTING FACILITIES.

TYPICAL UNDERGROUND UTILITY LAYOUT
NOT TO SCALE



PHASING MAP
NOT TO SCALE

AMENDED MAP NO. 1

NO.	DESCRIPTION	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
TENTATIVE PARCEL MAP NO. 36035
LOT LAYOUT & CONCEPTUAL GRADING

SCALE: 1"=120'	ENGINEER OF WORK:	CIVIL ENGINEER:	TITLE SHEET
DATE: 4/23/2021		WEBB	SHEET 2
DESIGNED: MB		ASSOCIATES	OF 8 SHEETS
DRAWN: MB			
CHECKED: RMB			

11a
449

EXHIBIT "B"

MASTER PLOT PLAN AND ASSOCIATED MASTER PLANS

(Attached)

MARCH LIFECARE CAMPUS – MASTER PLOT PLAN

NOTES:

1. PRIOR TO RECISTION OR GRADING PERMIT WHICHEVER THAT WOULD IMPACT THE 1942 MTA CANAL (NEVER CHANNEL), THE APPLICANT SHALL CONSULT WITH AND OBTAIN CLEARANCE FROM THE STATE OF CALIFORNIA OFFICE OF HISTORIC PRESERVATION DEPARTMENT OF PARKS AND RECREATION.

2. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO THE ISSUANCE OF GRADING PERMITS, THE PROJECT APPLICANT SHALL CHECK WITH AN AGRICULTURE WITH A QUALIFIED PALEONTOLOGIST. THIS AGREEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PRELIMINARY MITIGATION AND MONITORING PROCEDURES TO BE IMPLEMENTED DURING THE PROCESS OF GRADING. A COPY OF SAID AGREEMENT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT. NO GRADING PERMITS WILL BE ISSUED UNLESS THE PRELIMINARY MITIGATION AND MONITORING PROCEDURES AS DESCRIBED IN THE PROGRAM EIR ARE SUBSTANTIALLY COMPLIED WITH."

3. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECTS WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.) WHICH MAY PROPOSE GRADING OR CONSTRUCTION WITHIN OR ALONG THE BANKS OF ANY BLUE-LINE STREAM OR FLOOD CONTROL FACILITY WHICH IS DETERMINED TO BE WITHIN THE JURISDICTION OF THE UNITED STATES ARMY CORPS OF ENGINEERS, THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECTS: PRIOR TO ISSUANCE OF GRADING PERMITS, THE APPLICANT SHALL OBTAIN WRITTEN CONFIRMATION TO THE MARCH PLANNING DEPARTMENT THAT THE ALTERATION OF THIS FACILITY, LOCATED WITH (NAME OR ON ANY REQUIRED OFF-SITE IMPROVEMENTS) HAS COMPLIED WITH THE U.S. ARMY CORPS OF ENGINEERS 404/BANK PERMIT CONDITIONS, OR OBTAIN A PERMIT UNDER SECTION 404 OF THE CLEAN WATER ACT SHOULD ANY GRADING OF CONSTRUCTION BE PROPOSED WITHIN OR ALONG THE BANKS OF UNIVERSAL WATERCOURSES OR WETLAND AREAS. COPIES OF ANY AGREEMENTS SHALL BE SUBMITTED WITH THE INDIVIDUAL PROJECT APPLICATION FOR ANY SITE SPECIFIC PROJECT APPROVAL. A GEOTECHNICAL REPORT SHALL BE COMPLETED FOR THE PROPOSED DEVELOPMENT, AS DETERMINED IN ACCORDANCE WITH THE RECOMMENDATIONS OF MVFA APPROVED GEOTECHNICAL/SOILS REPORTS FOR THE SPECIFIC PLAN AND IMPROVEMENT PROJECTS.

4. OUR APPLICANT SHALL OBTAIN "WILL-SERVE" LETTERS FOR WATER AND SEWER PRIOR TO ANY APPROVALS FROM THE MARCH JOINT POWERS AUTHORITY.

5. WITH CERTAIN WORK AND LIVE SUPPORT DEVELOPMENT THAT DESIGN CONSTRUCT SHALL BE IMPLEMENTED BY THE RECOMMENDATION OF DUAL-FUNCTIONING SITE FEATURES THAT IN ADDITION TO THEIR PRIMARY PURPOSES ALSO SERVE TO PROVIDE PASSIVE ECONOMY ENERGY AND IMPROVE THE QUALITY OF INTERIOR AND EXTERIOR SPACES. EXAMPLES OF SUCH FEATURES INCLUDE PROPER SOLAR/WIND ORIENTATION, PROPER LANDSCAPE DESIGN, AND STRUCTURES AND SITE IMPROVEMENTS WHICH ARE FUNCTIONAL AND ENERGY EFFICIENT. THE PROJECT SHALL BE DESIGNED TO MINIMIZE ENERGY CONSUMPTION. TO ACHIEVE BUDGET, CALIFORNIA BUILDING CODE, AS INCORPORATED INTO THE MARCH GENERAL PLANNING STANDARDS, THE FOLLOWING MEASURES SHALL BE INCORPORATED, NOT BUT NOT LIMITED TO, THE PRELIMINARY MITIGATION AND MONITORING PROCEDURES TO BE IMPLEMENTED DURING THE PROCESS OF GRADING. A COPY OF SAID AGREEMENT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT. NO GRADING PERMITS WILL BE ISSUED UNLESS THE PRELIMINARY MITIGATION AND MONITORING PROCEDURES AS DESCRIBED IN THE PROGRAM EIR ARE SUBSTANTIALLY COMPLIED WITH."

6. ALL PROPOSED STRUCTURES WITHIN THE SPECIFIC PLAN ARE SUBJECT TO FAA (AFFECTING APPLICANTS 60.) NOTIFIED TO COMPLETE FAA FORM 7460-1 FORM AT LEAST 45 DAYS PRIOR TO BEGINNING CONSTRUCTION. THE APPLICANT SHALL PROPOSED DEVELOPMENTS WILL NOT VIOLATE ANY SAFETY STANDARDS AS IT RELATES TO THE OPERATIONS OF THE MARCH AIRPORT, BUILDING HEIGHTS SHALL BE MEASURED FROM FINISHED GRADE TO THE EVE OF TOP OF PARAPET.

7. THE PROJECT IS REQUIRED TO COMPLY WITH THE MARCH JPA LANDSCAPE IRRIGATION EFFICIENCY ORDINANCE (ORD. 07-04). THE PROJECT SHALL ALSO INCLUDE POTABLE WATER CONSUMPTION FOR IRRIGATION BY USE FROM A CALCULATED IRRIGATION BUDGETING CODE REQUIRING USE OF RECLAIMED WATER FOR IRRIGATION OF THE FOLLOWING: ISLAND PLANT SPECIES FACTOR, IRRIGATION EFFICIENCY, USE OF CAPTURED RAINWATER, USE OF RECYCLED RAINWATER, USE OF WATER THEMATIC AND CONNECTED BY A WHOLE IRRIGATION SYSTEM/CALLY FOR NON-POTABLE USES.

8. PRIOR TO ANY WATER-BEARING ITEMS (SYNONYM, THE DEVELOPER SHALL OBTAIN CLEARANCES, LETTERS FROM ALL UTILITY COMPANIES WITH EXISTING OR FACILITIES LOCATED WITHIN THE SUBDIVISION BOUNDARIES.

9. PRIOR TO GRADING PERMIT ISSUANCE, THE DEVELOPER SHALL OBTAIN DEVELOPMENT PERMITS FROM APPLICABLE AGENCIES (AM MAY BURN, WATER QUALITY-QT-001.

10. PRIOR TO GRADING PERMIT ISSUANCE, THE MASTER DEVELOPER SHALL CONTACT THE FINAL COMMISSARY, MAIL ORDINANCE WHERE AN APPROPRIATE OTHER USES TO ASSIST ALL AFFECTED UTILITY PROVIDERS REGARDING FUTURE SERVICE LOCATIONS AND THEIR LOCATIONS. THE MASTER DEVELOPER SHALL COORDINATE ANY PLANNED OR PROPOSED ACTIONS THAT WOULD AFFECT SERVICES. THE JPA AND UTILITY PURVEYORS REQUIRE AND PROVIDE FOR PREVENTION OF INTERRUPTION OF UTILITY SERVICE DURING ACTIVITIES WITHIN THE PROJECT.

11. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, VARIANCE, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: THE APPLICANT SHALL PREPARE FOR THE REVIEW AND APPROVAL OF THE MARCH JOINT POWERS AUTHORITY, ANY NECESSARY AGREEMENTS OR OTHER DOCUMENTS, SATISFACTORY TO THE MARCH JOINT POWERS AUTHORITY, AND EXECUTED BY THE APPLICANT, NECESSARY TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY TO THE MARCH JOINT POWERS AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 88-3 AND/OR OTHER FINANCING MECHANISMS TO THE EXTENT THAT REIMBURSEMENT FOR SUCH SERVICE PROJECTS WOULD BE PROVIDED OR ADDITIONAL MECHANISMS OTHER THOSE IMPOSED THROUGH THE MITIGATION/MONITORING PROGRAM. THE SAID SPECIFIC PROJECT CONDITIONS OF APPROVAL SHALL TAKE PRECEDENCE.

12. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO PROJECT APPROVAL OR ANY GRADING WHICH MAY CAUSE UNDESIRABLE NOISE LEVELS, A NOISE STUDY SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE NOISE STUDY SHALL DETERMINE WHETHER THAT WILL EXTEND AN INTERIOR NOISE LEVEL OF 45 DBA CNEL. ALL LAND USES SHALL COMPLETE A NOISE ANALYSIS TO DEMONSTRATE THAT DEVELOPMENT WORK GENERATED BY THE PROJECT AS RECORDED BY ANY ADVERSE LAND USE WITHIN THE DEVELOPMENT WILL NOT EXCEED 70 DB CNEL.

13. NOISE EMANATING FROM THE SPECIFIC PLAN AREA THAT MAY AFFECT NOISE SENSITIVE RECEPTORS WITHIN THE CITY IS SUBJECT TO APPLICABLE PROVISIONS OF THE CITY OF MORENO VALLEY MUNICIPAL CODE. THE CITY MONITORS, THOSE RESTRICTED HOURS OF OPERATION FOR CERTAIN ACTIVITIES AND PROPERTY LINES TO CONTROL CONSTRUCTION NOISE TO THOSE END, GRADING MAY OCCUR FROM 7:00 A.M. TO 7:00 P.M., MONDAY THRU FRIDAY, AND PROHIBITED ON WEEKENDS AND HOLIDAYS

14. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO ANY GRADING, A CULTURAL/ARCHAEOLOGICAL STUDY, OR A RESEARCH DESIGN CONSISTENT WITH A PREVIOUSLY ADOPTED ENVIRONMENTAL EFFECT REPORT, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE STUDY SHALL BE PREPARED BY A QUALIFIED STUDY AND SHALL BE APPROVED BY THE PLANNING DEPARTMENT BEFORE ANY GRADING OR CONSTRUCTION ACTIVITIES ARE INITIATED. THE STUDY SHALL CONTAIN AN INTERIM MONITORING PLAN. IF THE STUDY DETERMINES THAT THE RESOURCES FOUND ON THE SITE ARE SIGNIFICANT, THE STUDY SHALL ADDRESS THAT A CLOSE DETERMINATION OF AN ADDITIONAL TO A PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT BE MADE, AT A MINIMUM.

15. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO THE APPLICANT'S PROJECT IS SUBJECT TO THE CEQA AND ECONOMIC/ENVIRONMENT ASSESSMENT SHALL BE FILED, AND PROCESSED CONCURRENTLY WITH THIS APPLICATION. THE ASSESSMENT SHALL BE DIRECTED TO ADDRESS TO ASSESSMENT SHALL CONTAIN THE EVALUATION OF IMPACTS ADDRESSED IN THE PROGRAM EIR PREPARED FOR THE SPECIFIC PLAN. THIS CONDITION SHALL SET FORTH ANY PROCEDURES THAT IS THOSE CONSIDERED NOT BE ADEQUATELY ADDRESSED BY THE PROGRAM EIR FOR THE SPECIFIC PROJECT. THIS CONDITION MAY BE CONSIDERED AS NOT APPLICABLE IF THIS IMPLEMENTING PROJECT IS NOT SUBJECT TO CEQA. THIS CONDITION MAY NOT BE DELETED.

17. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO PROJECT APPROVAL, A BIOLOGICAL HABITAT ASSESSMENT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE ASSESSMENT SHALL ADDRESS THE PROPERTY AND ITS IMMEDIATE SURROUNDINGS WITH RESPECT TO THE PRESENCE OR ABSENCE OF ENDANGERED, RARE OR SENSITIVE PLANT AND ANIMAL SPECIES. THE ASSESSMENT SHALL BE PREPARED BY A QUALIFIED BIOLOGIST APPROVED BY THE PLANNING DEPARTMENT. THE ASSESSMENT SHALL ADDRESS THE POTENTIAL FOR THE PROPOSED PROJECT TO IMPACT 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. THE ASSESSMENT SHALL ALSO ADDRESS THE POTENTIAL FOR THE PROJECT TO IMPACT WETLAND HABITAT, RIPARIAN HABITAT, OR OTHER SENSITIVE NATURAL COMMUNITIES. IF THE ASSESSMENT CONCLUDES THAT NO SUCH HABITAT OR SPECIES EXISTS ON THE PROJECT SITE, THE ASSESSMENT SHALL SO STATE. IF THE ASSESSMENT CONCLUDES THAT SUCH HABITAT OR SPECIES EXISTS ON THE PROJECT SITE, THE ASSESSMENT SHALL ADDRESS THE POTENTIAL IMPACTS OF THE PROPOSED PROJECT ON THE HABITAT OR SPECIES, AND SHALL RECOMMEND MITIGATION MEASURES TO REDUCE THE IMPACTS TO A LEVEL OF INSIGNIFICANCE. THE ASSESSMENT SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. ONCE APPROVED, THE RECOMMENDATIONS OF THE ASSESSMENT SHALL BE INCORPORATED INTO THE PROJECT DESIGN AND/OR CONDITIONS OF APPROVAL. THIS CONDITION SHALL BE CONSIDERED NOT APPLICABLE IF THE PROJECT SITE IS NOT SUBJECT TO CEQA. THIS CONDITION MAY NOT BE DELETED.

18. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO THE APPLICANT'S PROJECT IS SUBJECT TO THE CEQA AND ECONOMIC/ENVIRONMENT ASSESSMENT SHALL BE FILED, AND PROCESSED CONCURRENTLY WITH THIS APPLICATION. THE ASSESSMENT SHALL BE DIRECTED TO ADDRESS TO ASSESSMENT SHALL CONTAIN THE EVALUATION OF IMPACTS ADDRESSED IN THE PROGRAM EIR PREPARED FOR THE SPECIFIC PLAN. THIS CONDITION SHALL SET FORTH ANY PROCEDURES THAT IS THOSE CONSIDERED NOT BE ADEQUATELY ADDRESSED BY THE PROGRAM EIR FOR THE SPECIFIC PROJECT. THIS CONDITION MAY BE CONSIDERED AS NOT APPLICABLE IF THIS IMPLEMENTING PROJECT IS NOT SUBJECT TO CEQA. THIS CONDITION MAY NOT BE DELETED.

19. PRIOR TO THE APPROVAL OF A MASTER PLOT PLAN, THE DESIGN SHALL INCORPORATE THE USE OF MATERIALS FROM THE MTA CANAL TO ENHANCE LANDSCAPING (HISTORIC ARTIFACTS) FOR THE PROJECT.

20. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ LAND DIVISION PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP OR PARCEL MAP), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING APPLICANTS: PRIOR TO MAP RECORDATION, THE APPLICANT SHALL FILE PUBLIC IMPROVEMENT AGREEMENTS AND POSTING SECURITY FOR ALL OFF-SITE IMPROVEMENTS. THE APPLICANT SHALL BE COMPLIED WITH A A PERMANENT MASTER MAINTENANCE ORGANIZATION(S) SHALL BE ESTABLISHED TO ENSURE THROUGHOUT THAT RESPONSIBILITY FOR MAINTENANCE OF ALL COMMON AREAS, SUCH AS LANDSCAPING, OPEN SPACES, DRAINAGE SYSTEMS AND LIMITED-USE AREAS, THE PROJECT/ENTITY MAY BE PUBLIC OR PRIVATE. IF AN ORGANIZATION IS A PRIVATE ASSOCIATION, THE FINAL SIGNATURE ON THE FINAL MAP SHALL BE WITHHELD UNTIL ARTICLES OF INCORPORATION AND MAINTENANCE RESPONSIBILITY FOR COMMON AREAS, AS WELL AS OTHER AREAS ESTABLISHED UNDER (A) BY PARTY, MAY A, WHICH OTHERWISE PROVIDED FOR IN THESE CONDITIONS OF APPROVAL, HAVE BEEN APPROVED. OPEN AREAS OR PUBLIC STREETS AND AMENITIES SHALL BE CONVEYED TO THE PUBLIC OR PRIVATE MAINTENANCE ORGANIZATION(S) AS APPLICABLE. DEVELOPMENT OF ANY SUBDIVISION OR ANY SUBDIVISION AT BEGINNING OF THE MAINTENANCE ORGANIZATION(S) SHALL BE ESTABLISHED PRIOR TO OR CONCURRENT WITH THE RECORDATION OF THE FIRST LAND DIVISION. B. THE COMMON AREAS TO BE MAINTAINED BY THE MASTER MAINTENANCE ORGANIZATION(S) SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: OPEN SPACE, POCKET PARKS, LANDSCAPE EASEMENTS.

21. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO ISSUANCE OF GRADING PERMITS, THE PROJECT APPLICANT SHALL ENTER INTO AN AGREEMENT WITH A DEDICATED ARCHAEOLOGIST. THIS AGREEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PRELIMINARY MITIGATION AND MONITORING PROCEDURES TO BE IMPLEMENTED DURING THE PROCESS OF GRADING. NO GRADING PERMITS WILL BE ISSUED UNLESS ONE PRELIMINARY MITIGATION AND MONITORING PROCEDURES AS DESCRIBED IN THE PROGRAM EIR ARE SUBSTANTIALLY COMPLIED WITH. A copy of said agreement shall be submitted to the planning department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the program eir are substantially complied with.

22. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE PROJECT APPLICANT SHALL PREPARE TO THE PLANNING DEPARTMENT A PLOT GRADING REPORT, PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER OR CONSTRUCTABLE PROFESSIONAL AS APPROVED BY THE MARCH JOINT POWERS AUTHORITY, DESCRIBING CONDITIONS OF SOILS ON THE SITE AS WELL AS HOW THE MITIGATION AND MONITORING PROGRAM AS DESCRIBED IN THE PROGRAM EIR AND PRE-GRADING AGREEMENT(S) WITH THE DEVELOPER (LANDHOLDERS/PALEONTOLOGIST/OTHER) WERE COMPLIED WITH.

23. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL PREPARE AN ENERGY MASTER PLAN (E.M.P.) THAT SHALL ADDRESS THE FOLLOWING ENERGY CONSERVATION MEASURES AND STANDARDS: ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. THIS CONDITION SHALL BE CONSIDERED NOT APPLICABLE IF THE PROJECT IS NOT SUBJECT TO CEQA. THIS CONDITION MAY NOT BE DELETED.

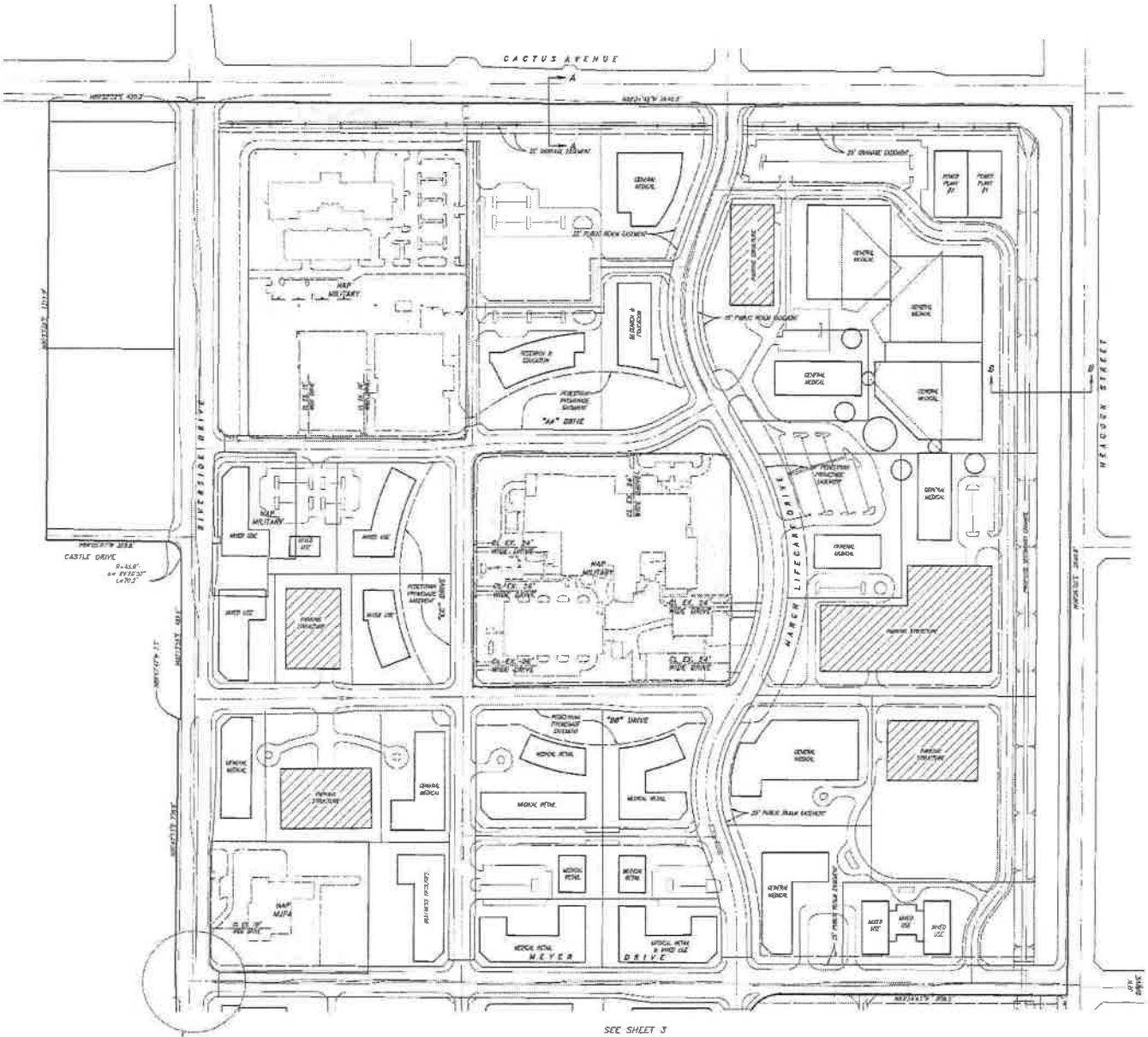
24. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT, WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL PREPARE AN ENERGY MASTER PLAN (E.M.P.) THAT SHALL ADDRESS THE FOLLOWING ENERGY CONSERVATION MEASURES AND STANDARDS: ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. THIS CONDITION SHALL BE CONSIDERED NOT APPLICABLE IF THE PROJECT IS NOT SUBJECT TO CEQA. THIS CONDITION MAY NOT BE DELETED.

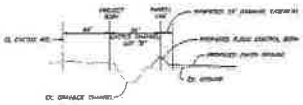
25. PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE PROJECT APPLICANT SHALL PREPARE AN ENERGY MASTER PLAN (E.M.P.) THAT SHALL ADDRESS THE FOLLOWING ENERGY CONSERVATION MEASURES AND STANDARDS: ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. UNTIL OPTIONAL, ENERGY EFFICIENCY STANDARDS THAT ARE ABOVE AND BEYOND STANDARDS ESTABLISHED UNDER THE MOP AND SPECIFIC PLAN. THIS CONDITION SHALL BE CONSIDERED NOT APPLICABLE IF THE PROJECT IS NOT SUBJECT TO CEQA. THIS CONDITION MAY NOT BE DELETED.

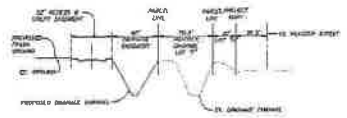
26. PRIOR TO THE APPROVAL OF ANY SUBDIVISION/ PROJECT WITHIN THE SPECIFIC PLAN (I.E. TRACT MAP, PARCEL MAP, USE PERMIT, PLOT PLAN, ETC.), THE FOLLOWING CONDITION SHALL BE PLACED ON THE IMPLEMENTING PROJECT: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE PROJECT APPLICANT SHALL PREPARE TO THE PLANNING DEPARTMENT A PLOT GRADING REPORT, PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER OR CONSTRUCTABLE PROFESSIONAL AS APPROVED BY THE MARCH JOINT POWERS AUTHORITY, DESCRIBING CONDITIONS OF SOILS ON THE SITE AS WELL AS HOW THE MITIGATION AND MONITORING PROGRAM AS DESCRIBED IN THE PROGRAM EIR AND PRE-GRADING AGREEMENT(S) WITH THE DEVELOPER (LANDHOLDERS/PALEONTOLOGIST/OTHER) WERE COMPLIED WITH.

LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 1 AND 8 OF BLOCK 260, AND LOTS 1 THROUGH 8, INCLUSIVE, OF BLOCK 261, AND LOTS 1 THROUGH 8, INCLUSIVE, OF BLOCK 262, AND LOTS 1 THROUGH 8, INCLUSIVE, OF BLOCK 263, OF SAN BERNARDINO AND RIVERSIDE LAND IMPROVEMENT CO., AS SHOWN BY MAP ON FILE IN BOOK 7 OF MAPS, AT PAGE 18, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH THE VACATED PORTION OF MANZANITA AVENUE, LYING NORTHERLY OF THE NORTHERLY LINE OF SAID BLOCK 263 AND SOUTHERLY OF THE SOUTHERLY LINE OF SAID BLOCK 260 AND LYING BETWEEN THE EASTERLY LINE OF THE WESTERLY 1/2 OF SAID BLOCK 263 AND THE WESTERLY LINE OF SAID BLOCK 262, AND THE VACATED PORTION OF MANZANITA AVENUE







NOTE

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) PROPERTY MAKING EMBODIES THAT WOULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO ALL APP CONDITIONS OF APPROVAL AS ISSUED. ENFORCE COUNTY FIRE CONDITIONS OF APPROVAL WILL REQUIRE MODIFICATIONS TO EMERGENCY APP PRIVATE ACCESS WAYS IN ANY ZONE THE BUILDINGS PROPOSED AT 1 STORIES OR MORE. PLEASE REFER TO RIVERSIDE COUNTY FIRE LETTERS OF APPROVAL FOR ADDITIONAL INFORMATION.

THE "ON-SITE" FIRE PROTECTING SYSTEM" SHOWN ON STATE PLANS AND ITS RELATED IMPROVEMENTS HAVE BEEN DESIGNED TO MEET THE FIRE ALTERNATE PLAN AND PROVIDING REQUIREMENTS SET BY THE LOCAL FIRE AUTHORITY (PURSUANT TO STATE FIRE CODES) AS NOTED IN THE PROJECTS "APPROVED CONDITIONS OF APPROVAL" LETTER THAT DUE TO THE UNKNOWN NATURE OF FUTURE BUILDING MODELS, THE SYSTEM HAS NOT BEEN ANALYZED FOR ITS ADEQUACY TO PROVIDE DIFFERENT PRESSURE FOR INTERNAL BUILDING FIRE SPRINKLER SYSTEMS. THE INDIVIDUAL BUILDING FIRE SPRINKLER CONTRACTORS ARE RESPONSIBLE FOR ANALYZING THE ADEQUACY OF THE SYSTEM AS SHOWN AND DETERMINING THE SPECIFIC NEEDS FOR THEIR PROJECT.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS EMBODIES BUILDING DISCIPLINES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLOT PLAN (SP) TO CONFORM, AS WELL AS ALL APP CONDITIONS OF APPROVAL AS ISSUED.

REVISIONS	BY	DT

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
BUILDING MASS EXHIBIT

SCALE: 1"=100'	LANDSCAPE ARCHITECTS / CIVIL ENGINEERS / LAND SURVEYORS	NOV. 10, 2009
DATE: 10/28/09	3788 McCRAY STREET RIVERSIDE, CA 92506	SHEET 2
DRAWN: TM	WEBB (951) 686-1070 Fax (951) 788-1256	OF 25 SHEETS
DESIGNED: MW	G:\...\Exhibits\Building & Architectural\...plot plan.dgn 10/28/2009	CAD FILE:
CHECKED: MW		XP-XREF FILE:



SEE SHEET 11

NOTE

MAP AREAS SHALL BE SERVED BY CAMPUS DEVELOPER HYDRANT WATER SYSTEM.

NOTE

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) APPROPRIATELY BUILDING ENVELOPES THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT KNOWN. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO ALL APPLICABLE CONDITIONS OF APPROVAL AS NEEDED. RIVERSIDE COUNTY FIRE CONDITIONS OF APPROVAL WILL REQUIRE MODIFICATIONS TO EMERGENCY AND PRIVATE ACCESS ROUTES IN ANY ZONE FOR BUILDINGS PROPOSED AT 3 STORIES OR HIGHER. PLEASE REFER TO RIVERSIDE COUNTY FIRE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.

THE ON-SITE "FIRE PROTECTION SYSTEM" SHOWN ON THESE PLANS AND ITS RELATED CALCULATIONS HAVE BEEN DESIGNED TO MEET THE FIRE HYDRANT FLOW AND PRESSURE REQUIREMENTS SET BY THE LOCAL FIRE AUTHORITY (THEREFORE TO STATE FIRE CODES) AS NOTED IN THE PROJECTS "APPROVED" CONDITIONS OF APPROVAL. SAID PLANS ARE, TO THE UNKNOWN NATURE OF FUTURE BUILDING NEEDS, THE SYSTEM HAS NOT BEEN ANALYZED FOR ITS ADEQUACY TO PROVIDE SUFFICIENT PRESSURE FOR INTERNAL BUILDING FIRE SPRINKLER SYSTEMS. THE INDIVIDUAL BUILDING FIRE SPRINKLER CONTRACTORS ARE RESPONSIBLE FOR ANALYZING THE ADEQUACY OF THE SYSTEM AS SHOWN AND DESIGNING THE SPECIFIC NEEDS FOR THEIR PROJECT.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSED BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT KNOWN AND SPECIFIED USES ARE NOT YET REQUIRED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP--) CONDITIONS, AS WELL AS ALL APPLICABLE CONDITIONS OF APPROVAL AS ISSUED.

NUMBER	DATE	BY

MARCH JOINT POWERS AUTHORITY

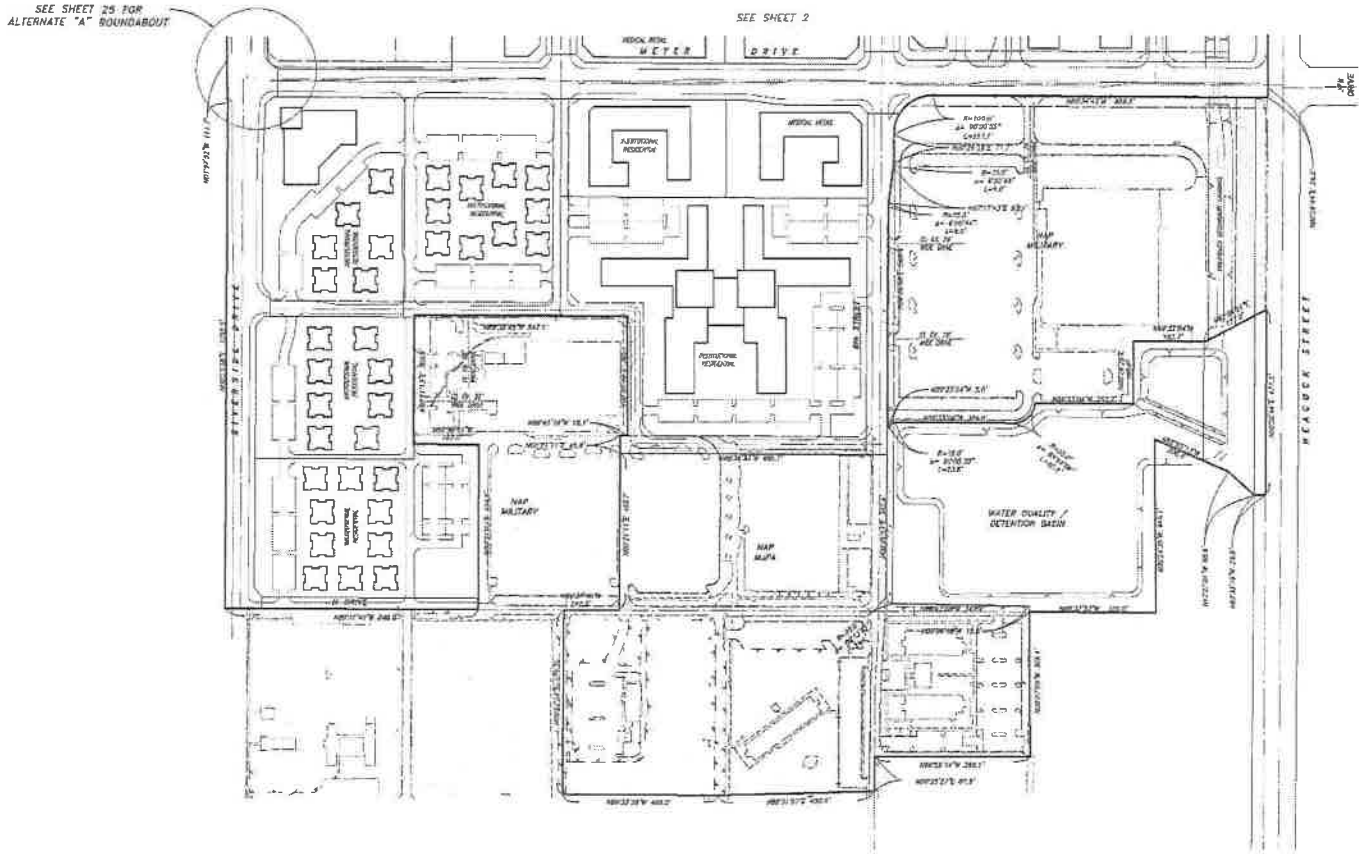
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED WATER SYSTEM

SCALE: 1"=100'	WEBB ASSOCIATES	P.P. NUMBER
DATE: 3/14/2011		DATE: 11
DRAWN: TCS		OF 48 SHEETS
CHECKED: BHC		JOB NO.
SUPERVISED: BHC		

TCS 3/14/2011

450

11


SEE SHEET 25 FOR ALTERNATE "A" ROUNDABOUT
SEE SHEET 2
MEDICAL MEDIC DRIVE
ALESSANDRO BOULEVARD
MAP MILITARY
MAP MAPA
WATER QUALITY / DETENTION BASIN
MAP MILITARY
MAP MAPA
MEDICAL MEDIC
ADMINISTRATIVE RESERVE
PERIMETER ROADWAY
MEDICAL MEDIC
MEDICAL MEDIC
MEDICAL MEDIC



SEE SHEET 6 FOR INFRASTRUCTURE IMPLEMENTATION SCHEDULE

DISCLAIMER: THE MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLAN PROVIDES BUILDING ENVELOPES AND SHALL ALLOW/APPLY THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (TYP.-7) APPROVAL AS WELL AT ALL APPLICABLE OF APPROVAL AUTHORITY.

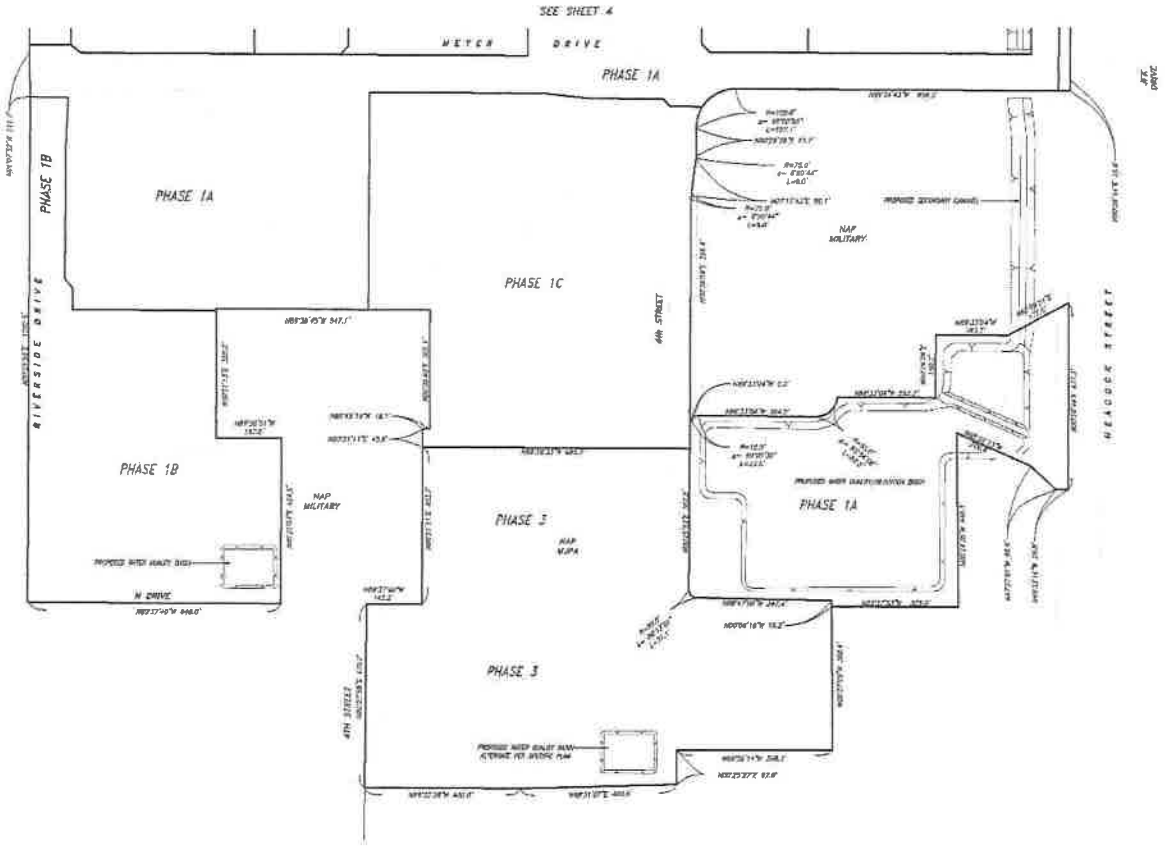
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
CONSTRUCTION PHASING (NORTH OF MEYER)

SCALE: 1"=200'	WEBB	CIVIL ENGINEERS
DATE: 3/14/2011		3788 MCCRAY STREET
DESIGNED: KSF		RIVERSIDE CA. 92506
DRAWN: KSF		Phone: (951) 686-1070
CHECKED: RAB		Fax: (951) 788-1256

SHEET 4 OF 46 SHEETS

449
11c



SEE SHEET 6 FOR INFRASTRUCTURE IMPLEMENTATION SCHEDULE

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN

CONSTRUCTION FRAMING (SOUTH OF MEYER)

WEBB

SHEET 5

450 of 911

INFRASTRUCTURE IMPLEMENTATION SCHEDULE

INFRASTRUCTURE FACILITY	CONSTRUCTION PHASE
CACTUS AVENUE	
HARDSCAPE IMPROVEMENTS	
CACTUS AVENUE TO HEACOCK STREET	PHASE 2
HEACOCK STREET TO MORRISON BOULEVARD	PHASE 1B
CACTUS AVENUE TO HEACOCK STREET, MORRISON BOULEVARD AND HEACOCK STREET	PHASE 1A
PUBLIC SIGNAL/INFRASTRUCTURE IMPROVEMENTS	
CACTUS AVENUE & HEACOCK STREET (INTERSECTION)	PHASE 1A
"A" STREET & HEACOCK STREET	PHASE 3
"B" STREET & HEACOCK STREET	PHASE 2
MORRISON BOULEVARD & HEACOCK STREET	PHASE 1A
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM CACTUS AVE. TO MEYER DR.	PHASE 1A
NEW WATER LINE FROM MEYER DR. TO "A" ST.	PHASE 1A AND PHASE 1B
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NEW RECYCLED WATER LINE FROM CACTUS AVE. TO MEYER DR.	PHASE 2
NEW RECYCLED WATER LINE FROM MEYER DR. TO "A" ST.	PHASE 2
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM CACTUS AVE. TO MEYER DR.	PHASE 2
DRAINAGE SYSTEM INFRASTRUCTURE	
CACTUS DRAINAGE CROSSING	PHASE 1A
STORM DRAIN CROSSING AT "A" DRIVE	PHASE 1
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE EXTENSION	PHASE 2
LANDSCAPE/PUBLIC ROAD INFRASTRUCTURE	
OVER-EXCAVATION AT CACTUS AVE. & MORRISON BLVD.	PHASE 1A
LANDSCAPE AND PUBLIC ROAD INFRASTRUCTURE FROM CACTUS AVENUE TO MEYER DRIVE	PHASE 2
LANDSCAPE AND PUBLIC ROAD INFRASTRUCTURE FROM MEYER DRIVE TO "A" STREET	PHASE 2A & PHASE 1B
MEYER DRIVE	
PAVEMENT IMPROVEMENTS	
PROVIDE TURN TO HEACOCK STREET	PHASE 1A
TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS	
"B" STREET & MEYER DRIVE	PHASE 1A
MARCH LIFECARE WAY & MEYER DRIVE	PHASE 1A
MEYER DRIVE & HEACOCK STREET	PHASE 1A
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM MEYER DR.	PHASE 1A
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NEW RECYCLED WATER LINE FROM CACTUS AVE. TO MEYER DR.	PHASE 1A
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM MEYER DR.	PHASE 1A
DRAINAGE SYSTEM INFRASTRUCTURE	
CACTUS DRAINAGE CROSSING	PHASE 1A
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE EXTENSION	PHASE 1A
LANDSCAPE/PUBLIC ROAD INFRASTRUCTURE	
ENTRY MONUMENTS AT MARCH LIFECARE DR. & CACTUS AVE.	PHASE 1A
LANDSCAPE AND PUBLIC ROAD INFRASTRUCTURE FROM CACTUS AVENUE TO MEYER DRIVE	PHASE 1A
6TH STREET	
PAVEMENT IMPROVEMENTS	
MEYER DRIVE TO "A" DRIVE	PHASE 1C
TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS	
NONE REQUIRED	
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM MEYER DR. TO "A" DRIVE	PHASE 1C AND PHASE 2
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NEW RECYCLED WATER LINE FROM MEYER DR. TO "A" DRIVE	PHASE 1C AND PHASE 2
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM MEYER DR. TO "A" ST.	PHASE 1C
DRAINAGE SYSTEM INFRASTRUCTURE	
STORM DRAIN MAIN SYSTEM AT 6TH ST. TO THE SWDR	PHASE 1C
DETAIN STORM DRAIN SYSTEM FROM MEYER DR. TO WATER BASIN	PHASE 1A
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE DISTRIBUTION	PHASE 1B
LANDSCAPE/PUBLIC ROAD INFRASTRUCTURE	
LANDSCAPE AND PUBLIC ROAD INFRASTRUCTURE FROM MEYER DRIVE TO "A" DRIVE	PHASE 1B AND PHASE 1

INFRASTRUCTURE IMPLEMENTATION SCHEDULE

INFRASTRUCTURE FACILITY	CONSTRUCTION PHASE
"A" DRIVE	
PAVEMENT IMPROVEMENTS	
PROVIDE TURN TO MARCH LIFECARE DRIVE	PHASE 2
WIDEN/RETAIN AS NEEDED AND MARCH LIFECARE DRIVE	PHASE 1A
PUBLIC SIGNAL/INFRASTRUCTURE IMPROVEMENTS	
NONE NEEDED	
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM MORRISON DR. TO MARCH LIFECARE DR.	PHASE 2
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NEW REC. WTR. LINE FROM "B" DR. TO MARCH LIFECARE DR.	PHASE 2
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM MORRISON DR. TO CC. DR.	PHASE 2
DRAINAGE SYSTEM INFRASTRUCTURE	
NEW DR. DRAIN SYSTEM FROM PHS 1A TO MARCH LIFECARE DR.	PHASE 2
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE EXTENSION	PHASE 2
LANDSCAPE/PUBLIC ROAD INFRASTRUCTURE	
LANDSCAPE AND PUBLIC ROAD INFRASTRUCTURE FROM MORRISON DRIVE TO MARCH LIFECARE DRIVE.	PHASE 2
"B" DRIVE	
PAVEMENT IMPROVEMENTS	
PROVIDE TURN TO MARCH LIFECARE DRIVE.	PHASE 2
TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS	
NONE NEEDED	
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM MORRISON DR. TO CC. DR.	PHASE 2
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NONE NEEDED	
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM MORRISON DR. TO CC. DR.	PHASE 2
DRAINAGE SYSTEM INFRASTRUCTURE	
NEW STORM DRAIN SYSTEM AT MARCH LIFECARE DR.	PHASE 1A
NEW STORM DRAIN SYSTEM AT "CC" DR.	PHASE 2
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE DISTRIBUTION.	PHASE 2
LANDSCAPE/PUBLIC ROAD INFRASTRUCTURE	
LANDSCAPE AND PUBLIC ROAD INFRASTRUCTURE FROM MORRISON DRIVE TO MARCH LIFECARE DRIVE.	PHASE 2
"CC" DRIVE	
PAVEMENT IMPROVEMENTS	
"A" DRIVE TO MEYER DRIVE	PHASE 1B & 2
TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS	
NONE NEEDED	
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM "A" DR. TO MEYER DR.	PHASE 1B & 2
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NEW RECYCLED WATER LINE FROM "A" DR. TO MEYER DR.	PHASE 1B & 2
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM "B" DR. TO MEYER DR.	PHASE 1B & 2
DRAINAGE SYSTEM INFRASTRUCTURE	
NEW STORM DRAIN SYSTEM FROM "B" DR. TO MEYER DR.	PHASE 1B & 2
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE DISTRIBUTION.	PHASE 1B & 2
LANDSCAPE/PUBLIC ROAD IMPROVEMENTS	
LANDSCAPE AND PUBLIC REALM IN MORRISON, FROM "A" DRIVE TO MEYER DRIVE.	PHASE 1B & 2
"B" DRIVE	
PAVEMENT IMPROVEMENTS	
MORRISON DRIVE TO 3RD STREET	PHASE 1B
4TH ST. TO 6TH ST.	PHASE 2
TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS	
NONE NEEDED	
WATER SYSTEM INFRASTRUCTURE	
NEW WATER LINE FROM MORRISON DR. TO 4TH ST..	PHASE 1B
NEW WATER LINE FROM 5TH AVE TO 6TH ST..	PHASE 2
RECYCLED WATER SYSTEM INFRASTRUCTURE	
NONE NEEDED	
SEWER SYSTEM INFRASTRUCTURE	
NEW SEWER LINE FROM 4TH ST. TO 6TH ST..	PHASE 2
DRAINAGE SYSTEM INFRASTRUCTURE	
NONE NEEDED	
DRY UTILITY SYSTEM INFRASTRUCTURE	
NEW ELECTRIC/TELEPHONE/GAS/CABLE DISTRIBUTION.	PHASE 2
LANDSCAPE/PUBLIC ROAD INFRASTRUCTURE	
LANDSCAPE AND PUBLIC REALM INFRASTRUCTURE FROM MORRISON BLVD. TO 3RD ST.	PHASE 1B
LANDSCAPE AND PUBLIC REALM INFRASTRUCTURE FROM 4TH ST. TO 6TH ST.	PHASE 2
CACTUS CHANNEL PROTECTION	
PROTECTIVE LANDSCAPE BERM	
NORTHEAST BOUNDARY TO HEACOCK CHANNEL	PHASE 1A
HEACOCK ST. TO J ROAD CROSSING	PHASE 1A
MEYER CHANNEL PROTECTION	
SECONDARY CHANNEL	
CACTUS CHANNEL TO WATER COURT BASIN	PHASE 1A
WATER QUALITY/DETENTION BASIN	
SEE WATER QUALITY EXHIBIT MAP	
ZONE A DRAIN	PHASE 1B
ZONE C DRAIN	PHASE 1A
ZONE 31 DRAIN	PHASE 3

INFRASTRUCTURE IMPLEMENTATION SCHEDULE

INFRASTRUCTURE FACILITY	CONSTRUCTION PHASE
WATER SYSTEM PRESSURE REDUCING STATION	
WATER MAIN WITH PRESSURE REDUCING STATION ZONE 9	PHASE 1A
BRIDGE STRUCTURES	
WATER MAINS STRUCTURES	
ZONE 1 SECONDARY STRUCTURE	PHASE 2
ZONE 1 SECONDARY STRUCTURE	PHASE 3
ZONE 2 STRUCTURE	PHASE 2
ZONE 2 STRUCTURE	PHASE 3
ZONE 9 STRUCTURE	PHASE 1



CONSTRUCTION PHASING MAP
1"=200'

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSED BUILDING ENVELOPES AND STREET ALIGNMENTS MAY EXHIBIT MINIMAL CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. DETAILED BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET DETERMINED. AT EACH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL APPLICABLE CITY APPROVAL REQUIRED.

NO.	REVISION	DATE	BY

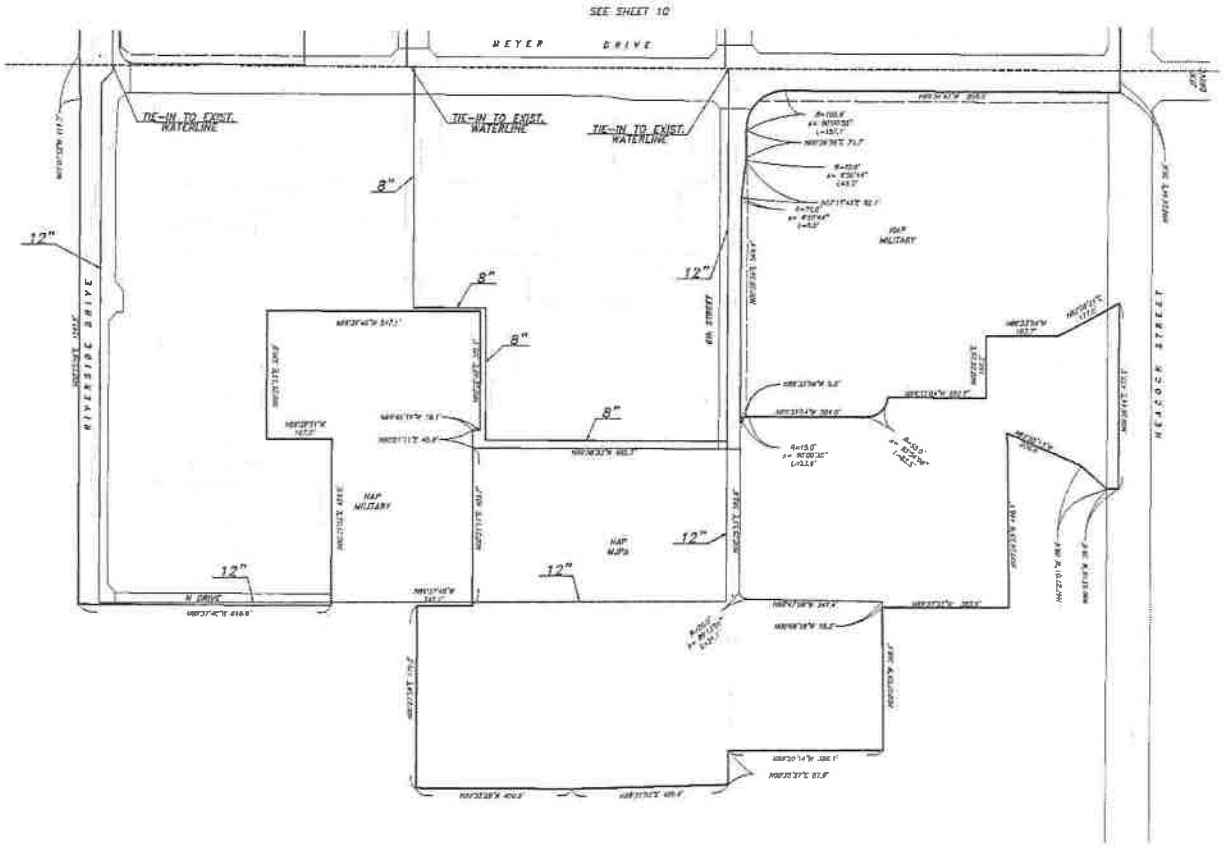
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS MASTER PLOT PLAN

INFRASTRUCTURE IMPLEMENTATION SCHEDULE

SCALE: 1"=200'	WEBB	DATE: 6/28/2011	JOB NO: 10-0007
DRAWN: TM	ARCHITECTS	2160 CHERRY STREET, SUITE 100, KANSAS CITY, MISSOURI 64108	SHEET: 8
CHECKED: TM		PHONE: (816) 283-1470 FAX: (816) 283-1478	OF: 8 SHEETS
CHECKED: BHP		ALL DRAWINGS AND WORKING & PRESENTATIONS PREPARED BY WEBB ARCHITECTS ARE THE PROPERTY OF WEBB ARCHITECTS AND MAY NOT BE USED, REPRODUCED OR ASSIGNED TO ANY PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF WEBB ARCHITECTS.	CAD FILE: 10-0007

191



NOTE

WAP AREAS SHALL BE SERVED BY CHAPTER DEVELOPED PRIVATE WATER SYSTEMS

NOTE

DISCLAIMER: THIS MASTER PLOT PLAN (MPP), PROPOSED BUILDING ENVELOPES THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS AND ALSO NOT SHOWN. ALL SUCH THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO ALL APP CONDITIONS OF APPROVAL AS STATED. "CURRENT CHAPTER CONDITIONS OF APPROVAL WILL REQUIRE MODIFICATIONS TO CHECKLIST AND PHASING ACCESS INFO IN ANY ZONE FOR BUILDINGS PROPOSED AT 3 STORIES OR HIGHER, PLEASE REFER TO RIVERSIDE COUNTY FIRE CONDITIONS OF APPROVAL FOR ADDITIONAL INFORMATION.

THE ON-SITE "FIRE PROTECTION SYSTEM" SHOWN ON THESE PLANS ARE ITS DESIGN CALCULATIONS HAVE BEEN DESIGNED TO MEET THE FIRE FLOW AND PRESSURE REQUIREMENTS SET BY THE LOCAL FIRE AUTHORITY HAVING JURISDICTION AS NOTED IN THE PROJECTS "APPARENT" CONDITIONS OF APPROVAL. WHEN THEY ARE TO BE SUBMITTED BEFORE OF FUTURE BUILDING PERMIT. THE SYSTEMS HAS NOT BEEN ANALYZED FOR ITS ADEQUACY TO PROVIDE SUFFICIENT PRESSURE FOR A FUTURE BUILDING THAT EXCEEDS 3 STORIES. THE INDIVIDUAL BUILDING FIRE SPRINKLER CONTRACTORS ARE RESPONSIBLE FOR ANALYZING THE ADEQUACY OF THE SYSTEM AS SHOWN AND DETERMINING THE SPECIFIC NEEDS FOR THEIR PROJECT.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED WATER PLANS PROPOSED BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL APP CONDITIONS OF APPROVAL AS STATED.

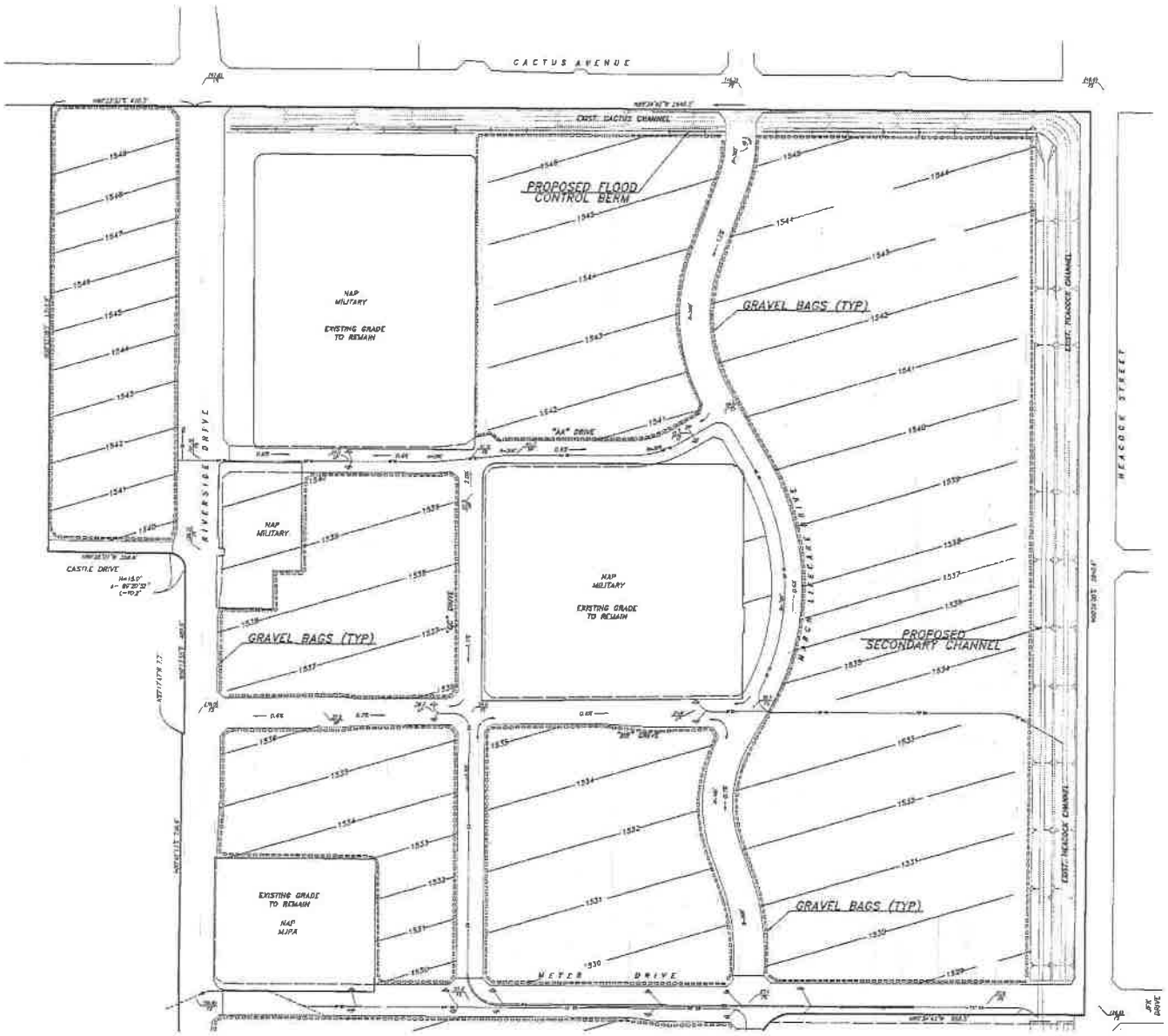
REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED WATER SYSTEM

SCALE: 1"=100'	CIVIL ENGINEER:	JOB NO: 17-0049
DATE: 8/24/2018	WEBB	SHEET: 12
DESIGNED: MS	ASSOCIATES	
DRAWN: MS		
CHECKED: MAE		

457
11a



NOTE:

GRAVEL BAGS ARE REQUIRED TO BE PLACED AROUND THE PERIMETER LIMITS OF EACH PROJECT DURING CONSTRUCTION TO CONTAIN RUNOFF. ALTERNATIVES SUCH AS STRAW WADDLES OR SILT FENCING MAY BE ALLOWED AS APPROVED UNDER THE SWPPP.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANT PROPOSES MAXIMUM PARAMETERS AND SHALL ALLOWANCES THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN AND SPECIFIC USES ARE NOT "AS APPROVED." AS SUCH THE DETAILS OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA AS WELL AS ALL MPP CONDITIONS OF APPROVAL ET CETERA

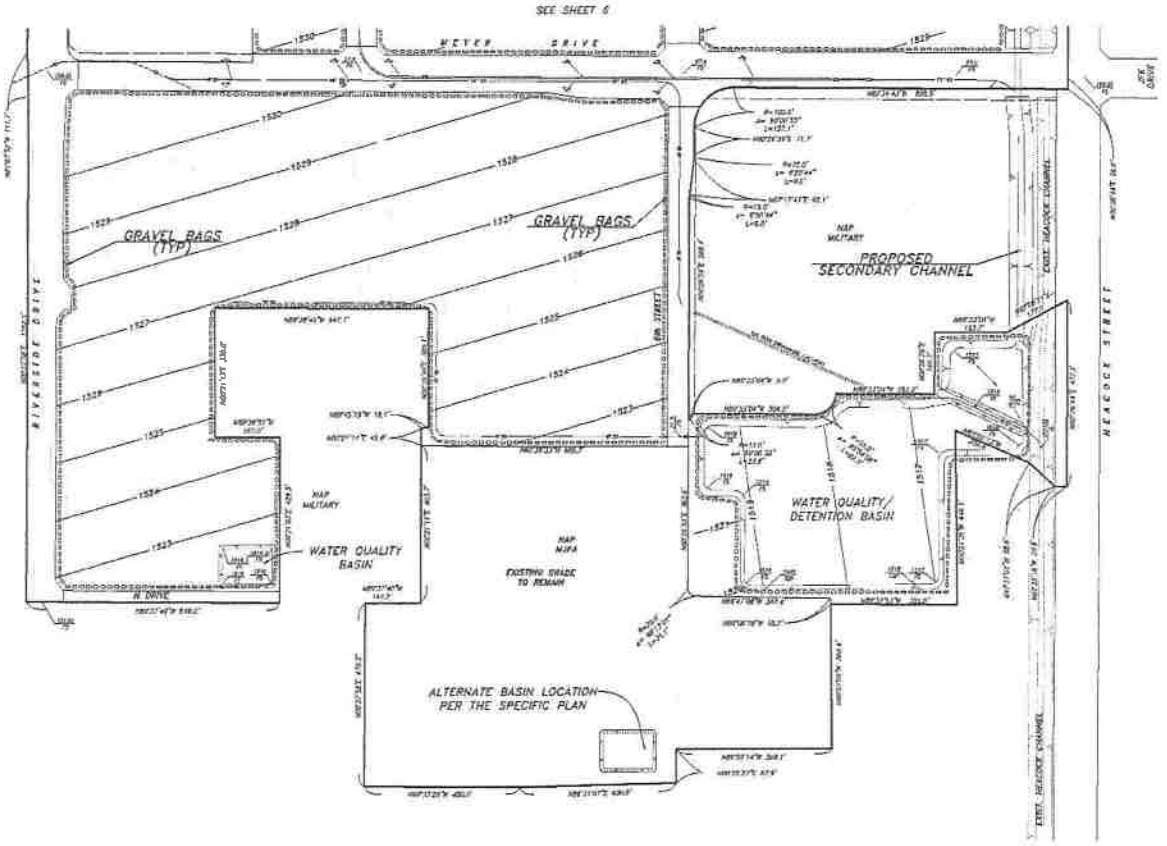
NO.	REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
CONCEPTUAL GRADING & EROSION CONTROL

DATE: 8/24/2017	WEBB	CIVIL ENGINEERS 3788 MCCRAY STREET RIVERSIDE, CA 92506 Phone: (951) 686-1070 Fax: (951) 788-1256	SHEET 7 OF 48 SHEETS
DRAWN: VB			
DESIGNED: BMB			
CHECKED: MRD			

SEE SHEET 7



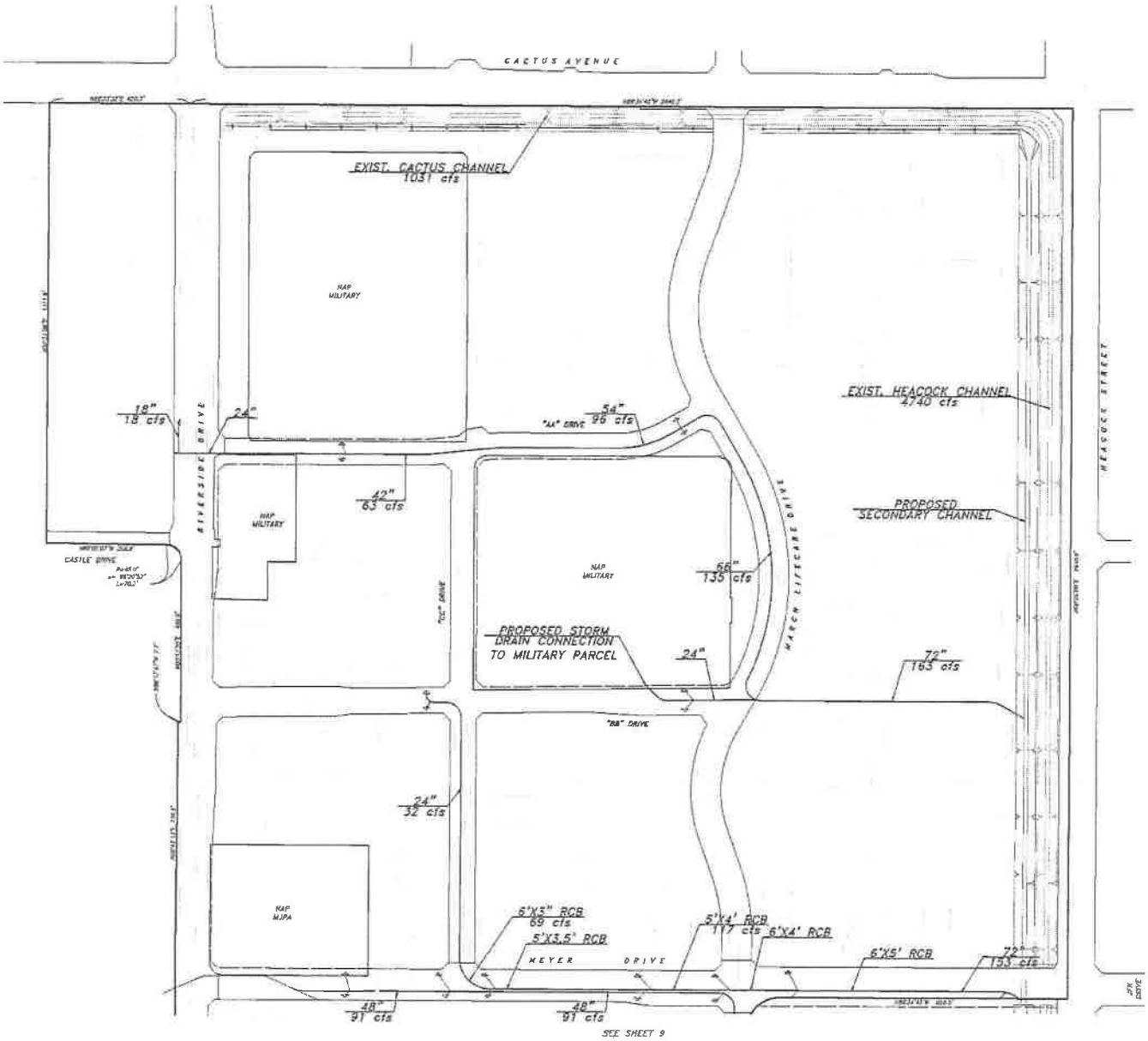
MARCH JOINT POWERS AUTHORITY

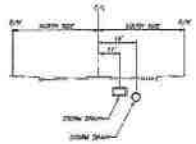
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
CONCEPTUAL GRADING & EROSION CONTROL

WEBB

11

43





TYPICAL MEYER DRIVE STORM DRAIN LAYOUT
NOT TO SCALE

WQMP NOTE

EACH IMPLEMENTING PROJECT SHALL BE REQUIRED TO PROVIDE SITE DESIGN AND SOURCE CONTROL BEST MANAGEMENT PRACTICE (BMP). TREATMENT CONTROL BMP BEYOND THOSE SHOWN ON THE MASTER PLOT PLAN MAY BE REQUIRED BASED ON THE PROPOSED USE OF THE IMPLEMENTING PROJECT.

DRAINAGE NOTE

ALL CROSS GUTTERS SHALL HAVE A 1.0% MINIMUM SLOPE OR MORE AND CATCH BASINS AND STORM DRAINS SHALL BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS, PROPOSED BUILDING FOOTPRINTS AND STREET ALIGNMENTS MAY COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC PARKING, HARDSCAPE AND SPECIFIC LOTS ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (S.P.-7) CRITERIA, AS WELL AS ALL MAP CONDITIONS OF APPROVAL AS ISSUED.

REVISIONS	DATE	BY

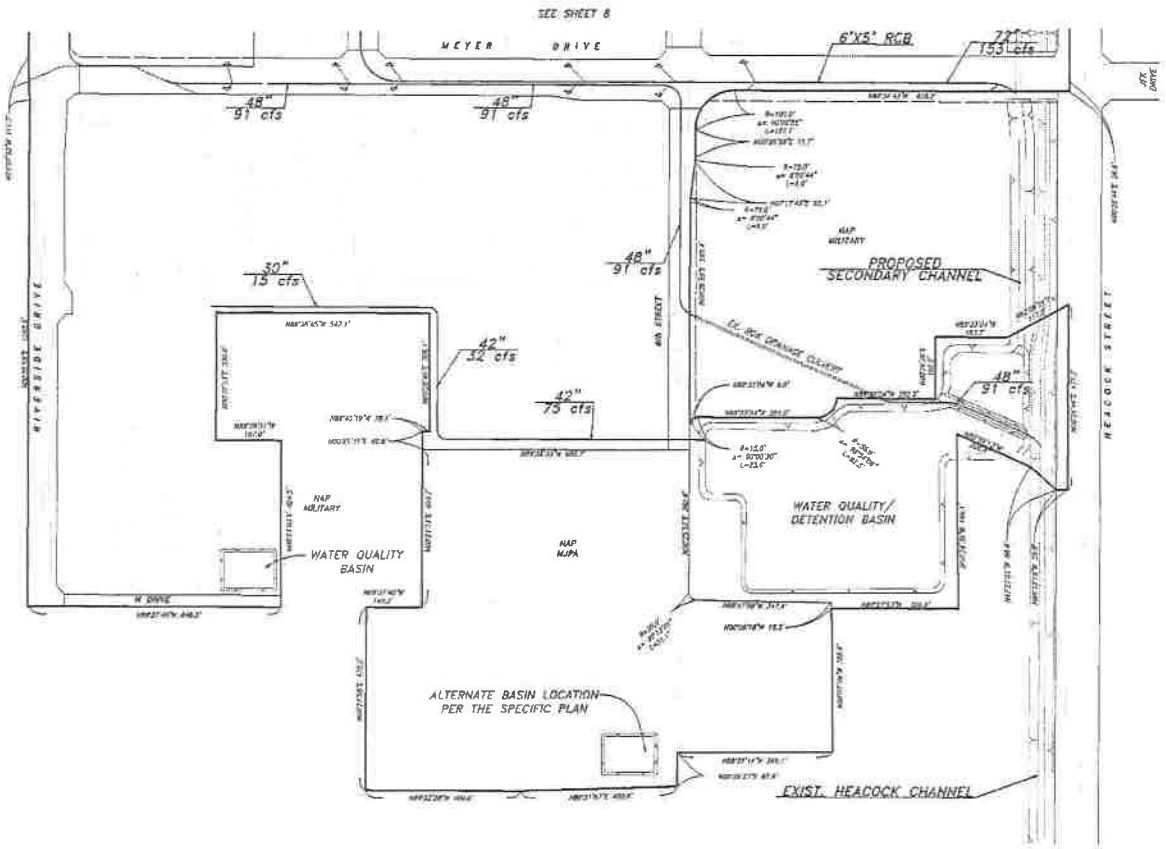
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED DRAINAGE & WQMP SYSTEM

SCALE: 1"=100'	WEBB	CIVIL ENGINEERS	JOB NO.
DATE: 3/14/2011		3788 McCRAY STREET	SHEET 8
DESIGN: MW		RIVERSIDE, CA 92506	OF 48 SHEETS
DRAWN: MW		Phone (951) 686-1070	
CHECKED: MW		FAX (951) 788-1256	DWG. NO.

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112





TYPICAL MEYER DRIVE STORM DRAIN LAYOUT
NOT TO SCALE

NOTE:

A PORTION OF THE PROPOSED SITE MAY REQUIRE IMPLEMENTATION OF PERMANENT RUNOFF MITIGATION FACILITIES DUE TO GRADING LIMITATIONS OF THE SITE, AND THE IMPOSSIBILITY OF CONVEYING RUNOFF TO THE HEACOCK CHANNEL. POSSIBILITIES FOR MITIGATION OF RUNOFF FROM THESE PARCELS MAY INCLUDE DETENTION BASINS, PARKING LOT BASINS, OR ANY OTHER ACCEPTABLE MITIGATION MEETING THE NEEDS OF THE SITE AS APPROVED BY JURISDICTIONAL AGENCIES.

WQMP NOTE

EACH IMPLEMENTING PROJECT SHALL BE REQUIRED TO PROVIDE SITE DESIGN AND SOURCE CONTROL BEST MANAGEMENT PRACTICE (BMP). TREATMENT CONTROL BMP BEYOND THOSE SHOWN ON THE MASTER PLOT PLAN MAY BE REQUIRED BASED ON THE PROPOSED USE OF THE IMPLEMENTING PROJECT.

DRAINAGE NOTE

ALL CROSS GUTTERS SHALL HAVE A 1.0% MINIMUM SLOPE OR NUISANCE CATCH BASINS AND STORM DRAINS SHALL BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANNED INFRASTRUCTURE PLANNING DOCUMENTS AND STREET ALIGNMENTS MAY LEGALLY POTENTIALLY CHANGE IN THE FUTURE WHEN EACH INDIVIDUAL SITE DEVELOPMENT SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL MPP LIMITATIONS OF APPROVAL AS ADOPTED.

NO.	REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED DRAINAGE & WQMP SYSTEM

DATE 3/14/2013	WEBB	SHEET 10
DESIGNED MB		OF 48 SHEETS
CHECKED MB		JOB NO.

116

A55



NOTE:
RECYCLED WATER SYSTEM SHALL BE SERVED BY POTABLE WATER SYSTEM UNTIL SUCH TIME THAT RECYCLED WATER IS EXTENDED INTO CAMPUS AREA BY LOCAL WATER PURVEYOR.

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED ARCHITECTURAL PLANS, PROPOSED BUILDING ENVELOPES AND STREET ALIGNMENTS THAT SHOULD REASONABLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. UNLESS BUILDING HEIGHTS ARE NOT STATED, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AT SUCH TIME DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL MPA CONDITIONS OF APPROVAL, AS AMENDED.

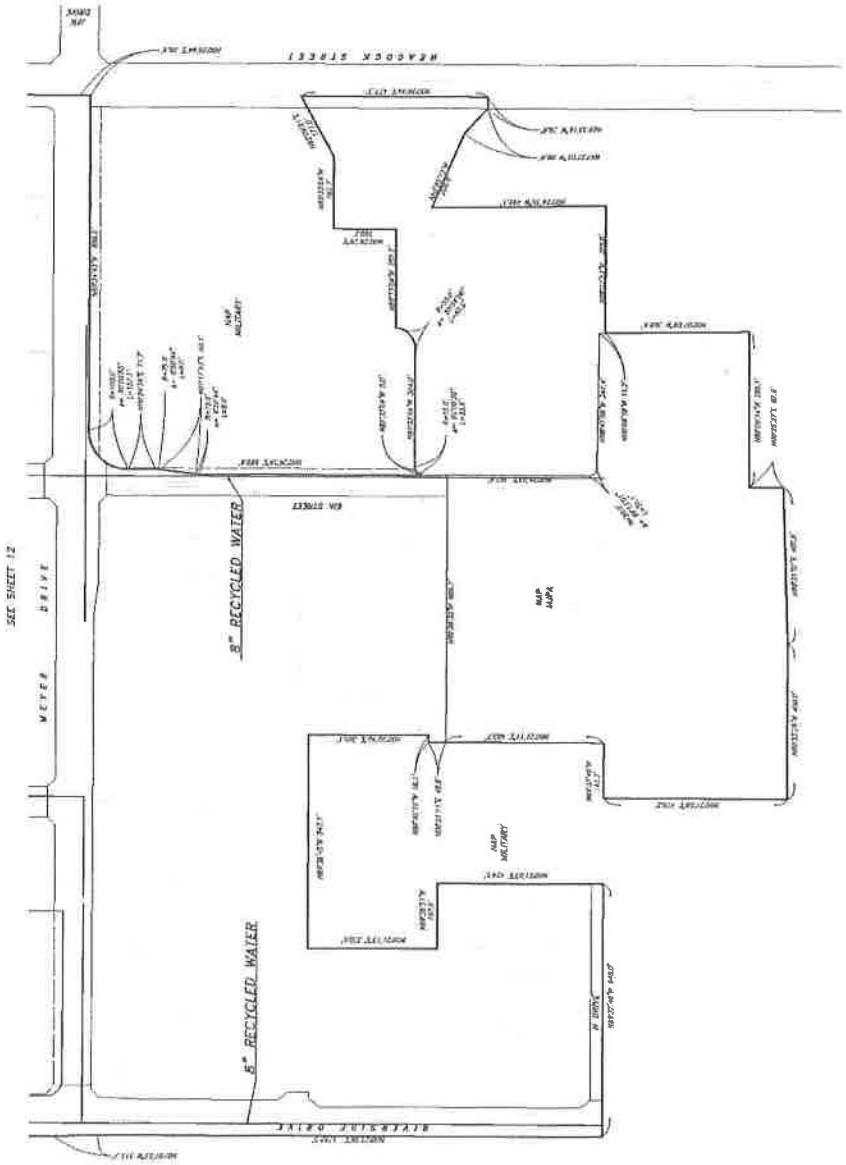
REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED RECLAIMED WATER EXHIBIT

SCALE: 1"=100'	GARRETT A. WEBB ASSOCIATES	CIVIL ENGINEERS 3788 MCCRAY STREET RIVERSIDE, CA 92506 PHONE (951) 686-1070 FAX (951) 788-1256	W.O. 10-0044
DATE: 2/14/2011			SHEET 12
DRAWN: TG			OF 40 SHEETS
DESIGNED: MAP			DWG. NO.
DIRECTOR: MAP			

11 of 458

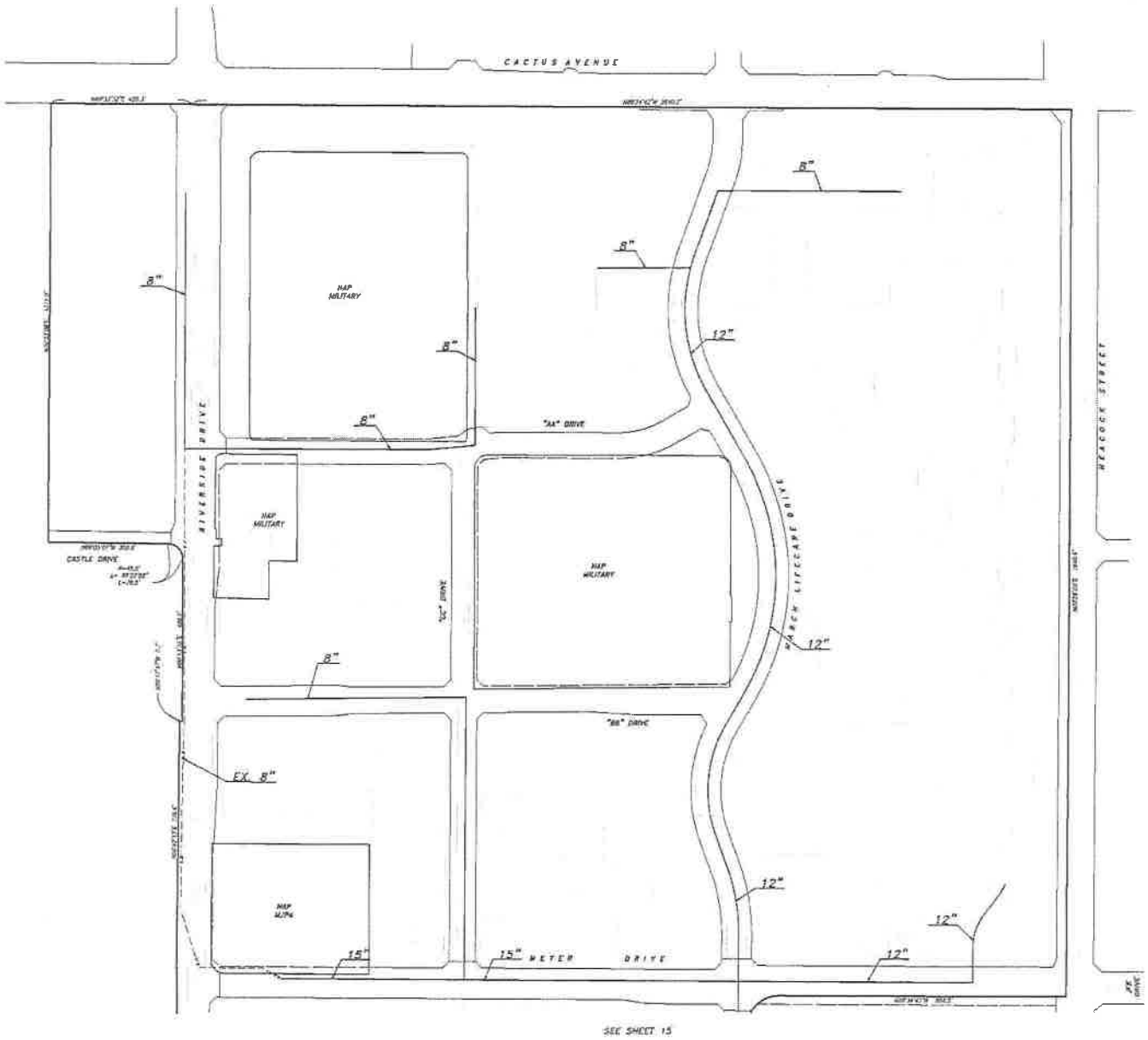


MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED RECLAIMED WATER EXHIBIT

WEBB

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NOTE:

MAP AREAS SHALL BE SERVED BY CAMPUS DEVELOPER PROVIDED SEWER SYSTEM

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROVIDE BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE INTENT OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-2) CRITERIA, AS WELL AS ALL MPA CONDITIONS OF APPROVAL, AS APPLIED.

REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

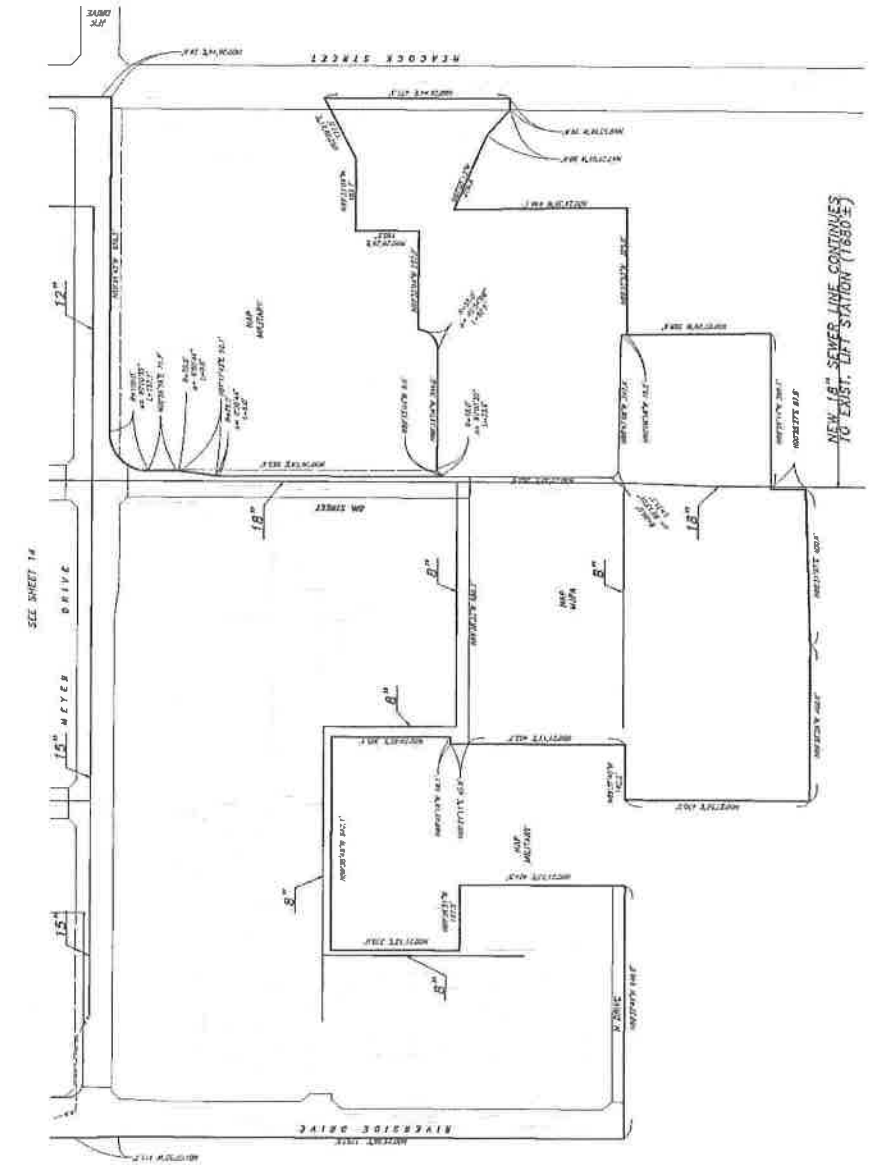
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED SEWER EXHIBIT

SCALE: 1"=200'	WEBB ASSOCIATES	CIVIL ENGINEERS 3788 MCCRAY STREET RIVERSIDE, CA 92506 Phone: (951) 686-1070 Fax: (951) 788-1256	P.O. NO. 10-1004
DATE: 3/16/2011			SHEET: 15
DRAWN: RG			OF 45 SHEETS
CHECKED: KM			JOB NO.
APPROVED: KM			

SEE SHEET 15

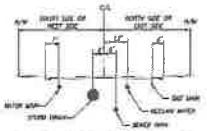
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400


MARCH JOINT POWERS AUTHORITY
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED SEWER EXHIBIT
WEBB
NEW 18" SEWER LINE CONTINUES TO EXIST. LIFT STATION (1680'±)
SEE SHEET 14
MEYER DRIVE
RIVERSIDE DRIVE
HEACOCK STREET
18"
15"
12"
8"

11a 461





TYPICAL UNDERGROUND UTILITY LAYOUT

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED DRY UTILITY LAYOUT

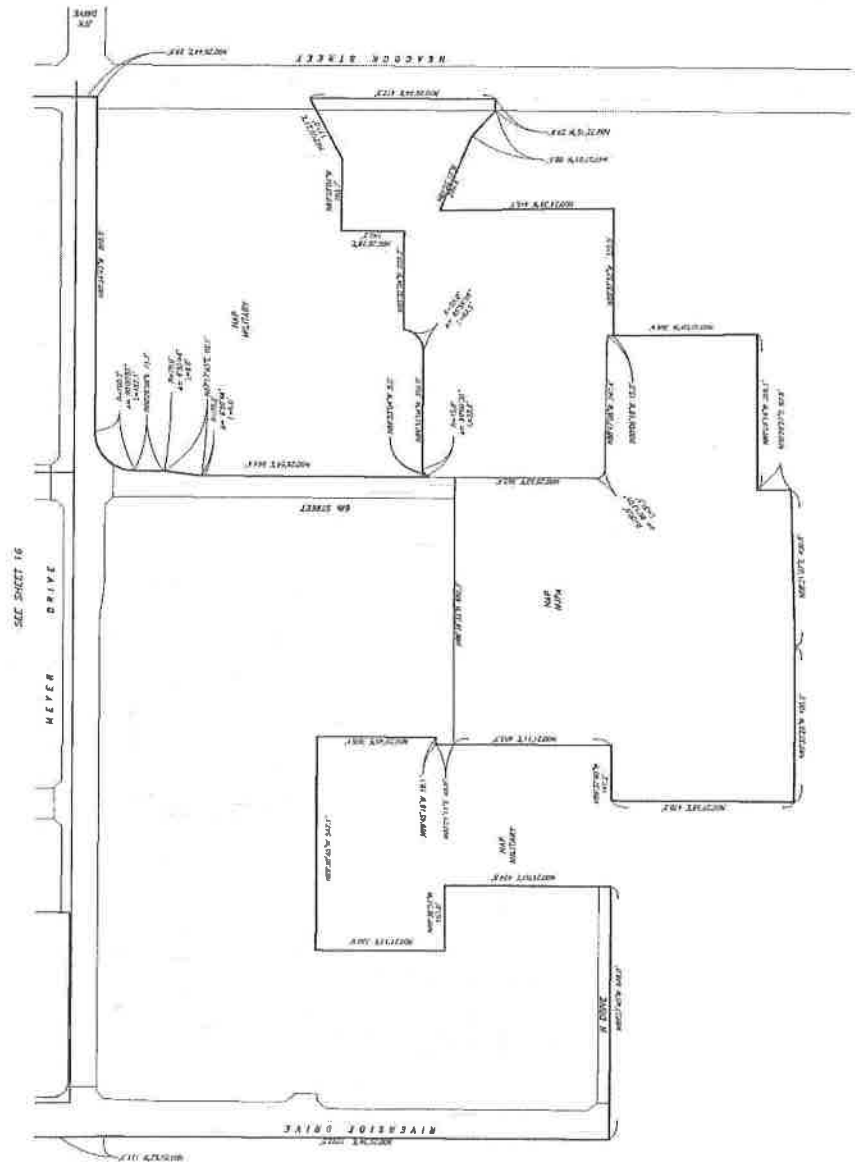
MARCH JOINT POWERS AUTHORITY

WEBB

SHEET 17

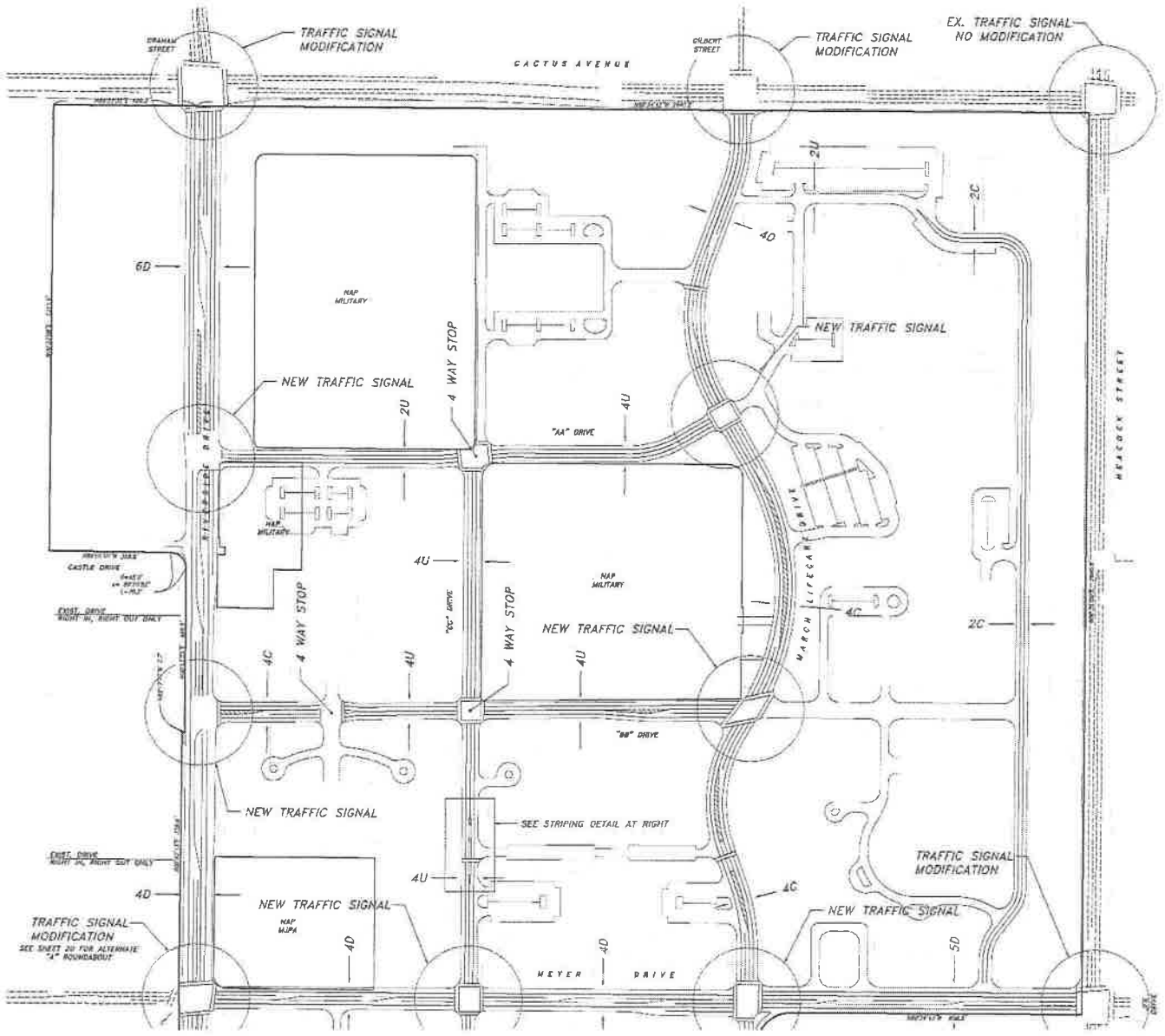
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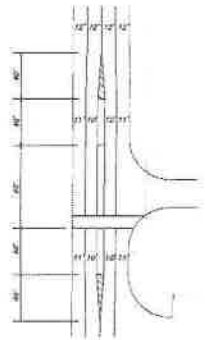
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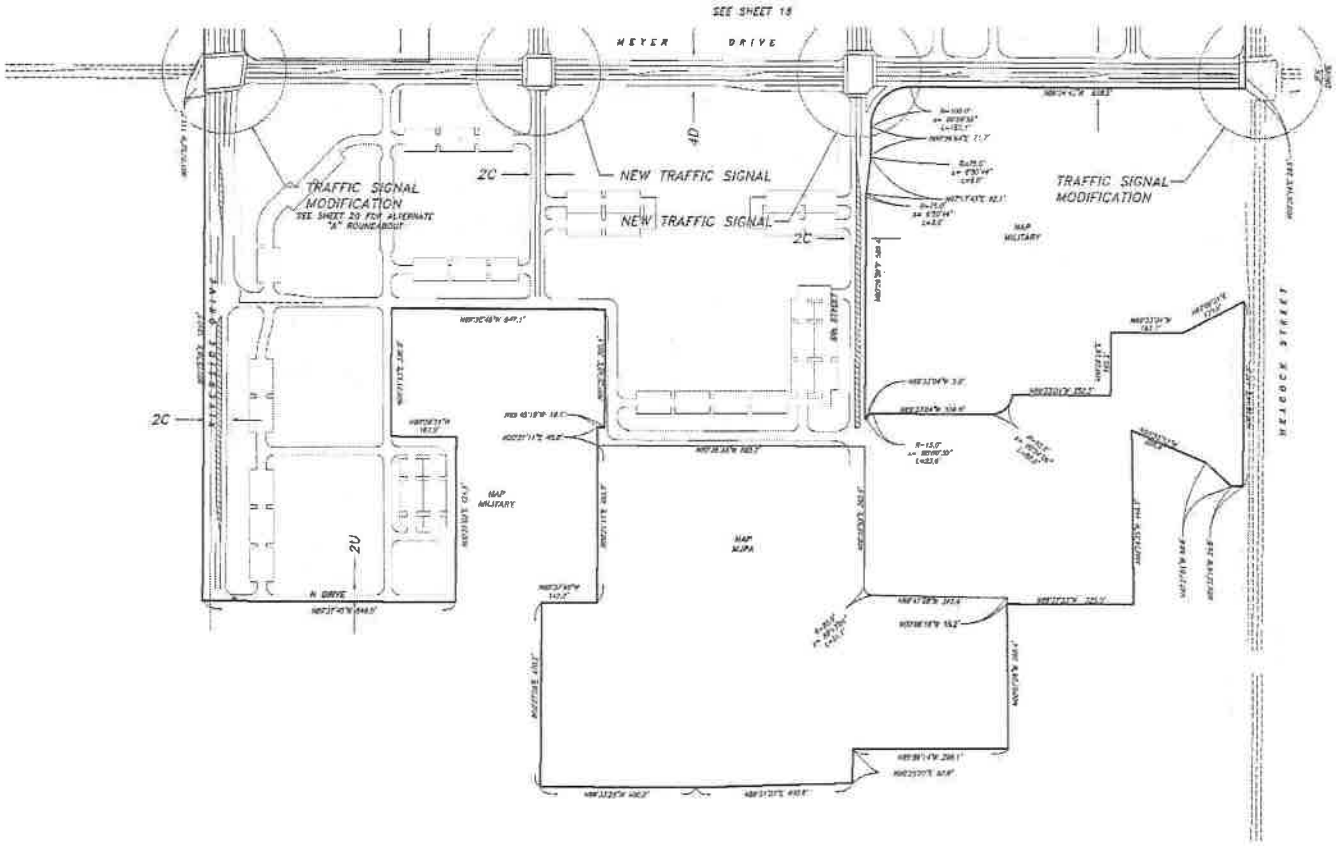


STRIPING DETAIL
NOT TO SCALE

LEGEND

6D	SIX (6) LANE DIVIDED WITH RAISED MEDIAN
5D	THREE (3) LANES WB, TWO (2) LANES EB DIVIDED
4D	FOUR (4) LANE DIVIDED WITH RAISED MEDIAN
4C	FOUR (4) LANE DIVIDED WITH CENTER LANE
4U	FOUR (4) LANE UNDIVIDED
2C	TWO (2) LANE DIVIDED WITH CENTER LANE
2U	TWO (2) LANE UNDIVIDED

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROVIDES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT TO BE IMPLIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL NON-CONFORMING OF APPROVAL AS STATED.



MARCH JOINT POWERS AUTHORITY

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS ANTICIPATE BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE AT THE FUTURE SITE PLAN REVIEW. SITE DEVELOPMENTS, SPECIFIC BUILDING HEIGHTS AND MAY SHOWN, AND SPECIFIC USES ARE NOT YET ESTABLISHED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA AS WELL AS ALL MPA JURISDICTION OF APPROVAL AS STATED.

REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

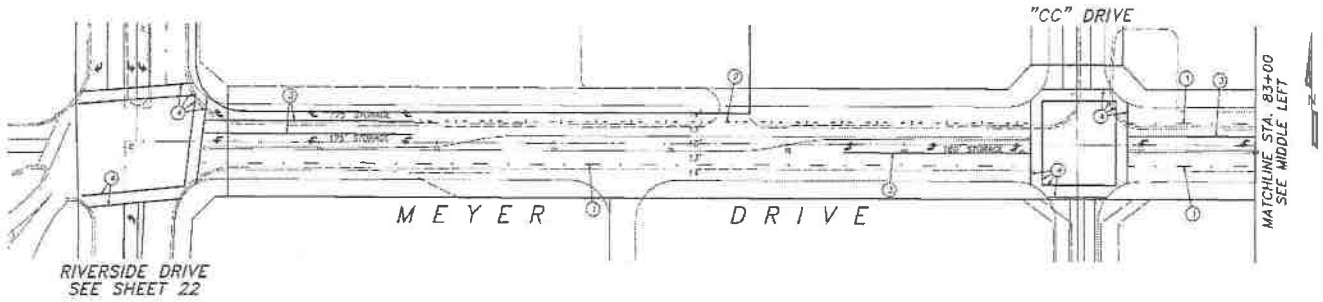
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
PROPOSED STAGING PLAN

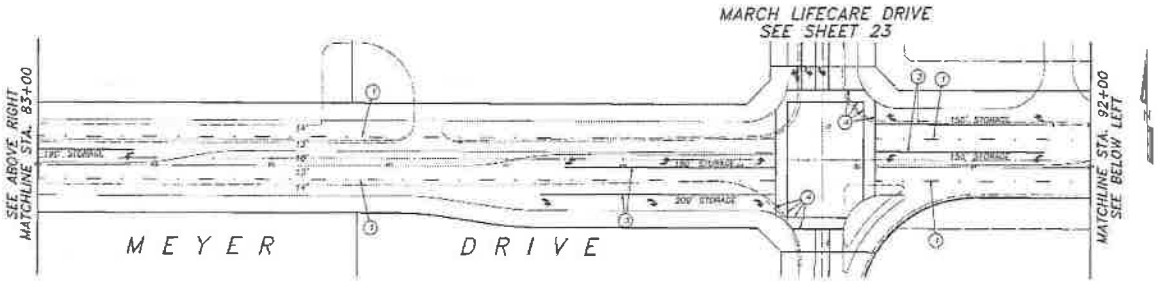
SCALE: 1"=100'	PREPARED BY: WEBB	CIVIL ENGINEER: [illegible]	JOB NO: [illegible]
DRAFT: [illegible]		[illegible]	SHEET: 19
DESIGNED: [illegible]		[illegible]	
APPROVED: [illegible]		[illegible]	
CHECKED: [illegible]		[illegible]	

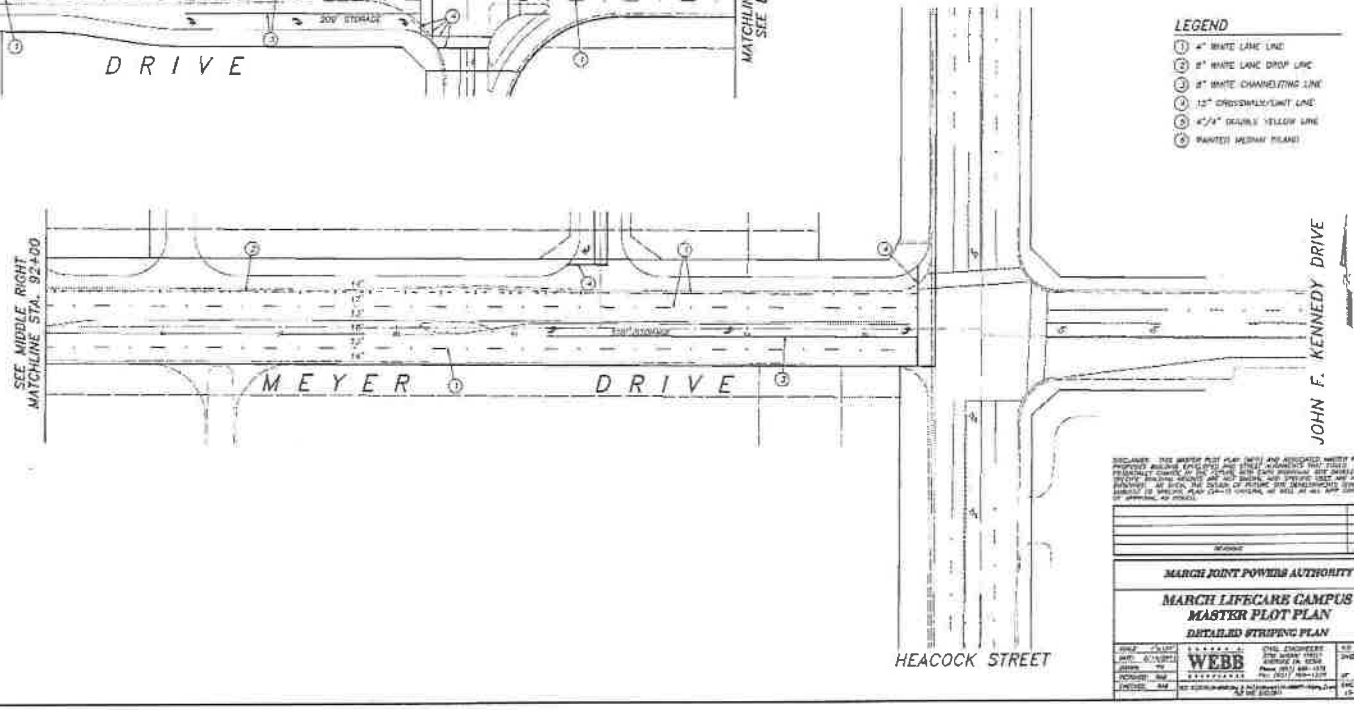
REF: G:\MJPA\Active\[illegible]\Exhibits\[illegible].dwg

DWG: MP

11 of 405







LEGEND

1. 4" WHITE LANE LINE
2. 8" WHITE LANE DROP LINE
3. 8" WHITE CHANNELIZING LINE
4. 12" CROSSWALK/LIMIT LINE
5. 4"/4" DOUBLE YELLOW LINE
6. PAINTED MEDIAN ISLAND

MARCH JOINT POWERS AUTHORITY

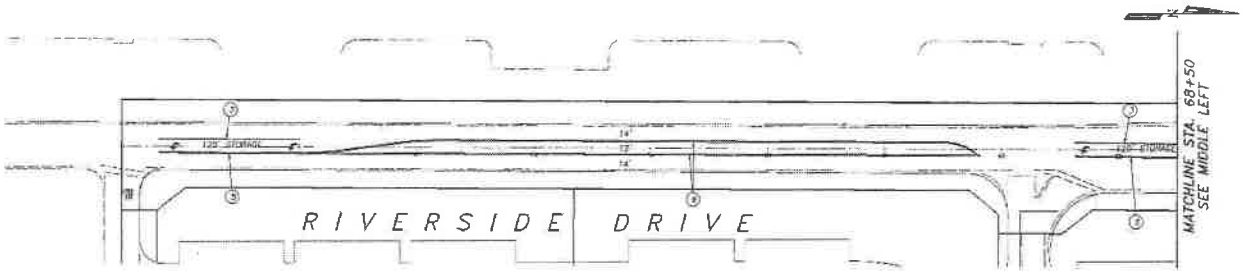
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
DETAILED STRIPING PLAN

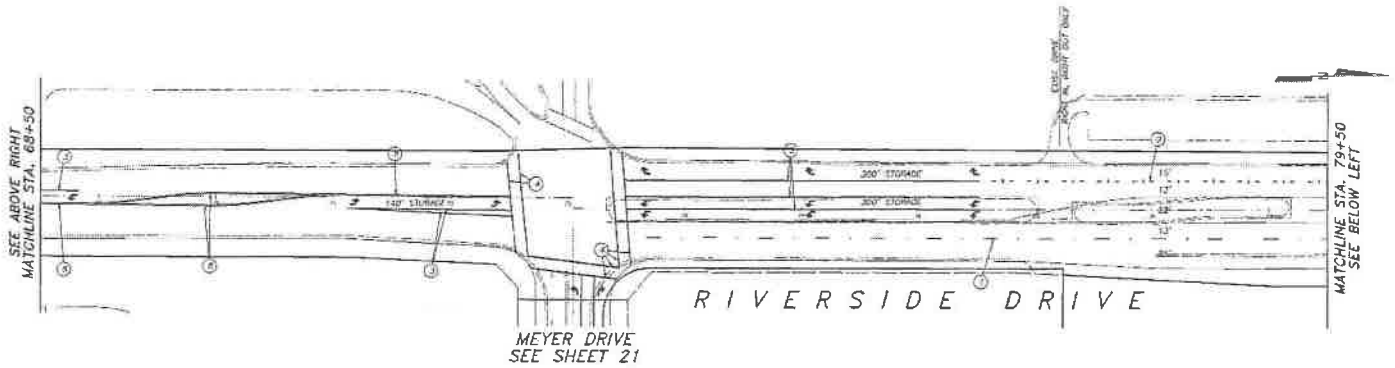
WEBB

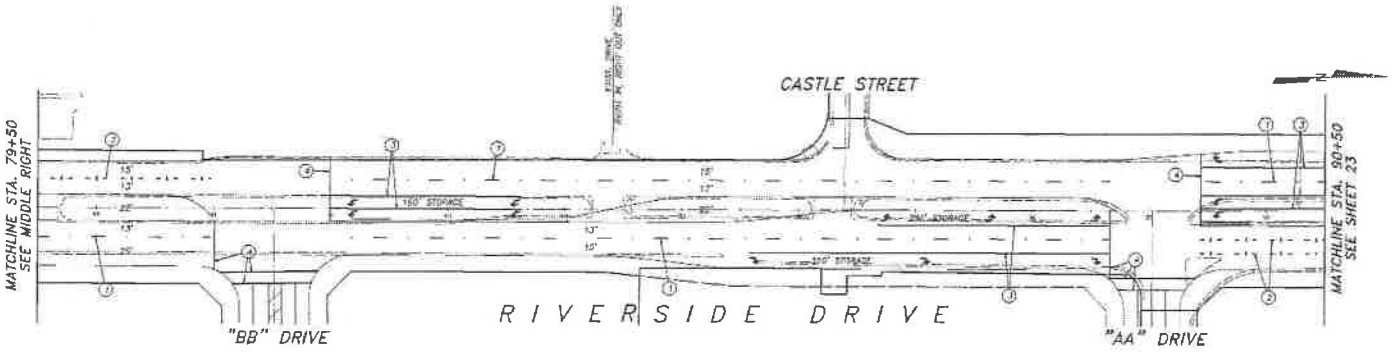
SHEET 21

11a

4106







LEGEND

1. 4" WHITE LANE LINE
2. 8" WHITE LANE DROP LINE
3. 8" WHITE CHANNELIZING LINE
4. 12" CROSSWALK/LIMIT LINE
5. 4"/4" DOUBLE YELLOW LINE
6. PAINTED MEDIAN ISLAND

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN

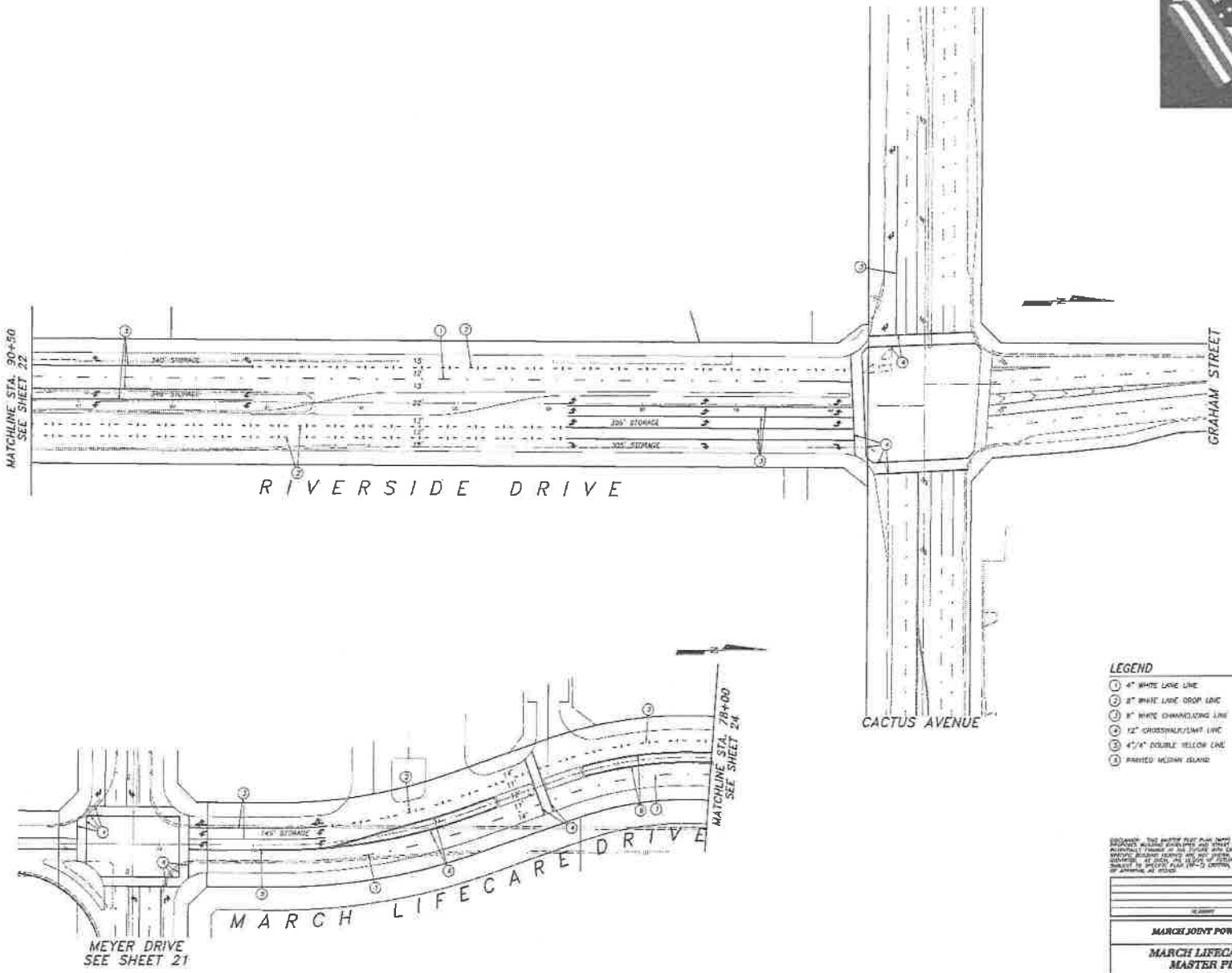
DETAILED STRIPING PLAN

WEBB

SHEET 22

407

116



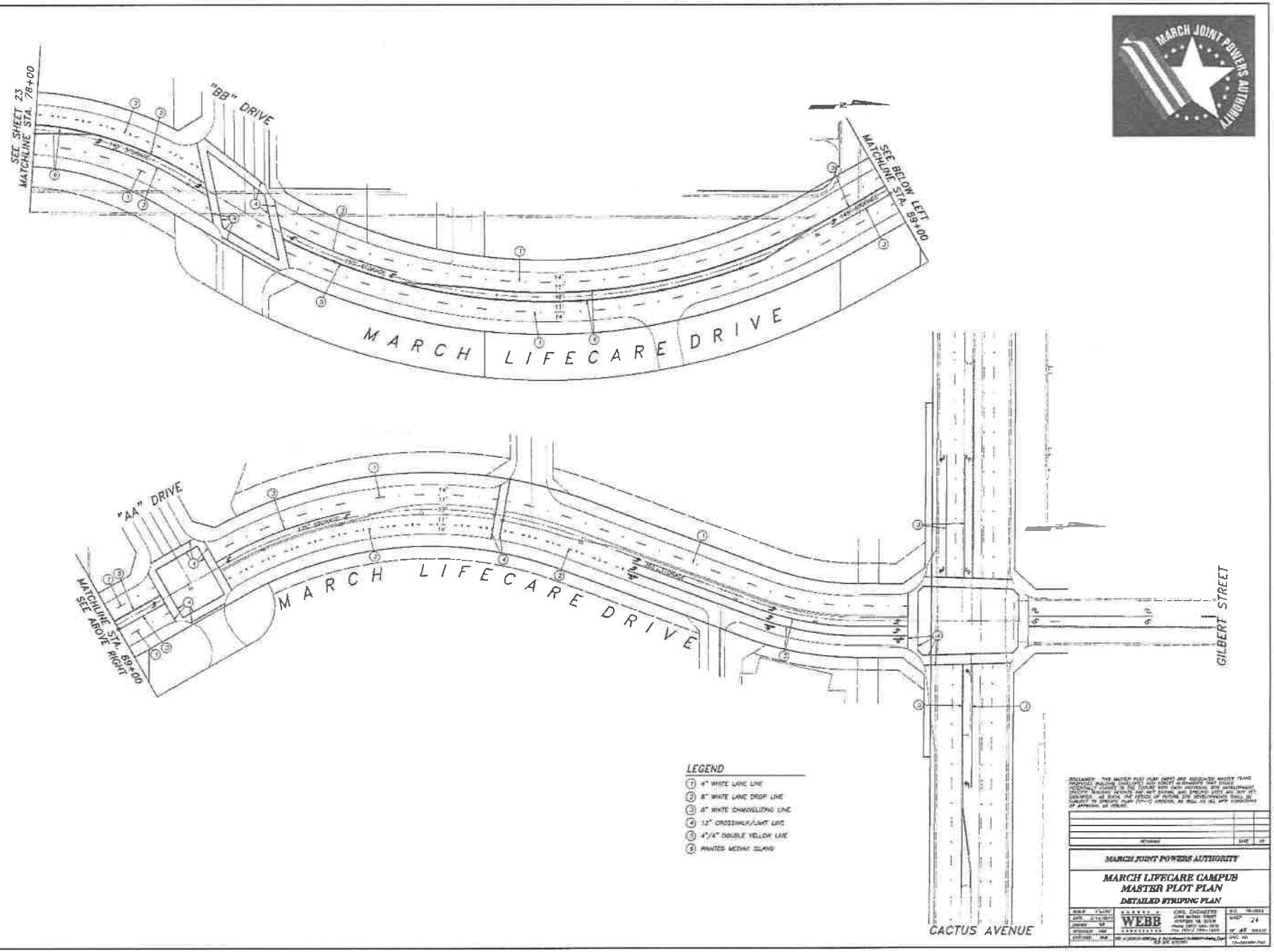
MARCH JOINT POWERS AUTHORITY

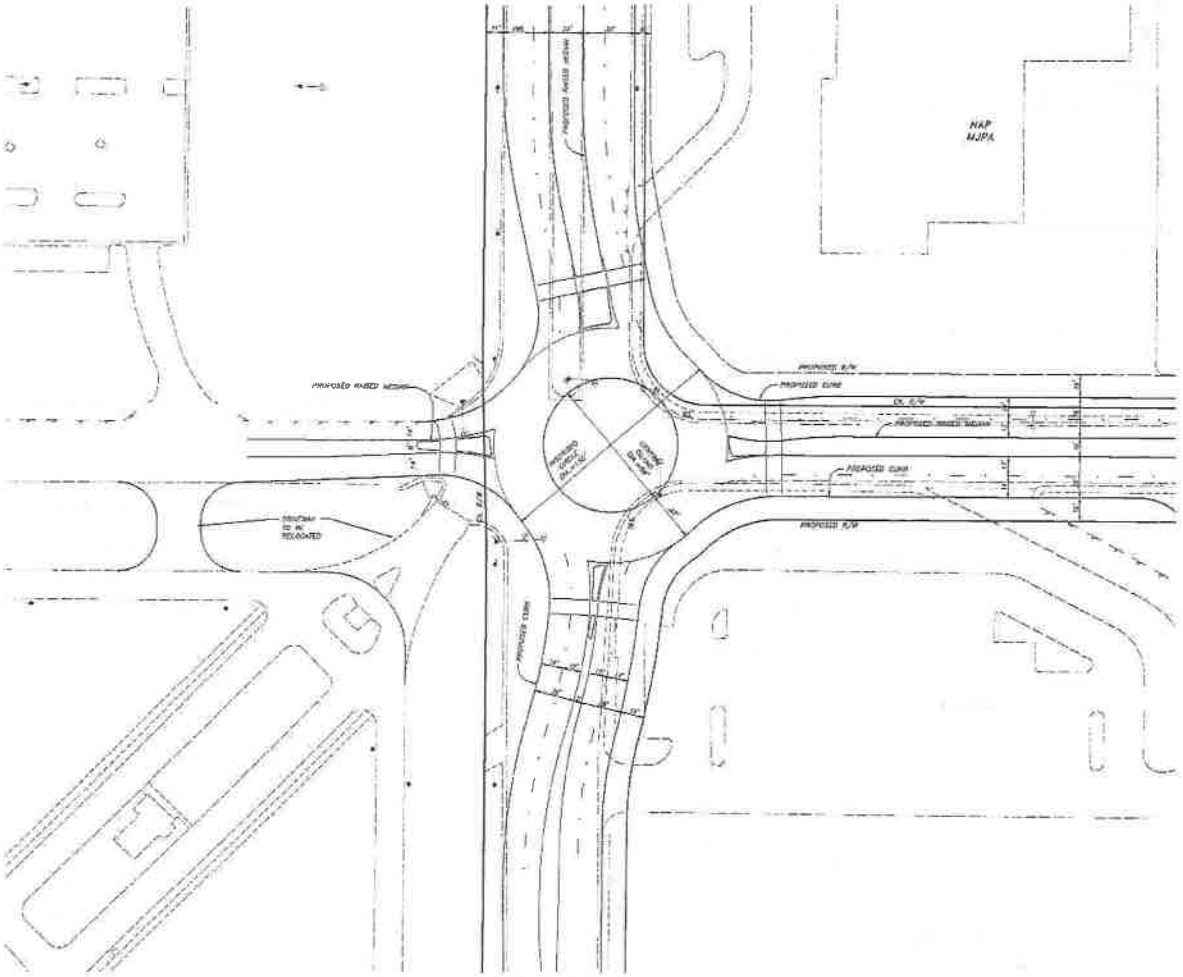
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
DETAILED STRIPING PLAN

WEBB

SHEET 13

11a
468


SEE SHEET 23 MATCHLINE STA. 78+00
"BB" DRIVE
SEE BELOW LEFT MATCHLINE STA. 89+00
MARCH LIFECARE DRIVE
"AA" DRIVE
MATCHLINE STA. 89+00 SEE ABOVE RIGHT
MARCH LIFECARE DRIVE
GILBERT STREET
CACTUS AVENUE
LEGEND
1 4" WHITE LANE LINE
2 8" WHITE LANE DROP LINE
3 8" WHITE CHANNELIZING LINE
4 12" CROSSWALK/LIMIT LINE
5 4"/4" DOUBLE YELLOW LINE
6 PAINTED MEDIAN ISLAND
MARCH JOINT POWERS AUTHORITY
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
DETAILED STRIPING PLAN
WEBB
24



PHASING NOTE

ROUNDABOUT CONCEPT IS AN ALTERNATIVE OPTION ONLY. IF CONSTRUCTED, IMPROVEMENTS WILL BE IMPLEMENTED IN PHASE 1A

GRAPHIC SCALE 1"=30'

30 0 30 60 90

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED AIRWAY HEIGHT PROTECT BUILDING ENVELOPES AND STREET ALIGNMENTS MAY COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. EXISTING BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CHANGES, AS WELL AS ALL MPP CONDITIONS OF APPROVAL AS ISSUED.

REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

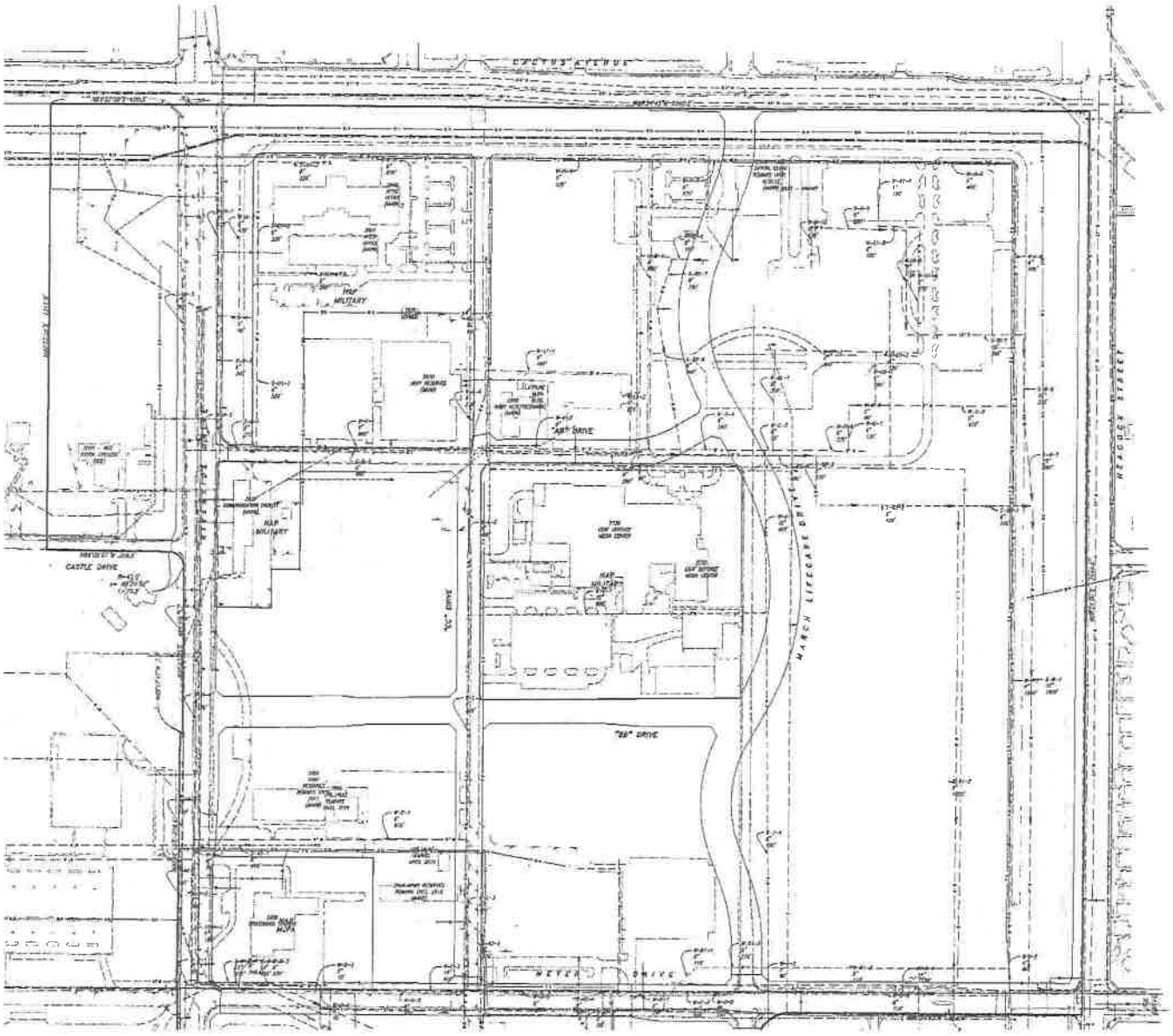
MARCH LIFECARE CAMPUS MASTER PLOT PLAN

PROPOSED STRIPING PLAN

ALTERNATE 'A' RIVERSIDE/MEYER ROUNDABOUT

SCALE: 1"=30'	WEBB	CIVIL ENGINEERS	JOB NO. 19-0098
DATE: 8/26/2020		3788 MCCRAY STREET RIVERSIDE, CA 92506	SHEET 23
DESIGNED: KTF		(951) 487-7330 FAX (951) 487-7510	
DRAWN: KTF			
CHECKED: MJB			

ALL VISUAL REPRESENTATIONS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE



SEE SHEET 21

SEWER DEMOLITION TABLE

SEWER LINE	DIAMETER	LENGTH	MATERIAL	NOTE
A-A-1	8"	428'	V.C.P.	
A-A-2	8"	428'	V.C.P.	
A-A-3	8"	195'	V.C.P.	
A-A-4	12"	428'	V.C.P.	
A-A-5	12"	428'	V.C.P.	
A-A-6	12"	428'	V.C.P.	
A-A-7	12"	428'	V.C.P.	
A-A-8	12"	428'	V.C.P.	
A-A-9	12"	428'	V.C.P.	
A-A-10	12"	428'	V.C.P.	
A-A-11	12"	428'	V.C.P.	
A-A-12	12"	428'	V.C.P.	
A-A-13	12"	428'	V.C.P.	
A-A-14	12"	428'	V.C.P.	
A-A-15	12"	428'	V.C.P.	
A-A-16	12"	428'	V.C.P.	
A-A-17	12"	428'	V.C.P.	
A-A-18	12"	428'	V.C.P.	
A-A-19	12"	428'	V.C.P.	
A-A-20	12"	428'	V.C.P.	
A-A-21	12"	428'	V.C.P.	
A-A-22	12"	428'	V.C.P.	
A-A-23	12"	428'	V.C.P.	
A-A-24	12"	428'	V.C.P.	
A-A-25	12"	428'	V.C.P.	
A-A-26	12"	428'	V.C.P.	
A-A-27	12"	428'	V.C.P.	
A-A-28	12"	428'	V.C.P.	
A-A-29	12"	428'	V.C.P.	
A-A-30	12"	428'	V.C.P.	
A-A-31	12"	428'	V.C.P.	
A-A-32	12"	428'	V.C.P.	
A-A-33	12"	428'	V.C.P.	
A-A-34	12"	428'	V.C.P.	
A-A-35	12"	428'	V.C.P.	
A-A-36	12"	428'	V.C.P.	
A-A-37	12"	428'	V.C.P.	
A-A-38	12"	428'	V.C.P.	
A-A-39	12"	428'	V.C.P.	
A-A-40	12"	428'	V.C.P.	
A-A-41	12"	428'	V.C.P.	
A-A-42	12"	428'	V.C.P.	
A-A-43	12"	428'	V.C.P.	
A-A-44	12"	428'	V.C.P.	
A-A-45	12"	428'	V.C.P.	
A-A-46	12"	428'	V.C.P.	
A-A-47	12"	428'	V.C.P.	
A-A-48	12"	428'	V.C.P.	
A-A-49	12"	428'	V.C.P.	
A-A-50	12"	428'	V.C.P.	
A-A-51	12"	428'	V.C.P.	
A-A-52	12"	428'	V.C.P.	
A-A-53	12"	428'	V.C.P.	
A-A-54	12"	428'	V.C.P.	
A-A-55	12"	428'	V.C.P.	
A-A-56	12"	428'	V.C.P.	
A-A-57	12"	428'	V.C.P.	
A-A-58	12"	428'	V.C.P.	
A-A-59	12"	428'	V.C.P.	
A-A-60	12"	428'	V.C.P.	
A-A-61	12"	428'	V.C.P.	
A-A-62	12"	428'	V.C.P.	
A-A-63	12"	428'	V.C.P.	
A-A-64	12"	428'	V.C.P.	
A-A-65	12"	428'	V.C.P.	
A-A-66	12"	428'	V.C.P.	
A-A-67	12"	428'	V.C.P.	
A-A-68	12"	428'	V.C.P.	
A-A-69	12"	428'	V.C.P.	
A-A-70	12"	428'	V.C.P.	
A-A-71	12"	428'	V.C.P.	
A-A-72	12"	428'	V.C.P.	
A-A-73	12"	428'	V.C.P.	
A-A-74	12"	428'	V.C.P.	
A-A-75	12"	428'	V.C.P.	
A-A-76	12"	428'	V.C.P.	
A-A-77	12"	428'	V.C.P.	
A-A-78	12"	428'	V.C.P.	
A-A-79	12"	428'	V.C.P.	
A-A-80	12"	428'	V.C.P.	
A-A-81	12"	428'	V.C.P.	
A-A-82	12"	428'	V.C.P.	
A-A-83	12"	428'	V.C.P.	
A-A-84	12"	428'	V.C.P.	
A-A-85	12"	428'	V.C.P.	
A-A-86	12"	428'	V.C.P.	
A-A-87	12"	428'	V.C.P.	
A-A-88	12"	428'	V.C.P.	
A-A-89	12"	428'	V.C.P.	
A-A-90	12"	428'	V.C.P.	
A-A-91	12"	428'	V.C.P.	
A-A-92	12"	428'	V.C.P.	
A-A-93	12"	428'	V.C.P.	
A-A-94	12"	428'	V.C.P.	
A-A-95	12"	428'	V.C.P.	
A-A-96	12"	428'	V.C.P.	
A-A-97	12"	428'	V.C.P.	
A-A-98	12"	428'	V.C.P.	
A-A-99	12"	428'	V.C.P.	
A-A-100	12"	428'	V.C.P.	

WATER DEMOLITION TABLE

WATER LINE	DIAMETER	LENGTH	MATERIAL	NOTE
W-1-1	8"	428'	D.I.P.	
W-1-2	8"	428'	D.I.P.	
W-1-3	8"	428'	D.I.P.	
W-1-4	8"	428'	D.I.P.	
W-1-5	8"	428'	D.I.P.	
W-1-6	8"	428'	D.I.P.	
W-1-7	8"	428'	D.I.P.	
W-1-8	8"	428'	D.I.P.	
W-1-9	8"	428'	D.I.P.	
W-1-10	8"	428'	D.I.P.	
W-1-11	8"	428'	D.I.P.	
W-1-12	8"	428'	D.I.P.	
W-1-13	8"	428'	D.I.P.	
W-1-14	8"	428'	D.I.P.	
W-1-15	8"	428'	D.I.P.	
W-1-16	8"	428'	D.I.P.	
W-1-17	8"	428'	D.I.P.	
W-1-18	8"	428'	D.I.P.	
W-1-19	8"	428'	D.I.P.	
W-1-20	8"	428'	D.I.P.	
W-1-21	8"	428'	D.I.P.	
W-1-22	8"	428'	D.I.P.	
W-1-23	8"	428'	D.I.P.	
W-1-24	8"	428'	D.I.P.	
W-1-25	8"	428'	D.I.P.	
W-1-26	8"	428'	D.I.P.	
W-1-27	8"	428'	D.I.P.	
W-1-28	8"	428'	D.I.P.	
W-1-29	8"	428'	D.I.P.	
W-1-30	8"	428'	D.I.P.	
W-1-31	8"	428'	D.I.P.	
W-1-32	8"	428'	D.I.P.	
W-1-33	8"	428'	D.I.P.	
W-1-34	8"	428'	D.I.P.	
W-1-35	8"	428'	D.I.P.	
W-1-36	8"	428'	D.I.P.	
W-1-37	8"	428'	D.I.P.	
W-1-38	8"	428'	D.I.P.	
W-1-39	8"	428'	D.I.P.	
W-1-40	8"	428'	D.I.P.	
W-1-41	8"	428'	D.I.P.	
W-1-42	8"	428'	D.I.P.	
W-1-43	8"	428'	D.I.P.	
W-1-44	8"	428'	D.I.P.	
W-1-45	8"	428'	D.I.P.	
W-1-46	8"	428'	D.I.P.	
W-1-47	8"	428'	D.I.P.	
W-1-48	8"	428'	D.I.P.	
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W-1-50	8"	428'	D.I.P.	
W-1-51	8"	428'	D.I.P.	
W-1-52	8"	428'	D.I.P.	
W-1-53	8"	428'	D.I.P.	
W-1-54	8"	428'	D.I.P.	
W-1-55	8"	428'	D.I.P.	
W-1-56	8"	428'	D.I.P.	
W-1-57	8"	428'	D.I.P.	
W-1-58	8"	428'	D.I.P.	
W-1-59	8"	428'	D.I.P.	
W-1-60	8"	428'	D.I.P.	
W-1-61	8"	428'	D.I.P.	
W-1-62	8"	428'	D.I.P.	
W-1-63	8"	428'	D.I.P.	
W-1-64	8"	428'	D.I.P.	
W-1-65	8"	428'	D.I.P.	
W-1-66	8"	428'	D.I.P.	
W-1-67	8"	428'	D.I.P.	
W-1-68	8"	428'	D.I.P.	
W-1-69	8"	428'	D.I.P.	
W-1-70	8"	428'	D.I.P.	
W-1-71	8"	428'	D.I.P.	
W-1-72	8"	428'	D.I.P.	
W-1-73	8"	428'	D.I.P.	
W-1-74	8"	428'	D.I.P.	
W-1-75	8"	428'	D.I.P.	
W-1-76	8"	428'	D.I.P.	
W-1-77	8"	428'	D.I.P.	
W-1-78	8"	428'	D.I.P.	
W-1-79	8"	428'	D.I.P.	
W-1-80	8"	428'	D.I.P.	
W-1-81	8"	428'	D.I.P.	
W-1-82	8"	428'	D.I.P.	
W-1-83	8"	428'	D.I.P.	
W-1-84	8"	428'	D.I.P.	
W-1-85	8"	428'	D.I.P.	
W-1-86	8"	428'	D.I.P.	
W-1-87	8"	428'	D.I.P.	
W-1-88	8"	428'	D.I.P.	
W-1-89	8"	428'	D.I.P.	
W-1-90	8"	428'	D.I.P.	
W-1-91	8"	428'	D.I.P.	
W-1-92	8"	428'	D.I.P.	
W-1-93	8"	428'	D.I.P.	
W-1-94	8"	428'	D.I.P.	
W-1-95	8"	428'	D.I.P.	
W-1-96	8"	428'	D.I.P.	
W-1-97	8"	428'	D.I.P.	
W-1-98	8"	428'	D.I.P.	
W-1-99	8"	428'	D.I.P.	
W-1-100	8"	428'	D.I.P.	

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLAN PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-7) CRITERIA, AS WELL AS ALL MPA CONDITIONS OF APPROVAL AS ADOPTED.

NO.	DESCRIPTION	DATE	BY

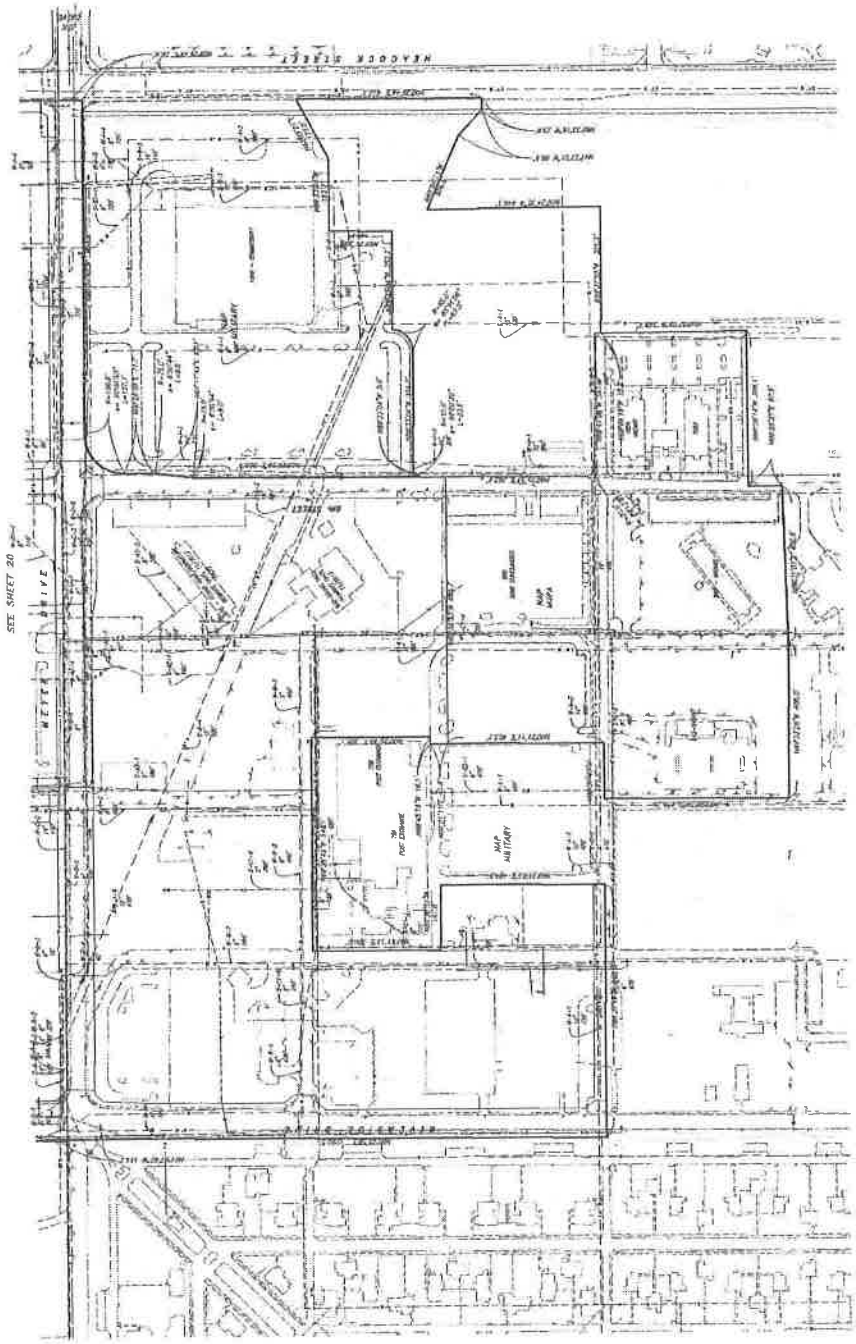
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
UTILITY DEMOLITION PLAN

SCALE	1"=100'	CIVIL ENGINEER	JOB NO. 10-0018
DATE	2/15/2011	THE WEBB GROUP	SHEET 20
DESIGNED	MB	3788 McCRAY STREET	
DRAWN	MB	RIVERSIDE, CA 92506	OF 46 SHEETS
CHECKED	MB	Phone (951) 686-1070	
		Fax (951) 788-1256	

WEBB

11a 4/11



MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
UTILITY DEMOLITION PLAN

WEBB

11a 472



SEE SHEET 23

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PRESENTS BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC SIZES MAY NOT BE REVIEWED AS SUCH. THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-11 ZONING) AS WELL AS ALL APPLICABLE CONDITIONS OF APPROVAL AS STATED.

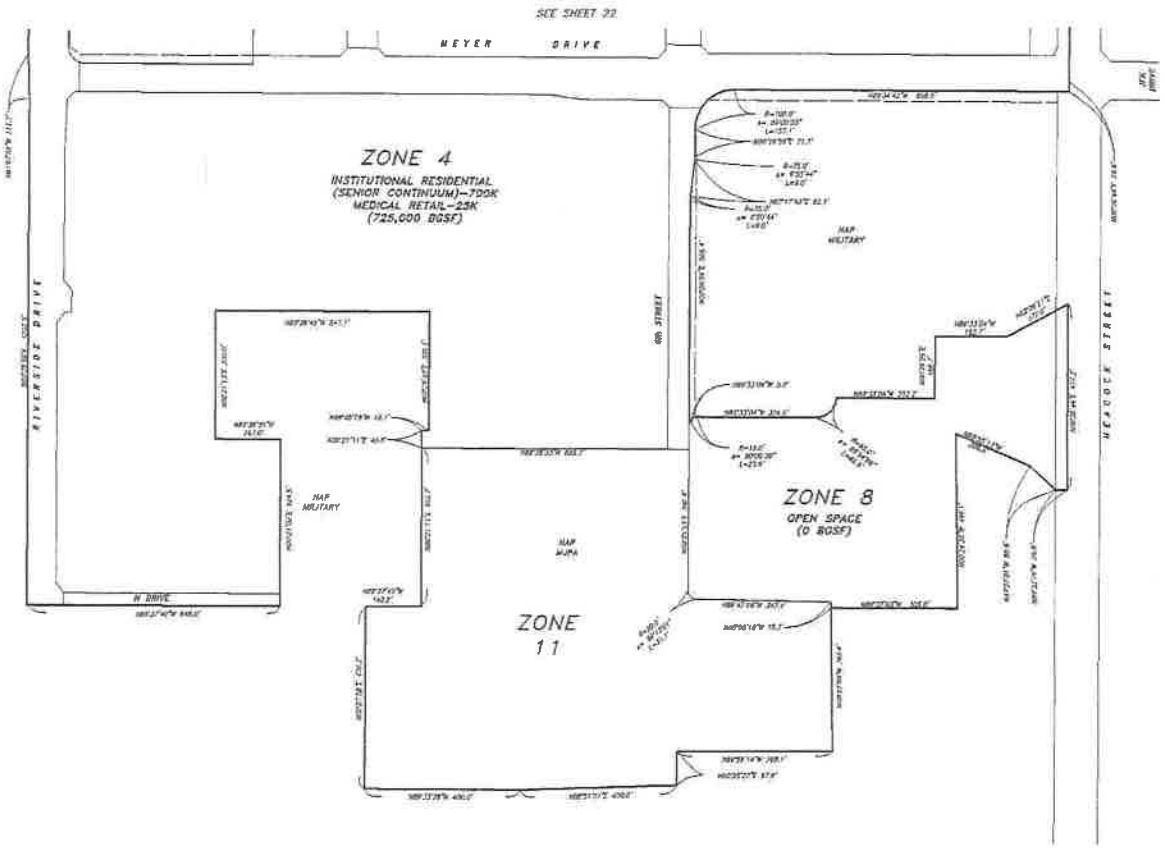
REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
ZONE MAP

SCALE: 1"=200'	ALESHIRE & WYNDER LLP / WEBB	M.S. 19-0016
DATE: 10.19.2020	CIVIL ENGINEERS / LAND SURVEYORS / PLANNERS	SHEET 22
DRAWN: KLP	18881 Von Karman Ave., Suite 1000, Irvine, CA 92612 (949) 660-1994 Fax (949) 660-1911	OF 45 SHEETS
DESIGNED: MAP	RIZ 61.01(1)(A) (Multi-Use) & Per Ordinance(s) 19-XXXX**(PA) PLOT SIZE: 11"x17"	DWG. NO. 19-XXXXPP1.DWG
CHECKED: RMS		

A13
11e



MARCH JOINT POWERS AUTHORITY

DISCLAIMER: THAT MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANNED PROJECT BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND GROUND USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL MPA CONDITIONS OF APPROVAL AS ADOPTED.

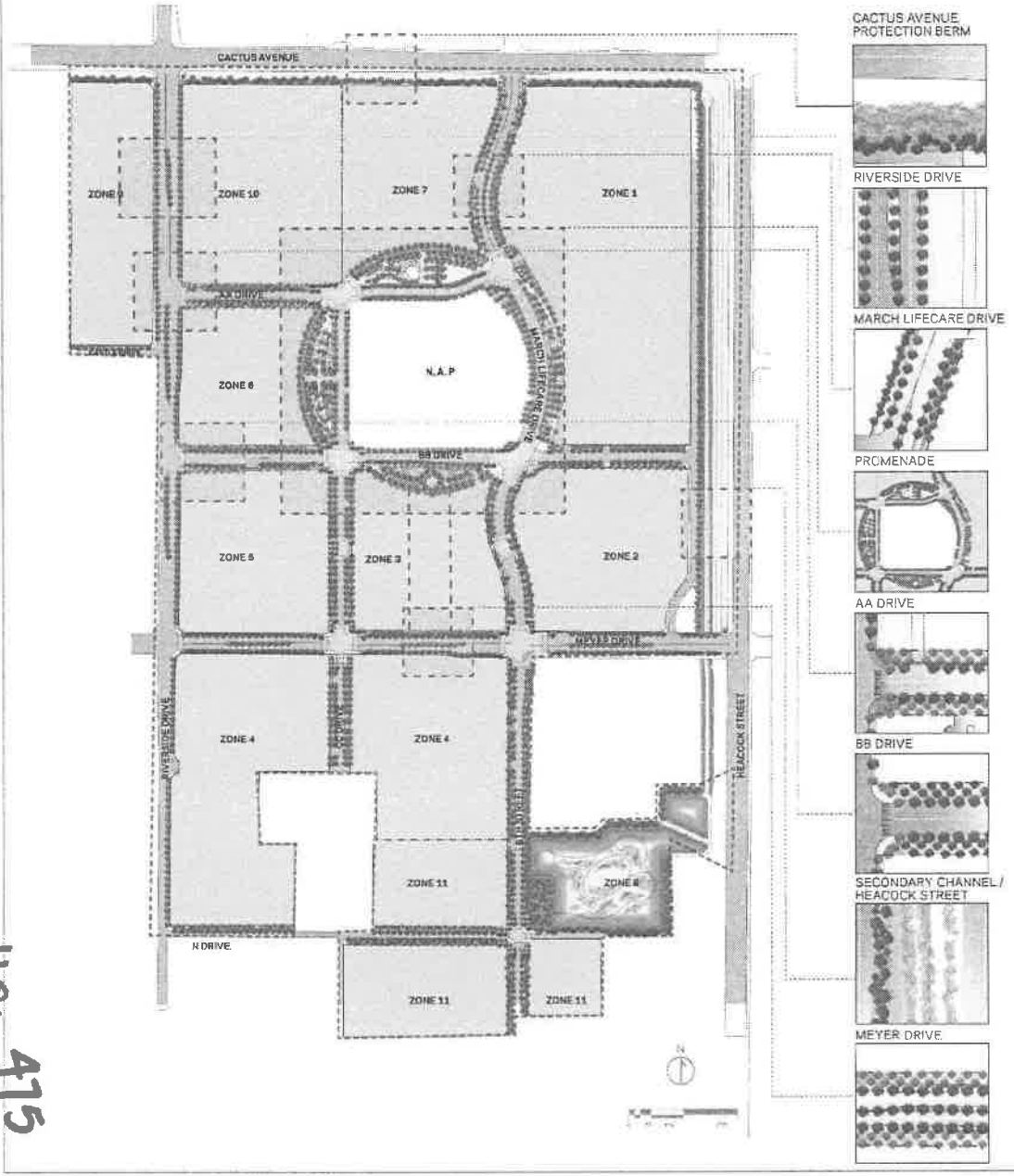
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MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
ZONE MAP

SCALE: 1"=200'	WEBB Associates	W.O. 10-0998
DATE: 6/24/2011	CIVIL ENGINEERS 3788 McCRAY STREET RIVERSIDE, CA 92506 Phone (951) 686-1070 Fax (951) 788-1256	SHEET 23
DRAWN: HB		OF 46 SHEETS
DESIGNED: RMD		ENG. NO.
CHECKED: RMD	FILE: K:\PROJECTS\10-0998\Exhibits\10-0998P.dwg PLOT DATE: 6/27/2011	

11a 414





MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

WEBB

DISCLAIMER: This MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES IN-USING DEVELOPER AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (PP-T) CRITERIA, AS WELL AS ALL APPLICABLE CONDITIONS OF APPROVAL AS PER CEQA.

PROPOSED PLANTING LIST

from SP Addendum H

TREES

Botanical Name	Common Name
• *Acacia stenophylla*	Shoestring Acacia
• *Arbutus 'Marina'*	Marina Arbutus
• *Brachychiton populneus*	Bottle Tree
• *Brahea armata*	Mexican Blue Palm
• *Callistemon salignus*	Willow Bottlebrush
• *Cercidium 'Desert Museum'*	Desert Museum Palo Verde
• *Cercis occidentalis*	Western Redbud
• *Cupressus arizonica glabra*	Arizona Cypress
• *Erythrina caffra*	Kaffir Coral Tree
• *Eucalyptus ficifolia*	Red Flowering Gum
• *Geijera parviflora*	Australian Willow
• *Koelreuteria bipinnata*	Chinese Flame Tree
• *Leptospermum laevigatum 'Compacta'*	Compact Australian Tea Tree
• *Magnolia grandiflora 'Little Gem'*	Little Gem Magnolia
• *Melaleuca linariifolia*	Flax-Leaf Paper Bark
• *Olea europaea 'Swan Hill'*	Fruitless Olive
• *Parkinsonia florida*	Blue Palo Verde
• *Pistacia chinensis*	Chinese Pistache
• *Pithecellobium mexicanum*	Mexican Ebony
• *Prosopis hybrid 'Phoenix'*	'Phoenix' Mesquite
• *Quercus agrifolia*	Coast Live Oak
• *Quercus ilex*	Holly Oak
• *Quercus suber*	Cork Oak
• *Quercus virginiana 'Heritage'*	Heritage Southern Live Oak
• *Schinus molle*	California Pepper

SHRUBS

Botanical Name	Common Name
• *Bougainvillea species*	Bougainvillea
• *Buxus sempervirens*	Common Boxwood
• *Arbutus unedo 'Elfin King'*	Dwarf Strawberry Tree
• *Caesalpinia mexicana*	Mexican Bird of Paradise
• *Callistemon 'Little John'*	Dwarf Bottlebrush
• *Cordia boissieri*	Texas Olive
• *Convolvulus cneorum*	Bush Morning Glory
• *Cotoneaster congestus*	Pyrenees Cotoneaster
• *Cotoneaster horizontalis*	Rock Cotoneaster
• *Dodonaea viscosa 'Purpurea'*	Purple Hopseed Bush
• *Leucophyllum candidum*	Violet Silverleaf
• *Leucophyllum langmaniae*	Rio Bravo Sage
• *Leucophyllum langmaniae*	Cimarron Sage
• *Melaleuca nesophila*	Pink Melaleuca
• *Nerium oleander*	White Oleander
• *Podocarpus elongatus*	Alert Yellowwood
• *Rhaphiolepis indica 'Spring Rapture'*	Spring Rapture Indian Hawthorn

GROUND COVER

Botanical Name	Common Name
• *Acacia redolens 'Prostrata'*	Prostrate Acacia
• *Artemesia arborescens 'Powis Castle'*	Powis Castle Artemesia
• *Baccharis X 'Centennial'*	Prostrate Desert Broom
• *Dalea greggii*	Trailing Indigo Bush
• *Lantana Spreading*	Trailing Lantana
• *Lantana Camara 'Radiation'*	Patriot Rainbow Carpet Lantana
• *Rosmarinus officinalis 'Prostratus'*	Prostrate Rosemary
• *Verbena lilacina*	Cedros Island Verbena

GRASSES & VINES

Botanical Name	Common Name
• *Festuca ovina Glauca*	Blue Fescue
• *Muhlenbergia capillaris*	Pink Muhley
• *Nassella tenuissima*	Mexican Thread Grass
• *Pennisetum setaceum 'Rubrum'*	Red Fountain Grass
• *Muhlenbergia rigens*	Deergrass
• *Vitis californica 'Roger's Red'*	Californian Wild Grass

SUCCULENTS

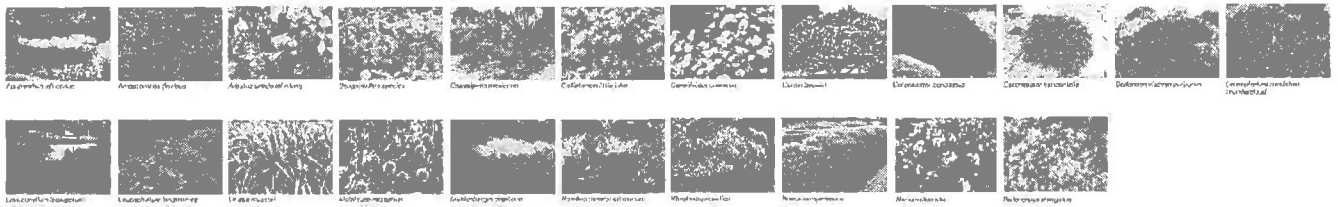
Botanical Name	Common Name
• *Agave attenuata*	Foxtail Agave
• *Aloe ferox*	Cape Aloe
• *Echinocactus grusonii*	Golden Barrel Cactus
• *Euphorbia ingens*	Candle Plant
• *Furcraea selloa*	Cocuiza
• *Yucca filamentosa 'Color Guard'*	Color Guard
• *Yucca filamentosa 'Variegata'*	Variegated Yucca
• *Yucca rigida*	Blue Yucca

TREES



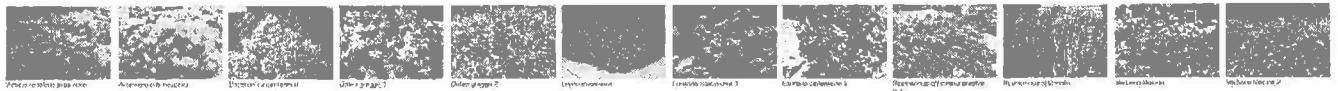
SHRUBS

- ALL SHRUB PLANTING AREAS SHALL HAVE MINIMUM 3" DEPTH FOREST FLOOR BARK MULCH AS NOTED BY LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS



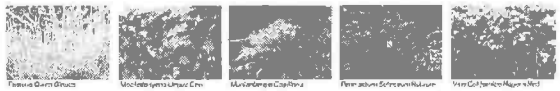
GROUNDCOVER

- ALL GROUNDCOVER PLANTING AREAS SHALL HAVE MINIMUM DEPTH FOREST FLOOR BARK MULCH AS NOTED BY LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS



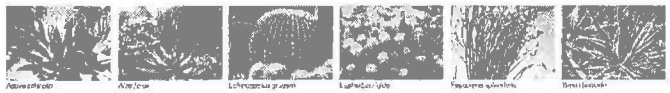
GRASSES & VINES

- ALL GRASS AND VINE PLANTING AREAS SHALL HAVE MINIMUM DEPTH FOREST FLOOR BARK MULCH AS NOTED BY LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS



SUCCULENTS

- ALL SUCCULENT PLANTING AREAS SHALL HAVE MINIMUM DEPTH DECOMPOSED GRANITE LOCAL MATERIAL, COLOR TBD AS NOTED BY LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS



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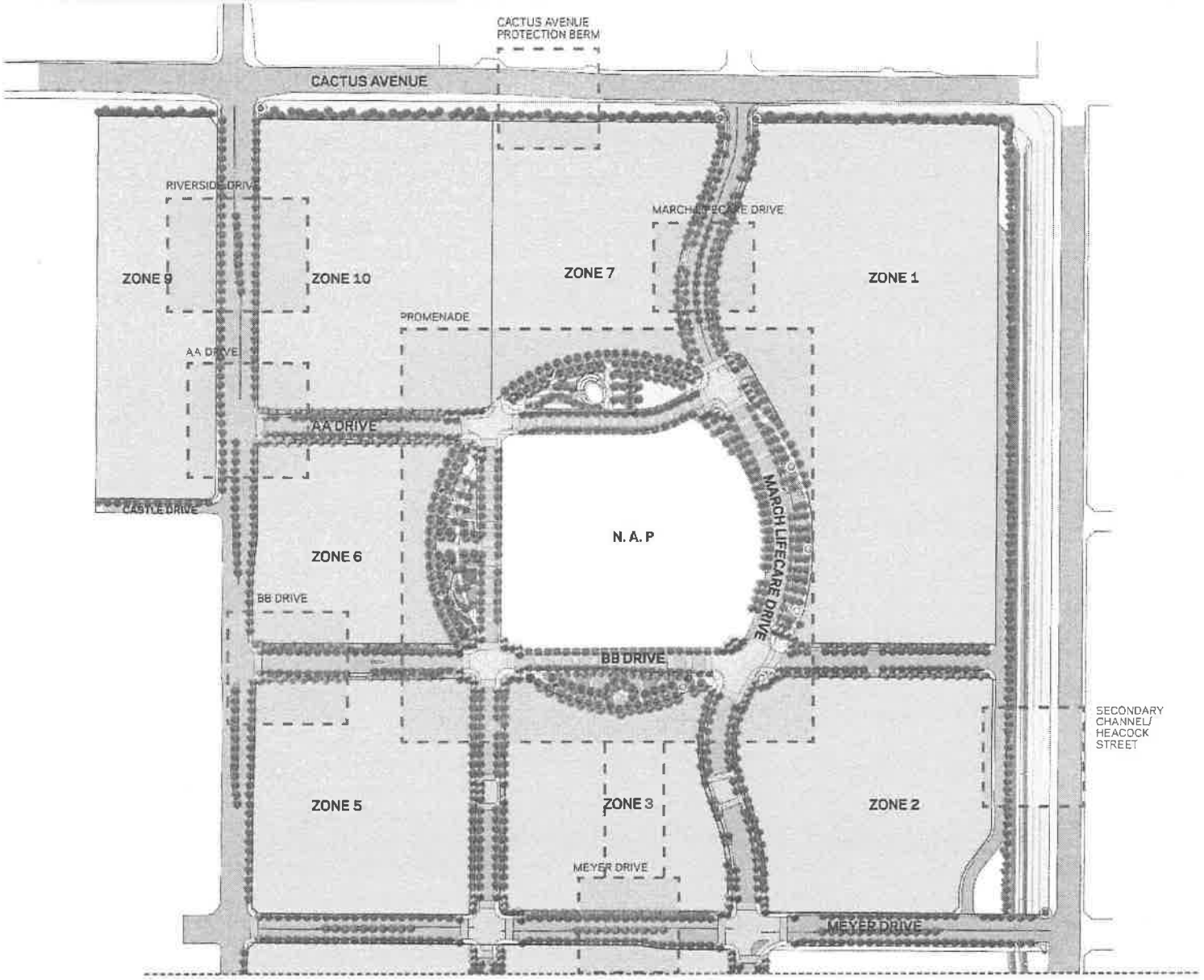
MARCH JOINT POWERS AUTHORITY

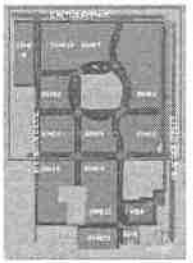
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

WEBB — CIVIL ENGINEERS

SHEET 31 OF 46 SHEETS

11-24-476





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MARCH JOINT POWERS AUTHORITY

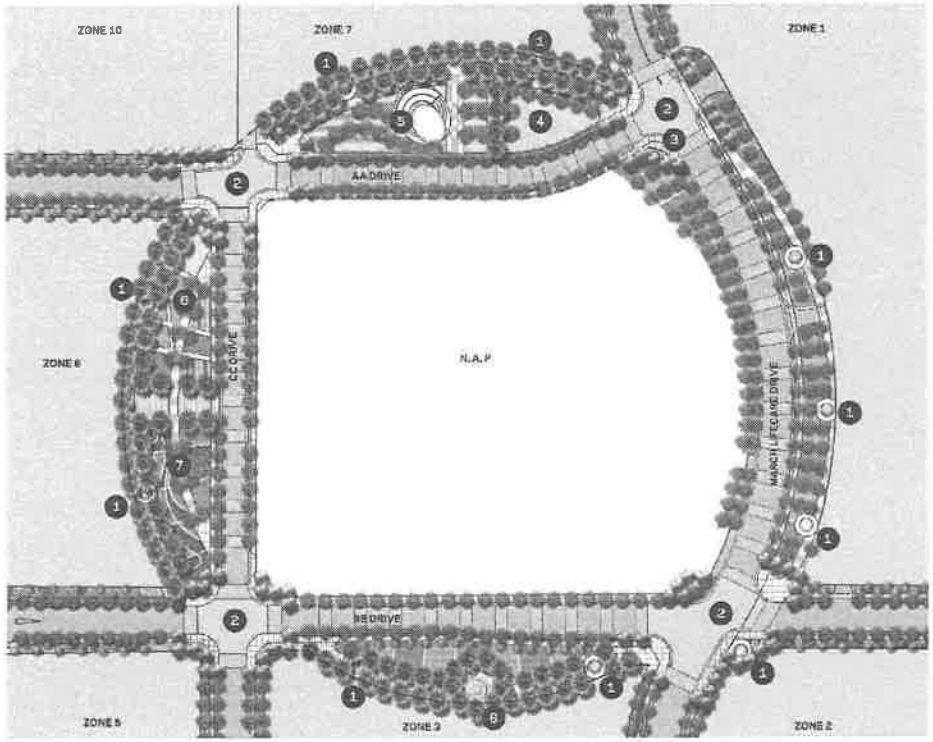
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

DESIGNED BY WEBB

SHEET 32 OF 46

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP#7) CRITERIA AS WELL AS ALL MPP CONDITIONS OF APPROVAL AS ISSUED

Exhibit 11



3

- SIGNAGE WITH GREEN WALL
- WATER FEATURE OR SCULPTURAL PLANTER



4



5

- 50-100 PERSON SEATING CAPACITY
- INTEGRATED WITH LANDSCAPE
- RECEPTION PARK
- PAVING BANDS INTERMITENT WITH LANDSCAPE



6

- ROSE GARDEN WALK
- LAVENDAR STROLL
- PLANT MATERIAL THAT ATTRACTS BUTTERFLIES
- LANDSCAPE JOINTED PAVING



7

- EDUCATIONAL STORM WATER BASIN
- FILTRATING PLANT MATERIAL
- SCULPTURAL FORMS
- ENCOURAGE USE OF BOULDERS AND DECOMPOSED GRANITE

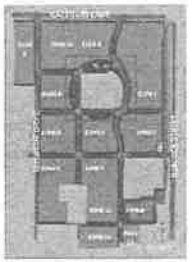


8

- CIRCULAR PLAZA
- INTEGRAL COLOR CONCRETE WITH ACCENT BANDING
- WATER FEATURE
- OUTDOOR CAFE AND DINING
- GARDEN PALETTE SAME AS BB DRIVE PALETTE WITH ACCENT SHRUBS



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1

- NATURAL STONE PAVING
- CONCRETE SEATING
- WATER FEATURE OR SCULPTURAL PLANTER
- HISTORY OF MARCH MONUMENT LOCATION (10 TOTAL)



2

- INTEGRAL COLOR CONCRETE WITH BANDING
- PERMEABLE ROAD PAVERS



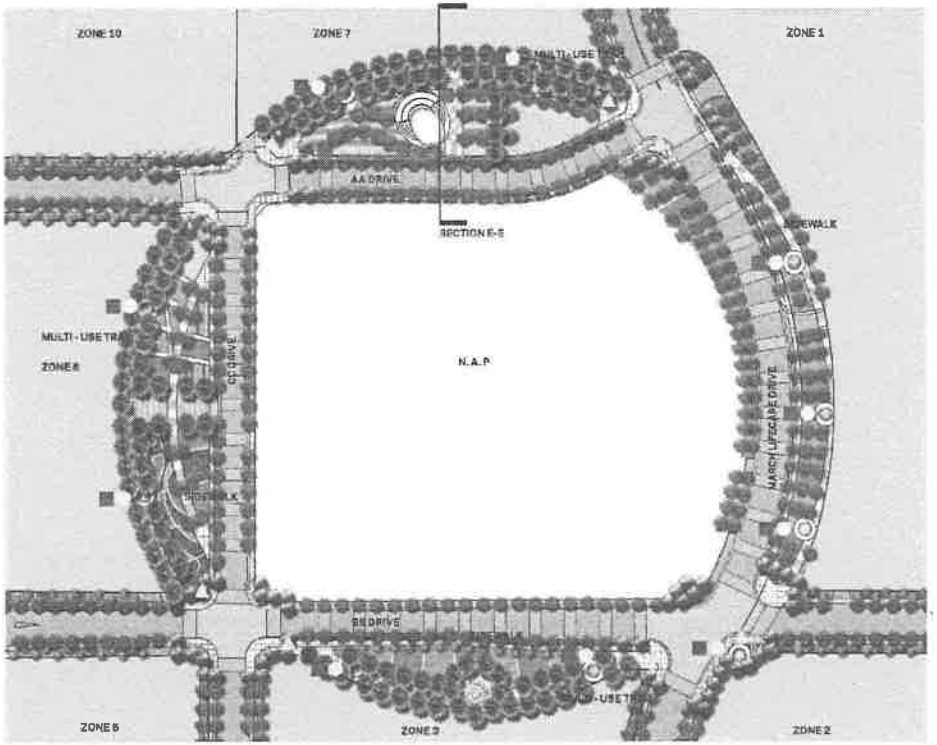
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

WEBB

33

110 of 478

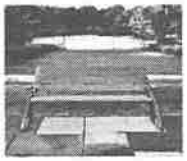


BENCHES

- METRO 40; LANDSCAPE FORMS; TYPICAL SPACING 2 PER 100 FT. ALONG PROMENADE, 1 PER 300 FT. ALONG SIDEWALK.

powdercoat





LITTER RECEPTACLES

- METRO 40; LANDSCAPE FORMS; TYPICALLY SPACED WITH BENCHES (SEE ABOVE)

powdercoat



BIKE RACK

- METRO 40; LANDSCAPE FORMS; CAST ALUMINUM RIBBON FRAME

powdercoat

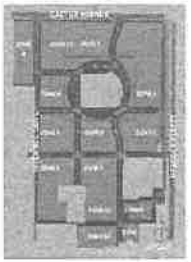


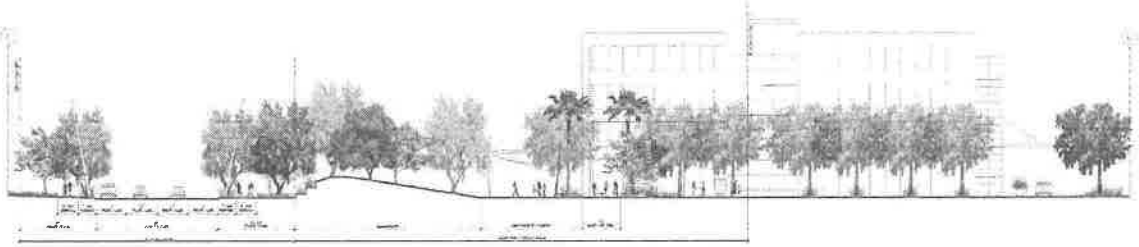
LIGHT BOLLARD

- METRO 40; LANDSCAPE FORMS; ALUMINUM TAPER WITH INTERNAL STEEL, LED LIGHTING

powdercoat







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MARCH JOINT POWERS AUTHORITY

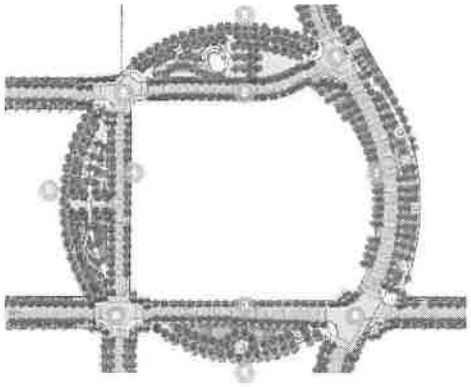
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

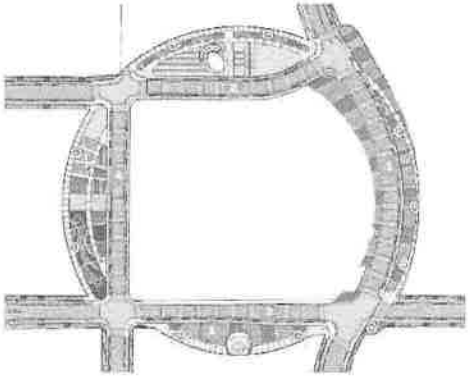
WEBB ASSOCIATES

CIVIL ENGINEERS

SHEET 34 OF 46 SHEETS

11 of 46

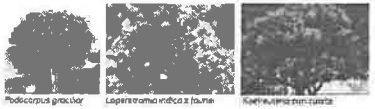




- RADIAL PATTERN, STREET TREES EQUALLY SPACED BASED ON 30'-0" ON CENTER
- MULTI-USE PROMENADE USES PHOENIX DACTYLIFERA BOSQUE
- SHRUB PLANTING BEDS ACCENTUATE THE RADIAL GRID
- REFER TO CIRCULAR PROMENADE COLLATERAL IMAGES FOR SPECIFIC RECREATIONAL USES AND SHRUB PLANTING CHARACTER
- FORMAL SHRUB PLANTING RELATING TO GRID
- 15'-0" MULTI-USE TRAIL, INTEGRAL COLOR CONCRETE, ALTERNATING BANDS
- DECOMPOSED GRANITE TREE WELLS IN PAVING
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- 10'-0" WIDE CROSSWALKS WITH CONCRETE BANDING AND PERMEABLE PAVING
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT
- ALL STREET TREE SPECIES REQUIRES PRIOR CONSULTATION WITH DMA BEFORE LANDSCAPE PLAN SUBMITTAL

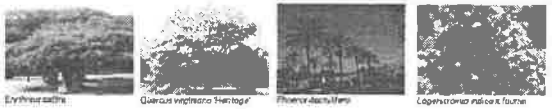


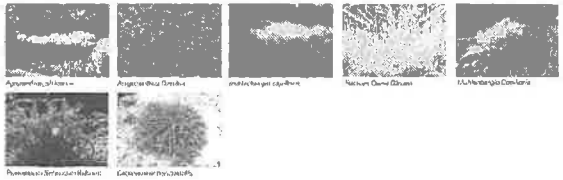


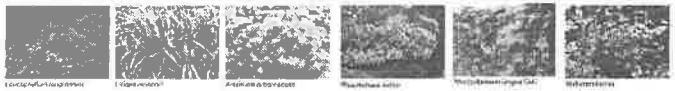




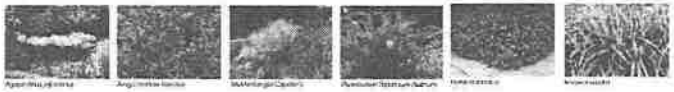


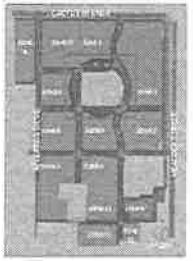










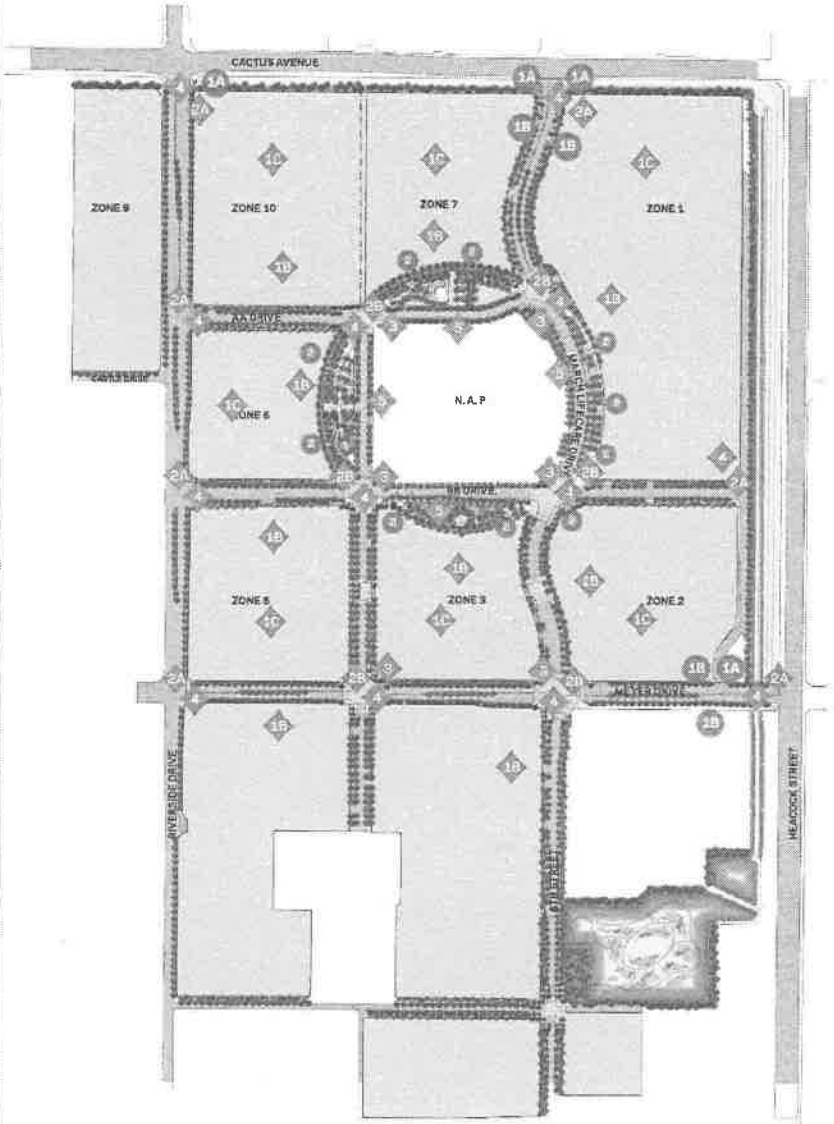


MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

DRAWN	WEBB	CIVIL ENGINEERS	SHEET 35
DATE			
CHECKED			
APPROVED			
SHEETS			

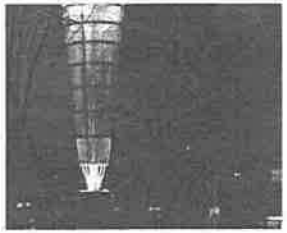
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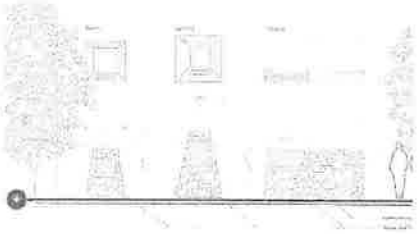
1A ENTRY MONUMENT (TYPICAL OF 4)



1B ENTRY MARKER (TYPICAL OF 10)



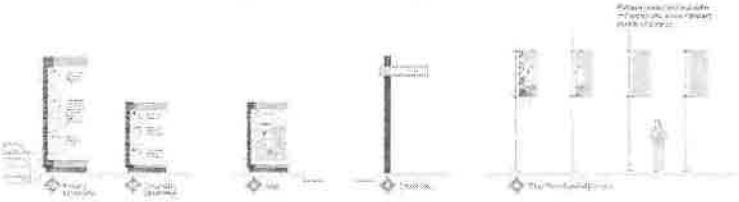
HISTORY OF MARCH AFB MONUMENTS



Announcers



Directional | Map | Traffic Management | Enhanced



DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSE BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT KNOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP) CRITERIA, AS WELL AS ALL APPLICABLE CONDITIONS OF APPROVAL AS ISSUED.

MARCH JOINT POWERS AUTHORITY

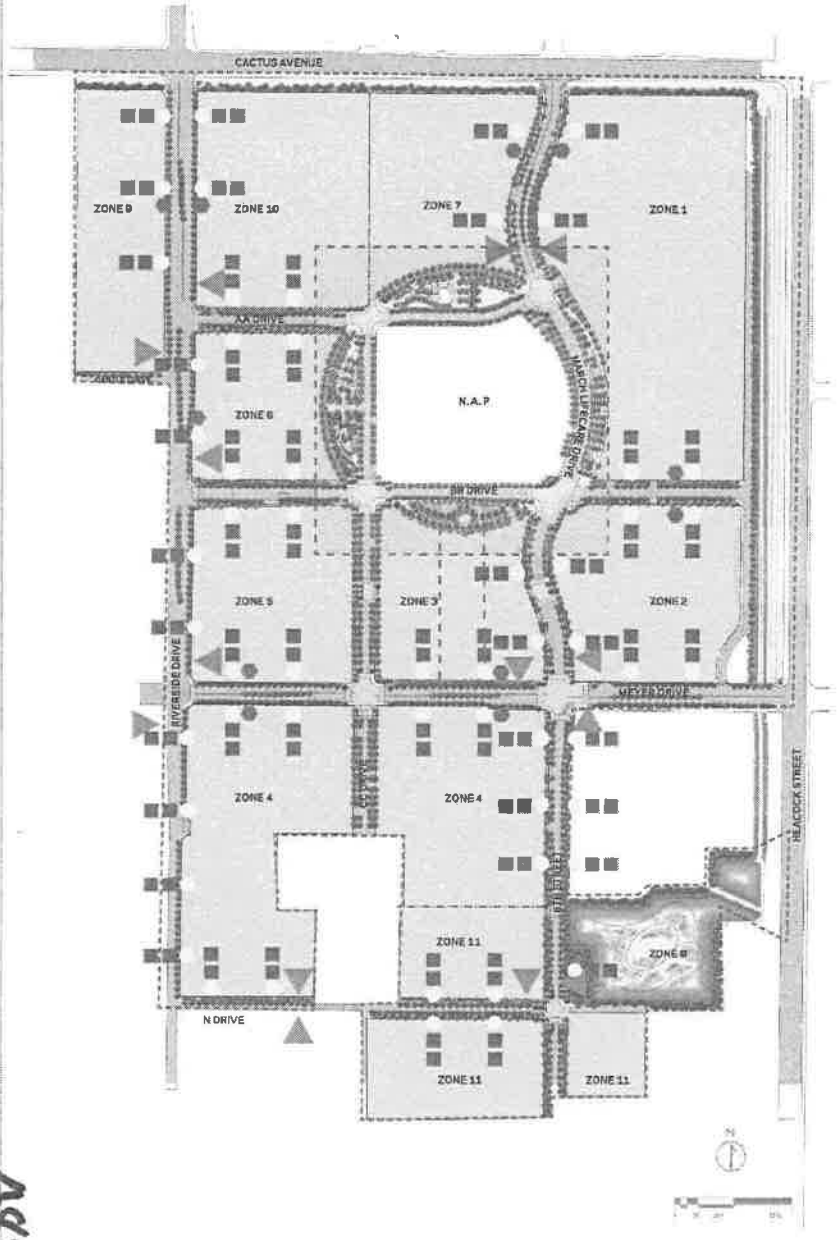
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

WEBB ASSOCIATES

CIVIL ENGINEERS

Sheet 36 of 46 Sheets

11 of 46



BENCHES

- METRO 40; LANDSCAPE FORMS: TYPICAL SPACING 2 PER 100 FT. ALONG PROMENADE, 1 PER 300 FT. ALONG SIDEWALK.

powdercoat





LITTER RECEPTACLES

- METRO 40; LANDSCAPE FORMS: TYPICALLY SPACED WITH BENCHES (SEE ABOVE)

powdercoat



BIKE RACK

- METRO 40; LANDSCAPE FORMS; CAST ALUMINUM RIBBON FRAME

powdercoat



PROPOSED BUS STOP LOCATIONS



OPTION A - SOLAR-POWERED



OPTION B - SOLAR-POWERED

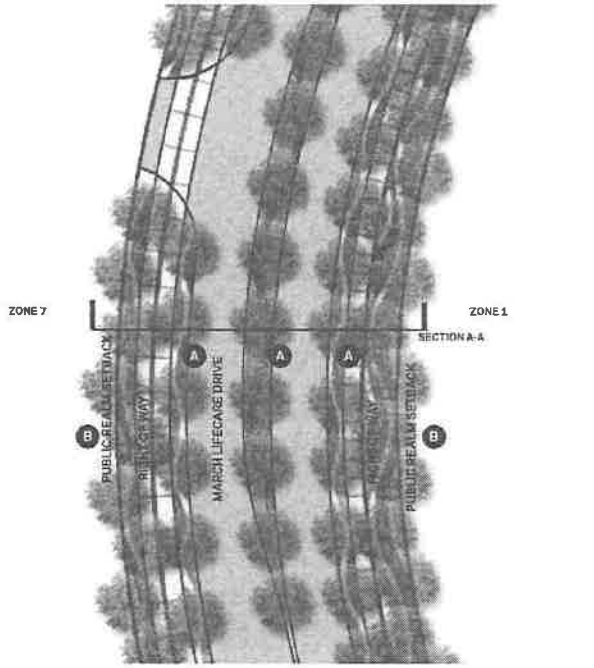
DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE UNTIL EACH INDIVIDUAL SITE DEVELOPMENT, SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-C) CRITERIA, AS WELL AS ALL APPLICABLE CONDITIONS OF APPROVAL AS ISSUED.

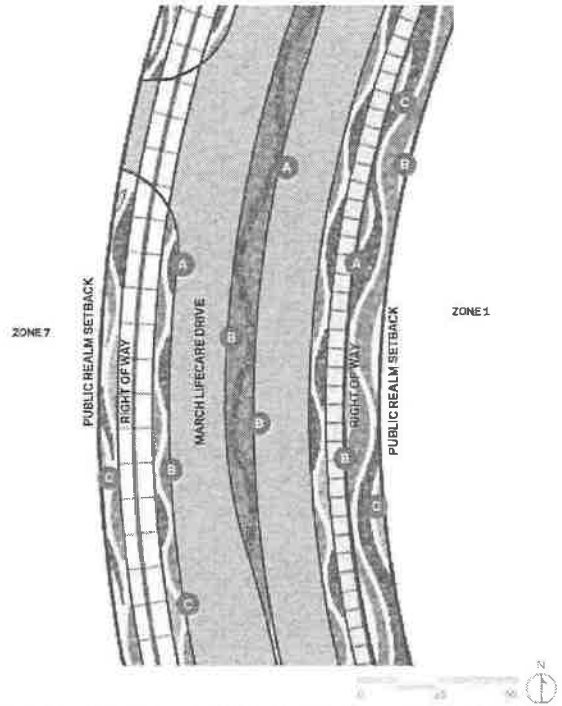
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

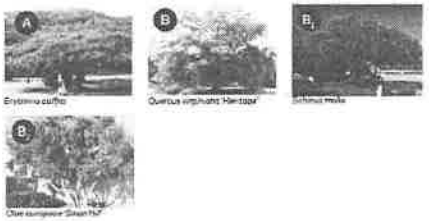
WEBB ASSOCIATES

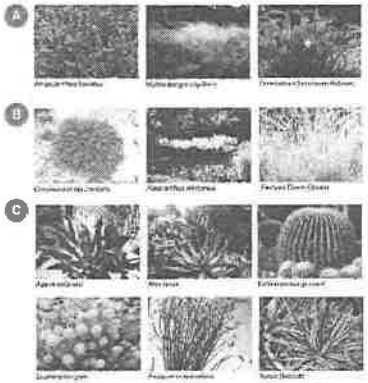
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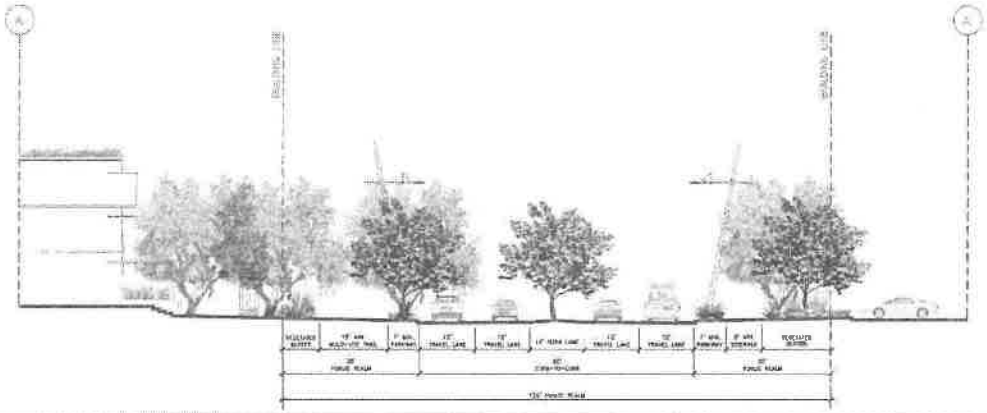




- ERYTHRINA CAFFRA FORMAL TREE SPACING 30'-0" ON CENTER
- SHINUS MOLLE TRIANGULAR SPACING FOR ACCENT TREES, QUERCUS VIRGINIANA, OLEA EUROPEAE ALT.
- INFORMAL SHRUB PLANTING, MEANDERING, GRACEFUL SHRUB SEDS
- 16'-0" MULTI-USE TRAIL INTEGRAL COLOR CONCRETE
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT
- 6TH STREET PLANTING CONCEPT IS SAME









DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLANNING CRITERIA, AS WELL AS ALL APP CONDITIONS OF APPROVAL AS ISSUED.

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

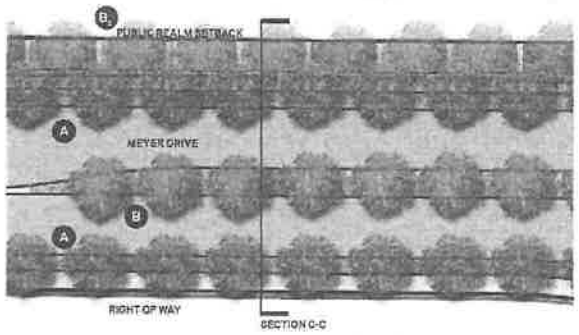
WEBB ASSOCIATES

CIVIL ENGINEER
3788 MCCRAY STREET
RIVERSIDE, CA 92506
Phone: (951) 686-1070
Fax: (951) 788-1256

SHEET 38 OF 49 SHEETS

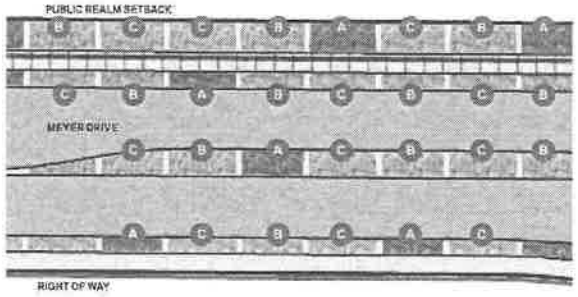
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ZONE 3



ZONE 4

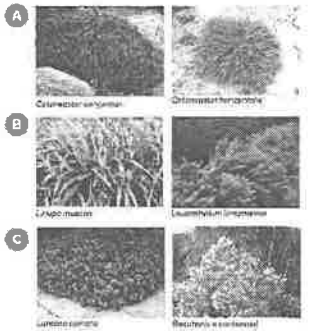
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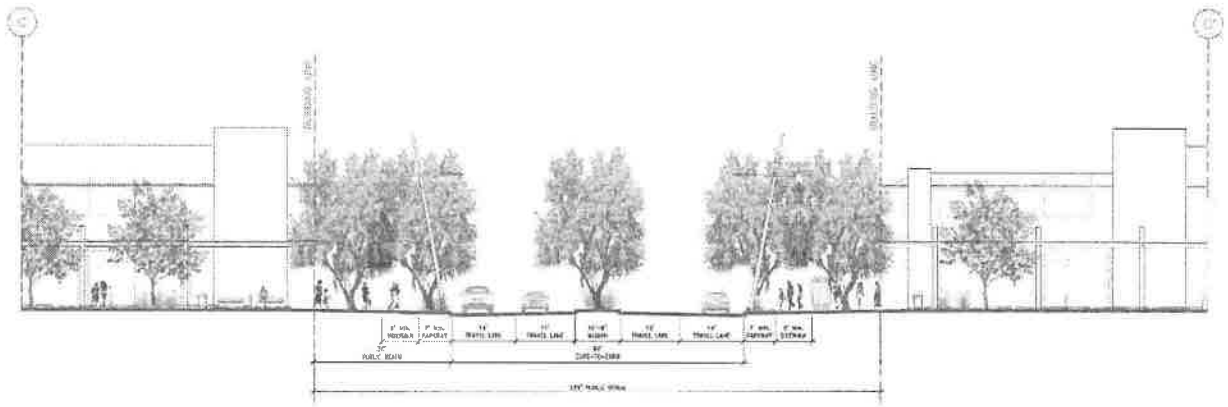


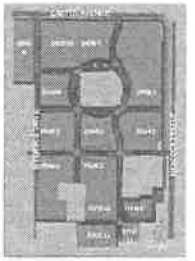
ZONE 4

- SCHINUS MOLLE FORMAL TREE SPACING 30'-0" ON CENTER
- PARKINSONIA FLORIDUM TRIANGULAR SPACING FOR ACCENT TREES, PROSOPIS 'PHOENIX' ALTERNATE
- FORMAL SHRUB PLANTING RELATING TO GRID
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT









MARCH JOINT POWERS AUTHORITY

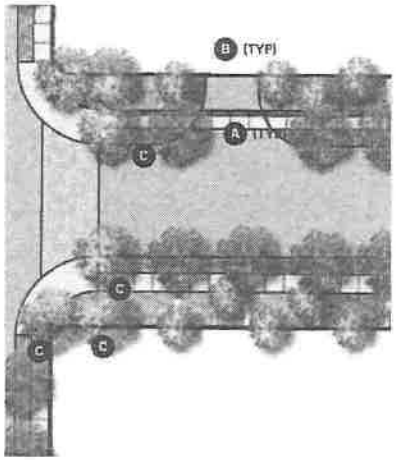
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

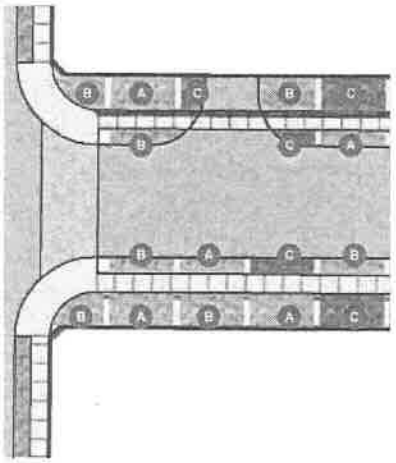
WEBB

SHEET 39 OF 46

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN AND SPACING LINES ARE NOT REPRESENTATIVE. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLANS, PROGRAMS, AS WELL AS ALL APP CONDITIONS OF APPROVAL AS ISSUED.

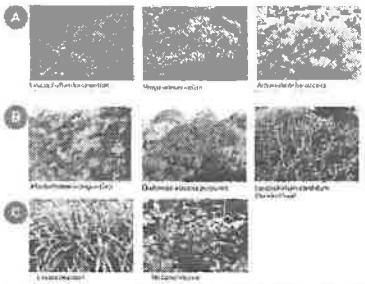
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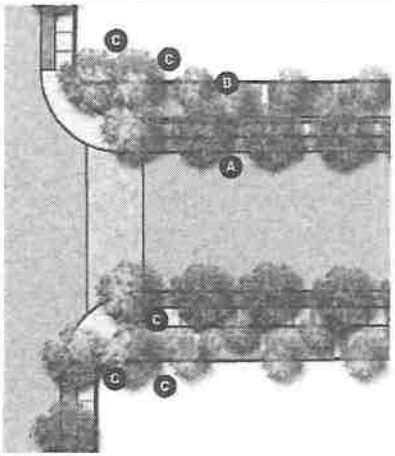


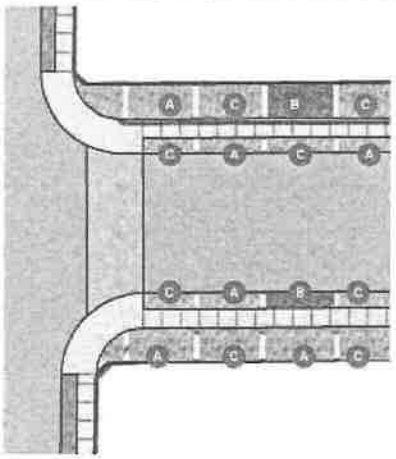


- PODOCARPUS GRACILIOR FORMAL TREE SPACING 30'-0" ON CENTER
- OLEA ELAEOPEAE 'SWAN HILL' ACCENT TREES
- KOELREUTERIA PANICULATA TREES AT RIVERSIDE CROSSWALK
- FORMAL SHRUB PLANTING
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT

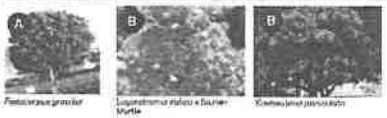


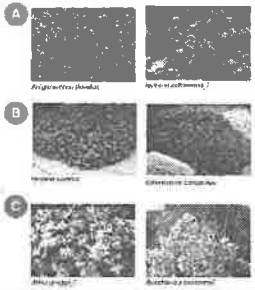




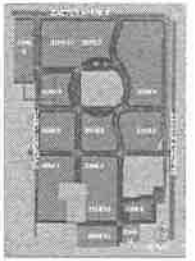


- PODOCARPUS GRACILIOR FORMAL TREE SPACING 30'-0" ON CENTER
- LAGERSTROEMIA INDICA ACCENT TREES
- KOELREUTERIA PANICULATA TREES AT RIVERSIDE CROSSWALK
- FORMAL SHRUB PLANTING
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT
- N DRIVE STREET PLANTING CONCEPT IS SAME





DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLAN'S AND POSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT KNOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL MPP CONDITIONS OF APPROVAL AS ISSUED



REVISIONS	BY

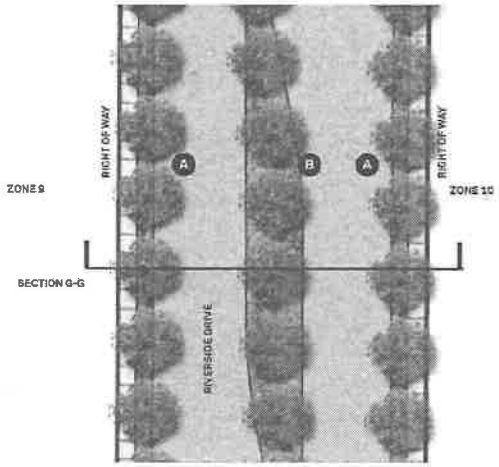
MARCH JOINT POWERS AUTHORITY

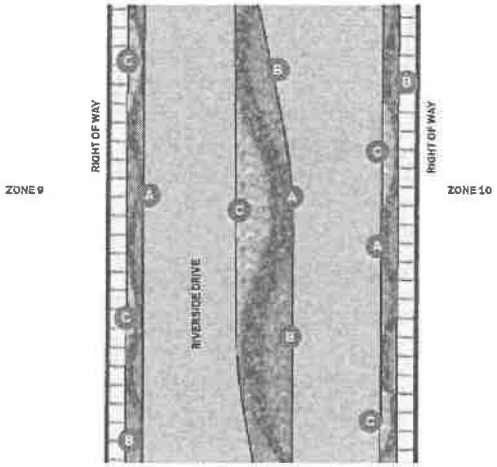
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

DESIGNED	WEBB	CIVIL ENGINEER
DRAWN		
CHECKED		
APPROVED		

SHEET 40 OF 46 SHEETS

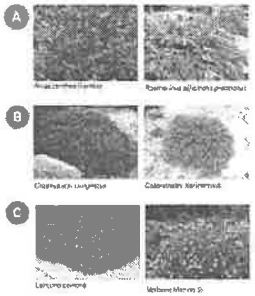
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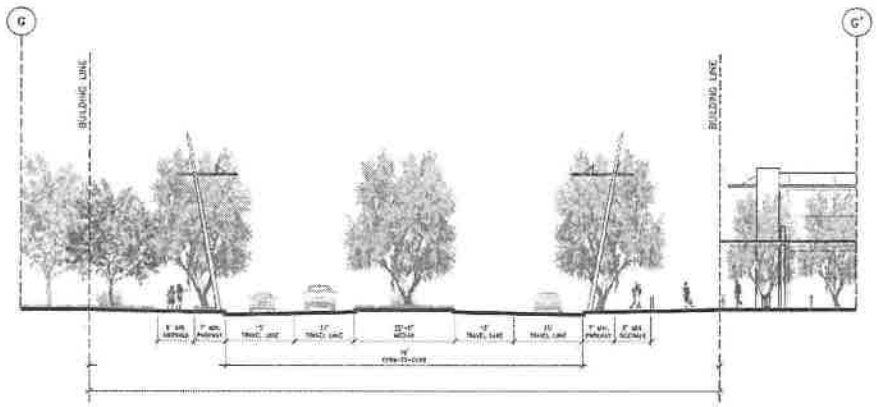


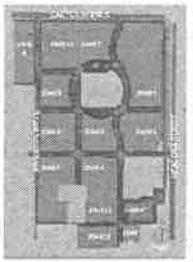


- MELALEUCA LINARIFOLIA FORMAL TREE SPACING 30'-0" ON CENTER
- QUERCUS VIRGINIANA 'HERITAGE' ACCENT MEDIAN TREE
- INFORMAL SHRUB, MEANDERING PLANTING BEDS
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT
-









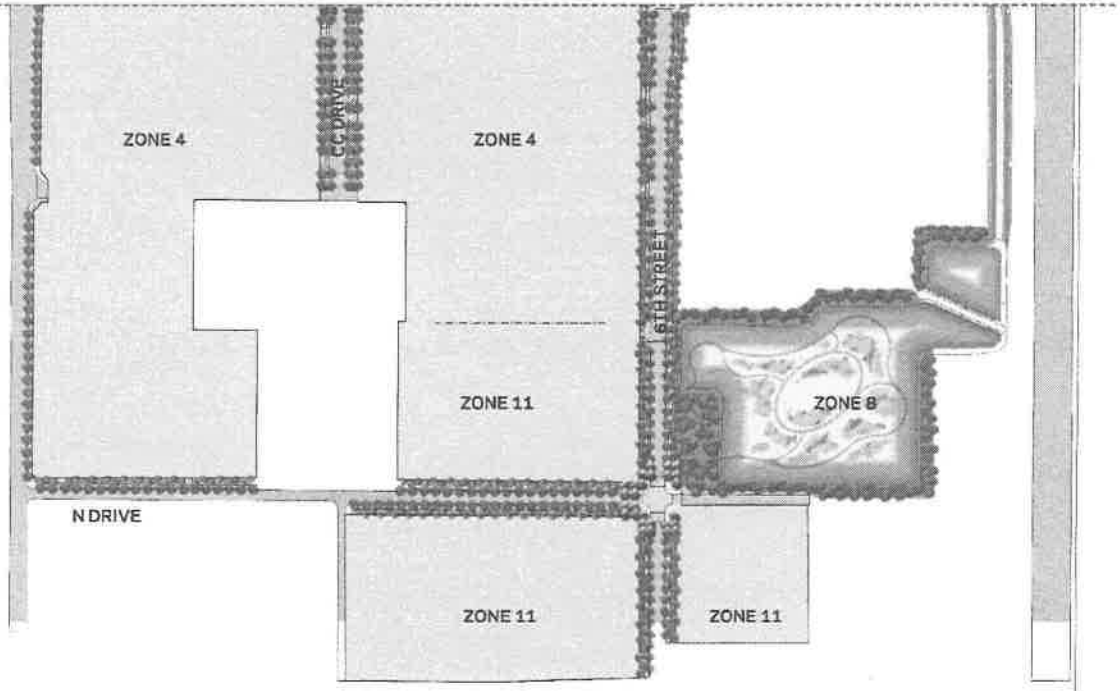
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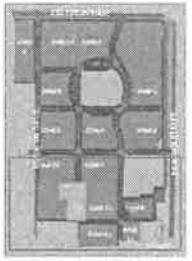
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

DRAWN	WEBB	CIVIL ENGINEER	SHEET 41
DATE			OF 45 SHEETS
CHECKED			
APPROVED			

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN AND SPECIFIC USES ARE NOT IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLANNER-D CRITERIA, AS WELL AS ALL RPR CONDITIONS OF APPROVAL AS-ISSUED.

Matchline North Campus





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MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

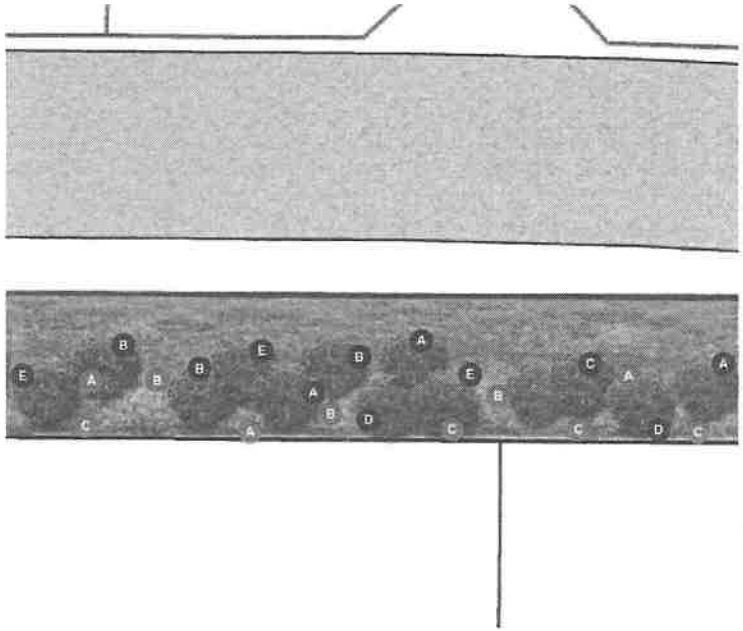
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ARCHITECTURE

CIVIL ENGINEER

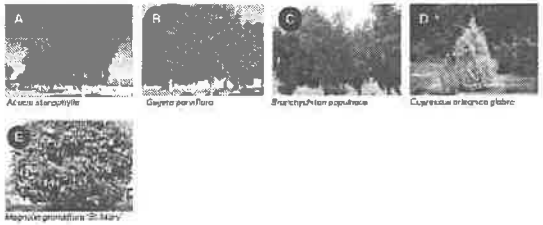
DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL MPP CONDITIONS OF APPROVAL AS ISSUED.

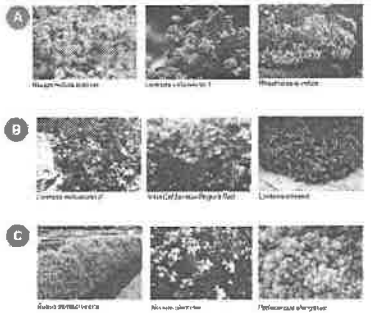
Sheet 42 of 46 sheets

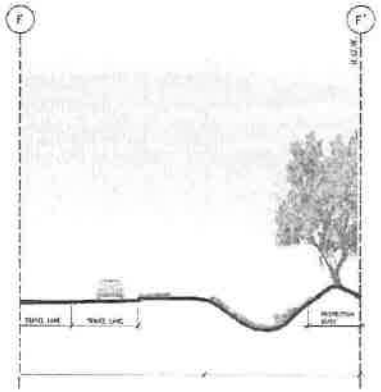
1 of 487

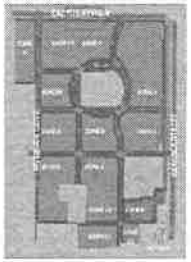


- INFORMAL TREE LAYOUT TO MAXIMIZE NATURAL AESTHETIC
- VARY HEIGHT, TEXTURE AND COLOR WITH TREES AND SHRUBS\
- CHANNEL EDGE PLANTED WITH NATIVE GRASSES AND PLANTS WITH WATER CLEANSING FILTRATION QUALITY









REVISIONS	DATE	BY

MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

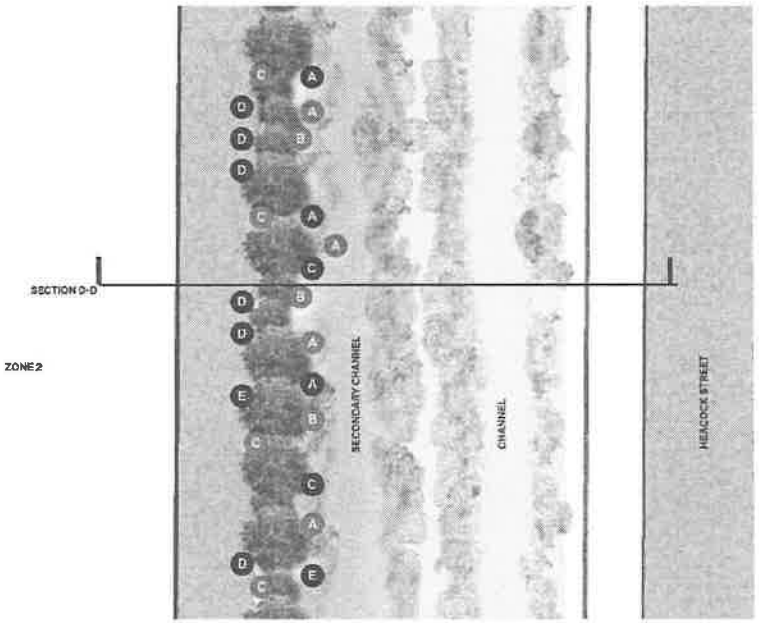
SCALE	DESIGNED BY	CIVIL ENGINEER	JOB NO.	SHEET
1"=50'		WEBB	2027	43
DRAWN				OF 46 SHEETS
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PROJECT NO.				

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSED BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN AND GRADES USED ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP 7) CRITERIA, AS WELL AS ALL MPP CONDITIONS OF APPROVAL AS ISSUED.

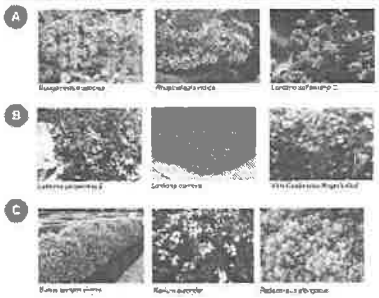
Page 484

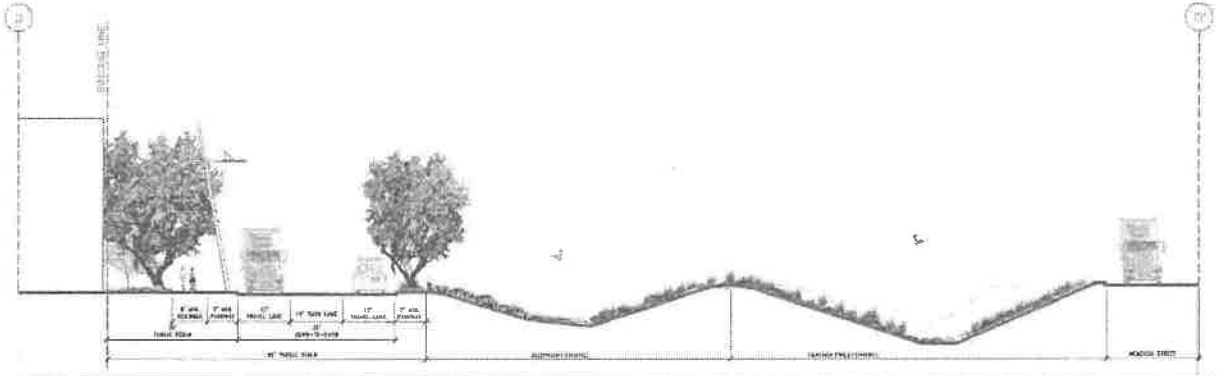
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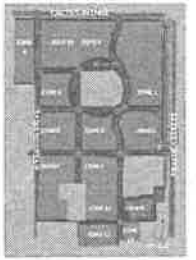
- INFORMAL TREE LAYOUT TO MAXIMIZE NATURAL AESTHETIC
- VARY HEIGHT, TEXTURE, AND COLOR WITH TREES AND SHRUBS
- CHANNEL EDGE PLANTED WITH NATIVE GRASSES AND PLANTS WITH WATER CLEANSING FILTRATION QUALITY











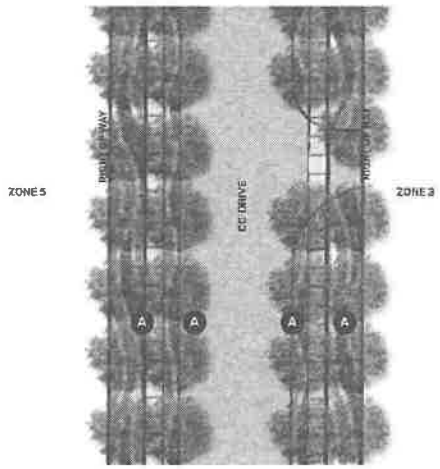
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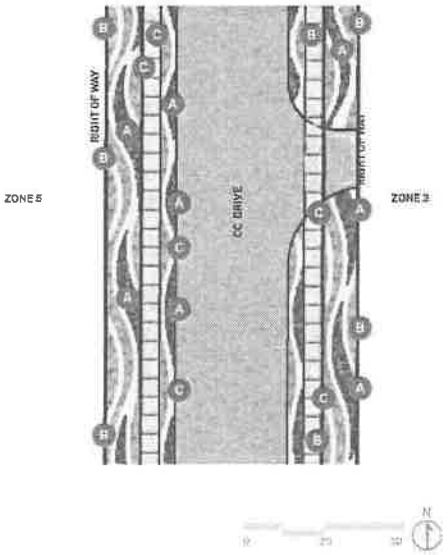
MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

SCALE	WEBB	SHEET 44
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DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSES BUILDING ENVELOPES AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN (SP-1) CRITERIA, AS WELL AS ALL RIP CONDITIONS OF APPROVAL AS BUILT.

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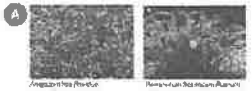
- SCHINUS MOLLE, FORMAL TREE SPACING 30'-0" ON CENTER
- INFORMAL SHRUB, MEANDERING PLANTING BEDS
- 8'-0" SIDEWALK, INTEGRAL COLOR CONCRETE
- BERMING RECOMMENDED TO SCREEN PARKING AREAS WITH EVERGREEN SHRUBS
- BERM PLANTING COMPLIES WITH STREET DESIGN LAYOUT

A



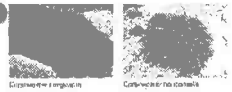
Schinus molle

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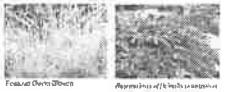
Leucophyllum frutescens 'Rain-o-m'

B

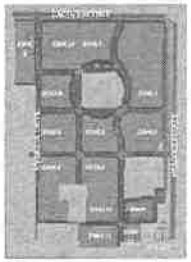


Dianella tasmanica / Carex tumulicola

C



Festuca Elijah Blue / Agapanthus africanus 'Peter Pan'



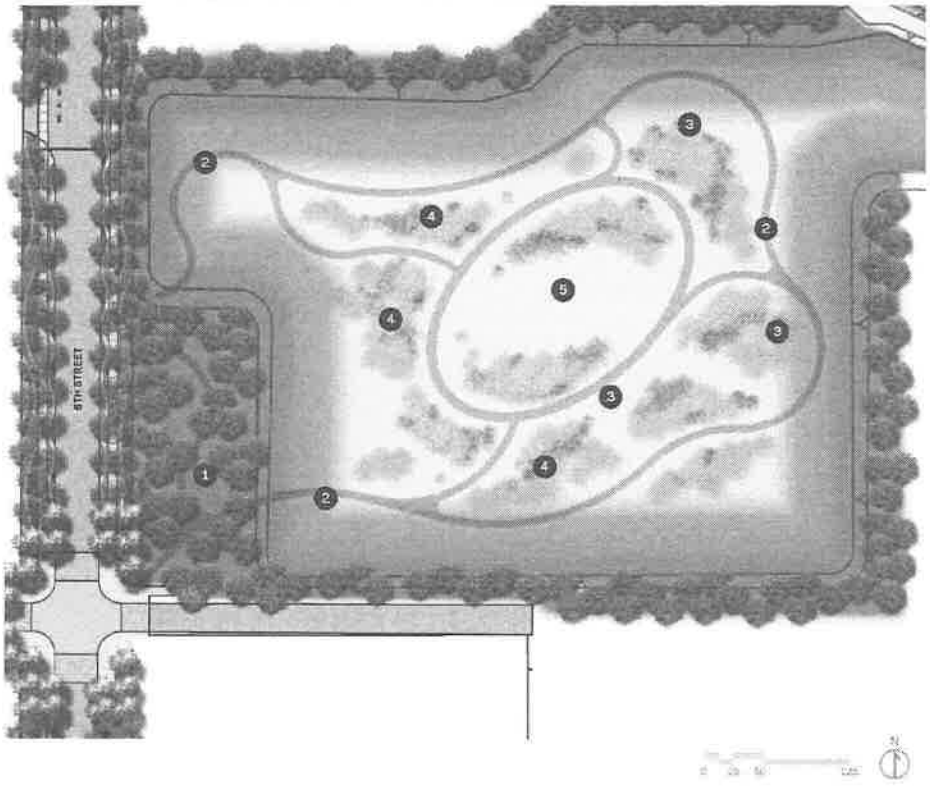
MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

CIVIL ENGINEER
WEBB
PLOT DATE
SHEET 45 OF 46 SHEETS

DISCLAIMER: THIS MASTER PLOT PLAN (MPP) AND ASSOCIATED MASTER PLANS PROPOSE BUILDING FOOTPRINTS AND STREET ALIGNMENTS THAT COULD POTENTIALLY CHANGE IN THE FUTURE WITH EACH INDIVIDUAL SITE DEVELOPMENT. SPECIFIC BUILDING HEIGHTS ARE NOT SHOWN, AND SPECIFIC USES ARE NOT YET IDENTIFIED. AS SUCH, THE DESIGN OF FUTURE SITE DEVELOPMENTS SHALL BE SUBJECT TO SPECIFIC PLAN REVIEWS, AS WELL AS ALL MPP CONDITIONS OF APPROVAL AS ISSUED.

110-400



1

- TABLES AND BENCHES



2

- 8'-0" STABILIZED DECOMPOSED GRANITE PATHWAY



3

- SHRUB AND GROUNDCOVER TO PROMOTE WILDLIFE HABITATION



4

- FLOWERING PLANT MATERIAL ATTRACTIVE TO BUTTERFLIES
- HABITAT STUDY AREA FOR BUTTERFLY SPECIES



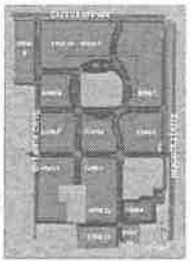


5

- PASSIVE RECREATION
- FARMERS MARKET
- OUTDOOR HEALTH FESTIVAL





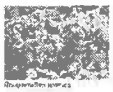


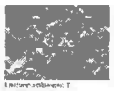










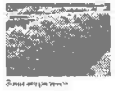


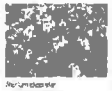


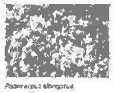












MARCH JOINT POWERS AUTHORITY

MARCH LIFECARE CAMPUS
MASTER PLOT PLAN
LANDSCAPING EXHIBIT

WEBB

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SHEET 46 OF 46 SHEETS

EXHIBIT "C"

CONDITIONS OF APPROVAL

(Attached)

PROJECT CONDITIONS OF APPROVAL
SPECIFIC PLAN (SP-7)
TENTATIVE PARCEL MAP (PM 36035)
MASTER PLOT PLAN AND ASSOCIATED MASTER PLANS (PP 11-03)

Conditions of Approval for March LifeCare Campus

GENERAL CONDITIONS	**Hold Harmless**	**Status: DRAFT**	**Conditions: Informational**

1) The Applicant shall indemnify, protect, defend, and hold harmless March JPA and its constituent public agency members, officers, employees, attorneys, and agents from any and all actual or alleged claims, actions, proceedings, against March JPA to attack, set aside, void, annul, or seek monetary damages arising out of the approval of the Applicant's proposed development or related 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.

GENERAL CONDITIONS	**SP - Definitions**	**Status: DRAFT**	**Conditions: Informational**

2) The words identified in the following list that appear in all capitals in the attached conditions of SPECIFIC PLAN 7 (SP-7) shall be henceforth defined as follows: ADDENDUM = ADDENDUM TO PROGRAM EIR (SCH2008071021); GENERAL PLAN = GENERAL PLAN 11-02; SPECIFIC PLAN = SPECIFIC PLAN AMENDMENT (SP-7); TENTATIVE PARCEL MAP = PARCEL MAP 36035; MASTER PLOT PLAN and ASSOCIATED MASTER PLANS = PP 11-03; MASTER LANDSCAPE AND PUBLIC REALM PLANS = PP 11-03.

GENERAL CONDITIONS	**SP - SP DOCUMENT**	**Status: DRAFT**	**Conditions: Informational**

3) SPECIFIC PLAN NO. 7 shall consist of the following:
I. SPECIFIC PLAN NO. 7 Document, which must include, but not be limited to the following items: a) March Joint Powers Commission SPECIFIC PLAN Resolution, and b) Conditions of Approval.

II. SPECIFIC PLAN Zoning Ordinance Text.

III. Zone Area Plan in both "8 1/2 x 11" black-and-white and "11 x 17" color formats.

IV. SPECIFIC PLAN text.

V. Descriptions of each Planning Area in both graphical and narrative formats.

VI. Addendum to the certified Environmental Impact Report, which must include, but not be limited to, the following items: a) Mitigation/Monitoring Reporting Program (MMRP); b) Technical Appendices; c) Final Program EIR.

If any SPECIFIC PLAN conditions of approval differ from the SPECIFIC PLAN text or exhibits, the SPECIFIC PLAN conditions of approval shall take precedence.

GENERAL CONDITIONS	**SP - ORDINANCE REQUIREMENTS**	**Status: INEFFECT**	**Conditions: Informational**

4) The development of the property shall be in accordance with the mandatory requirements of all MJPA ordinances and state laws, and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the MJPA Planning Department, unless otherwise amended.

GENERAL CONDITIONS	**SP- ORD. NOT SUPERSEDED**	**Status: INEFFECT**	**Conditions: Informational**

5) Anything to the contrary, proposed by the MARCH LIFECARE CAMPUS SPECIFIC PLAN, shall not supersede the following: All grading shall conform to the California Building Code, MJPA General Plan, all other relevant laws, rules and regulations governing grading in MJPA.

GENERAL CONDITIONS	**CONDITIONS**	**Status: INEFFECT**	**Conditions: Informational**

6) The Applicant shall obtain "WILL-SERVE" letters for water and sewer PRIOR TO ANY APPROVALS from the March Joint Powers Authority.

GENERAL CONDITIONS	**SP - FINAL PROGRAM EIR/SP**	**Status: INEFFECT**	**Conditions: Informational**

7) If food is served to the general public, the appropriate permits shall be obtained from the Riverside County Health Department, through the March Joint Powers Authority Planning Department Approval Process.

GENERAL CONDITIONS	**SP – DEVELOPMENT IMPACT FEES**	**Status: DRAFT**	**Conditions: Informational**

8) The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

GENERAL CONDITIONS	**SP – DEVELOPMENT IMPACT FEES**	**Status: DRAFT**	**Conditions: Informational**

9) The Master Developer shall dedicate land, within the March LifeCare Campus Specific Plan Area, in an amount acceptable to accommodate a future public safety facility. Development within the March LifeCare Campus Specific Plan Area shall not be permitted to exceed one million square feet of occupiable space until the public safety station is constructed.

GENERAL CONDITIONS	**SP -WATER MAINS**	**Status: INEFFECT**	**Conditions: Informational**

10) All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the approval of the Riverside County Fire Department.

GENERAL CONDITIONS	**RIVERSIDE COUNTY FIRE DEPARTMENT**	**Status: DRAFT**	**Conditions: Informational**

11) 10.FIRE.999PC - #01 – West Fire Protection Planning Office Responsibility: It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (**11-MJPA-PP-03**) is required on all correspondence. Additional information is available at our website: www.rvcfire.org go to the link marked "Ordinance 787". Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, Ca 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

12) 10.FIRE.999 CASE – MASTER PLOT PLAN: The following conditions are for the Master Plot Plan for March Lifecare Medical Campus and are conceptual only. Specific conditions will change as individual Plot Plans are submitted.

13) 10.FIRE.999 STRUCTURES - ACCESS ROADS: A full 30' wide vehicle access required adjacent to and around perimeter of hospital and all multi-story buildings.

14) 10.FIRE.99 ORDINANCE 787 APPLIED: Project will comply with Riverside County Ordinance 787. In addition, see Sections - 210.4 "Emergency Responder Radio Coverage and Section 511 "Breathing Apparatus Air Systems".

15) 10.FIRE.999 USE-#005- ROOFING MATERIAL: All buildings shall be constructed with class B roofing materials as per the California Building Code.

16) 10.FIRE.999 USE-#50-BLUE DOT REFELECTOR: 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 Riverside County Fire Department. More information is available at our office.

17) 10.FIRE.999 USE*-#23 – MIN REQ FIRE FLOW: Minimum required fire flow shall be 4000 GPM for 4 hours 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 5B construction *per the currently adopted CBC and Ordinance 787; "Building(s) Having a Fire Sprinkler System".*

18) 10.FIRE.9999 USE-#19-ON/OFF LOOPED HYDRANTS: A combination of on-site and off-site super fire hydrants, on a looped system (6" x 4" x 2 ."), will be located not less than 25 feet or more than 225 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.

19) 10.FIRE.999 USE-#84 – TANK PERMITS - MEDICAL GASSES: Applicant and/or developer shall be responsible for obtaining under/aboveground fuel, medical gasses, chemical and mixed liquid storage tank permit, from the Riverside County Fire Department and Environmental Health Department. Plans must be submitted along with our "Plan Review Form" for approval prior to installation. Aboveground fuel / mixed liquid tank(s) shall meet the following standards: *Tank must be tested and labeled to UL2085 Protected Tank Standard. 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, each additional tank $32.00.

20) 10.FIRE.999 USE-#89-RAPID HAZMAT BOX: Rapid Entry Hazardous Material Data and Key Storage Cabinet shall be purchased and installed on outside of the building. Plans showing location of cabinet(s) shall be submitted to the Riverside County Fire

Department with our "Plan Review Form" for approval prior to installation.

21) 10.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 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, 40 foot turning radius shall be used.

22) 10.FIRE.999 USE-#88A-AUTOMATIC / MANUAL GATES: Gate(s) shall be automatically operated, minimum 20 feet 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.

GENERAL CONDITIONS	**CIVIL ENGINEER/ PUBLIC WORKS - TENTATIVE PARCEL MAP 36035**	**Status: DRAFT**	**Conditions: Informational**

Reference is made to Trilake's June 23, 2011 letter:

23) With respect to the Conditions of Approval for the above referenced map, MJPA requires that the applicant provide and dedicate the right-of-way in general compliance with the sections shown on said map prior to map recordation. It is understood that additional right-of-ways maybe required and shall be determined during the plan check of street and other improvements to accommodate proper lane arrangements including shoulder, parking, right and left turn lanes, signals and to provide for the proper design of the intersections as determined by JPA. In addition to right-of-way dedication the applicant shall post adequate maintenance bond prior to map recordation.

Recordation of this map is for financing and property exchange purposes only and no building or grading permits shall be issued until compliance with conditions of approval for the amended specific plan number 7.

GENERAL CONDITIONS	**CIVIL ENGINEER/ PUBLIC WORKS – SPCIFIC PLAN (SP-7) & MASTER PLOT PLAN (PP 11-03)**	**Status: DRAFT**	**Conditions: Informational**

Reference is made to Trilake's June 27, 2011 letter:

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 exhibits identified and shown in specific plan and the master plot plan. It is understood that these documents correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require revisions to the plan to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the specific plan and the drainage and traffic reports 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(s) shall be obtained from all affected agencies prior to start of any work. The conditions stated below are based on information shown on the amended specific plan, the drainage report, and the master plot plan exhibits. MJPA will require construction of new and/or rehabilitation of existing infrastructure including roads, drainage, water and sewer to provide adequate service and minimum of 2 paved access to each development within any phase.

24) Drainage and flood control facilities and improvements shall be provided in accordance with the MJPA; the Riverside County Transportation and the Riverside Flood Control requirements and standards. Reference is made to Riverside county Flood Control letter dated June 16, 2011, the District is recommending construction of certain drainage facilities along Cactus and Heacock to comply with adopted drainage master plan and to protect the site. These facilities are considered Regional and involve various ownerships and interests including JPA, March Reserve Base, City of Moreno Valley, the County Flood Control, and others and as such the requested improvements will not be conditioned for this project.

The following drainage related conditions are the minimum requirements of this project:

a. 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. If this project is proposing the use of existing onsite drainage facilities, it shall be clean with video provided for underground pipes.

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. Installation of catch basins and minimum 18" RCP at existing and proposed intersections shall comply with the conceptual design identified on Sheets 9 and 10 of the Master Plot Plan.

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. 10-year storm shall be kept between curb and 100-year flow contained in the right-of-way.

d. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and the Flood Control for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to upstream and downstream properties. Additional review by other agencies may be required as determined by JPA.

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

f. The onsite retention basin(s) and channels shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards, the parkway(s) may also be utilized for this purpose. Final WQMP shall be submitted for review and approval prior to issuance of any permit. All channels and basins shall be constructed to provide adequate maintenance access and ramps.

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

h. Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees established by the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with implementation of drainage facilities such as Heacock Channel.

i. All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation with finished elevation minimum of 8" above the pad. In case of medical facilities such as hospital, urgent care and other similar uses, the building pads shall be elevated 1' above 500-year flood plain.

j. Construction of interceptor channel/berm along Cactus Channel and Heacock Channel shall be in a manner to protect the site from 100-year (500-year for some cases) offsite runoff, with proper maintenance access and ramps. These channels shall be extended along Cactus and Heacock at minimum to project boundaries.

k. The drainage report and the master plot plan identifies construction of on and offsite facilities including the following:

- Construction of new crossing along Cactus Channel at Riverside Drive and March Life Care

Drive including installation of landscape berm along southerly side of existing channel to protect the site from offsite flooding.

• Construction of new crossing along Heacock Channel at Meyer Drive and extension of the
Heacock Channel to proposed onsite basin southerly of Meyer Drive and beyond as required.

• Construction of open channel/berm along Heacock Channel to protect the site from flooding.

25) Streetlights shall be installed along exterior and interior streets adjacent to the site. The streetlight standards shall be pursuant to requirements of the specific plan.

26) The proposed development is in the service area of Western Municipal Water District (WMWD) for water and sewer services.

27) Onsite sewer and water plans shall be submitted to WMWD and Fire Department for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of building permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded.

28) Construction of extensive on and offsite water improvements will be required to accommodate the domestic and fire flow demands and shall be installed during individual phases as determined by WMWD and Fire Department.

29) Prior to issuance of any building permits, this project shall annex to a maintenance district established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts. The master maintenance district(s) shall be established by this developer to set proper fee schedules for individual owners.

30) All on and offsite improvements including grading and paving, signal and striping, and drainage plans along with hydrology and hydraulic shall be submitted to MJPA and Flood Control for review and approval.

31) The lighting and landscaping plans shall be reviewed and approved by Planning Department.

32) All off-site street, drainage and utility improvements shall be completed in conformance with amended specific plan, the master plot plan and as amended with these conditions.

33) The existing pavements along Riverside Drive and Meyer Drive shall be removed and replaced with new structural sections and as determined by JPA during various phases except for Phase IA, Riverside Drive shall have 0.15' grind and overlay.

Existing pavement along all other interior streets may remain in place providing the

existing structural sections are adequate for proposed use and proper drainage exists. In all such cases, minimum of 0.15' grind/overlay shall be required.

34) The construction of underground infrastructure may require extension of these lines beyond individual phasing boundaries in streets where pavement rehabilitation is not required at that time. In such cases, the developer must comply with JPA's trench repair detail and as minimum must grind/overlay from trench line to edge of pavement, lip of gutter, lane line and/or centerline.

35) The construction of all on and offsite street improvements shall be in general compliance and as shown on the master plot plan. It is understood however that from time to time during development of any given phase the construction of certain improvements not specified for this phase may be required to provide for safe and reasonable transition. In such event the JPA and owner shall concur and agree to the terms and extend of said improvements.

The master plot plan and the financing map identify the proposed right-of-way and curb setback for various streets. In order to provide for adequate right, left, and shoulder lanes, it may be necessary to widen curb setback(s) maximum of 2' on either side by reducing median width and/or parkways and shall be determined during the plan checking of street and striping plans.

36) The location and width of all sidewalks, the median and parkway landscaping and required right-of-way for all streets shall be in compliance with Planning conditions, the specific plan, and the master plot plan. In the event of conflict between these documents, the most stringent in the opinion of MJPA shall apply.

37) The applicant shall be required to coordinate with RTA and locate bus stop(s) as determined by RTA.

38) The proposed intersections shown on the master plot plan shall conform to acceptable County Standards unless restricted due to right-of-way constraints.

39) Construction of all new signals and upgrade of existing signals shall be as determined by MJPA and implemented during individual development of each phase as shown on the master plot plan.

GENERAL CONDITIONS	**SP - LOW IMPACT DEVELOPMENT**	**Status: INEFFECT**	**Conditions: Informational**

40) Site specific design BMPs and Low Impact Development (LID) design strategies shall be implemented by the incorporation of dual-functioning site features that in addition to their primary purposes, also serve to reduce pollutant discharges and improve the quality of storm water discharges. Examples of such features include porous driveway material, porous landscape detention, and/or inverted medians also functioning as filtration

trenches or bio-swales. Sites shall be designed to maximize pervious area to promote low flow filtration/infiltration. To minimize runoff, landscape buffers shall be incorporated into site plan designs. Perimeter landscape treatments, as well as landscape areas between buildings and the property lines shall be incorporated to address water quality. Curbs separating parking areas from landscaped areas shall have breaks to allow direct entrance and infiltration of storm waters. Native or drought-tolerant trees and shrubs should be used throughout the landscape design. A minimum of twenty percent (20%) of surfaces within any development site shall be utilized for natural BMPs, and permeable areas may include landscaped areas. Project landscape design shall minimize the use of impervious surfaces and hardscape and/or water-shedding features. Open-jointed paving materials or permeable surfaces may be employed in areas not subject to heavy loads. In order to minimize DCIAs, the majority of the landscaping within the SP area shall also function as natural BMPs. In this regard, and as noted previously, parking areas shall drain to bordering landscape areas, acting to capture and treat parking lot storm water runoff. Similarly, runoff from sidewalks and other paved surface areas shall be directed to, and allowed to enter, neighboring landscape features. All BMPs to be incorporated in the Project shall be consistent with the provisions of the SP as well as an approved WQMP.

GENERAL CONDITIONS	**SP – ALUC CONDITIONS**	**Status: DRAFT**	**Conditions: Informational**

41) Prior to the issuance of building permits, the landowner shall convey an avigation easement to the March Inland Port Airport Authority. (Contact March Joint Powers Authority at (951) 656-7000 for additional information).

42) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

43) The following uses shall be prohibited: a) Any use which would directly direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator; b) any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport; c) any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and

incinerators.); d) any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation; and e) major spectator-oriented sports stadiums, amphitheaters, and concert halls.

44) Noise attenuation measures shall be incorporated into the design of buildings, including office, hospital, and any other noise sensitive uses, as necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL in such buildings.

45) The attached notice shall be provided to all potential purchasers and tenants.

46) Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plant species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

47) Individual development proposals shall be evaluated to determine possible need for review by the Federal Aviation Administration (FAA) Obstruction Evaluation Service through the Form 7460-1 process. All developments subject to review shall comply with all applicable requirements from any Determination of No Hazard to Air Navigation provided by the FAA.

48) All plot plans and tenant improvement plans shall be routed to March Air Reserve Base for review.

GENERAL CONDITIONS	**SP - MAINTAIN ZONE AREAS**	**Status: DRAFT**	**Conditions: Informational**

49) All zone areas (e.g. Zones 1 through 11) as approved under the SP Regulating Plan, shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a SPECIFIC PLAN or SPECIFIC PLAN substantial conformance accompanied by a revision to the complete SPECIFIC PLAN document.

GENERAL CONDITIONS	**SP - NO DENSITY TRANSFER**	**Status: INEFFECT**	**Conditions: Informational**

50) Density transfers between land use types shall not be permitted within the SPECIFIC PLAN, except through the SPECIFIC PLAN process.

GENERAL CONDITIONS	**SP - WRCOG TUMF**	**Status: DRAFT**	**Conditions: Informational**

51) The project proponent shall be required to pay Transportation Uniform Mitigation Fee ("TUMF") in accordance with the fee schedule in effect (per adopted resolution) at the time of issuance of a building permit, pursuant to Ordinance #JPA 05-01.

GENERAL CONDITIONS	**SP – FAA PART 77**	**Status: INEFFECT**	**Conditions: Informational**

52) All proposed structures within the SPECIFIC PLAN are subject to FAA limitations. Applicants will be required to complete an FAA 7460-1 form as part of their proposed development to ensure that proposed developments will not violate any safety standards as it relates to the operations of the nearby airport. Building heights shall be measured from finished grade to the eve or top of parapet.

GENERAL CONDITIONS	**EMERGENCY ROOM / MEDICAL SCHOOL PROGRAM**	**Status: INEFFECT**	**Conditions: Informational**

Reference is made to a City of Riverside letter dated November 3, 2009.

53) Any General Acute Hospital facility (as defined Section 70005 (a) of Title 22 of the California Code of Regulations) part of, or associated with, the March LifeCare medical campus shall also include an emergency room facility to serve the community, proportional in size to the hospital, licensed and operated concurrent with the Hospital. The emergency room facility must receive and treat all patients, regardless of ability to pay, including the medically indigent.

54) General Condition. Applicant agrees not to build, solicit, operate, or allow to operate any medical school on or associated with the LifeCare medical campus. "Medical school" means a school with a curriculum leading to a doctor medical degree (M.D. or D.O.).

GENERAL CONDITIONS	**SP – LANDSCAPE IRRIGATION EFFICIENCY**	**Status: INEFFECT**	**Conditions: Informational**

55) The Project is required to comply with the March JPA Landscape Irrigation Efficiency Ordinance (#JPA 09-05). The Project shall also reduce potable water consumption for irrigation by 50% from a calculated midsummer baseline case. Reductions shall be attributed to any combination of the following items: Plant species factor, Irrigation efficiency, use of captured rainwater, use of recycled rainwater, use of recycled

wastewater, use of water treated and conveyed by a water purveyor specifically for non-potable uses.

GENERAL CONDITIONS	**COMPLIANCE WITH MJPA WATER RESOURCES REQUIREMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

56) The development shall be subject to all provisions of MJPA General Plan Resource Management Section (Water Resources) provision 1.8, which assures that development projects comply with regulatory agency requirements, including Federal, State and Regional regulations.

57) The proposed site design BMPs selected for this project have been approved in concept only. The owner shall submit a Preliminary and Final WQMP including plans and details providing the elevations, slopes and other details for the proposed structural BMPs including the detention and infiltration basins, swales, catch basin inserts, etc.

58) Regulation changes implemented in both the Statewide General Construction Stormwater Permit and the Riverside County MS4 Permit, will require Low Impact Development site design elements to be included into the project. Low Impact Development elements will be required in both overall project and building specific applications.

59) The Public Works Department shall review and approve the Final WQMP document, plans and details.

GENERAL CONDITIONS	**RIVERSIDE TRANSIT AUTHORITY**	**Status: DRAFT**	**Conditions: Informational**

Reference is made to an RTA letter dated June 15, 2011

60) RTA currently provides transit service along Meyer Drive and Riverside Drive. As development in the March Joint Powers area increases, transit ridership will also likely increase. Use *RTA's Design Guidelines for Bus Transit* to address several transit related land use issues. The document outlines several elements, such as bus circulation, pedestrian connectivity, Americans with Disabilities Act (ADA) compliance, transit friendly community design as well as other pedestrian and transit related topics. Common areas of interest for most developments include the following:

ADA compliance of transit stops. Designs of transit stops should ensure accessibility for people with disabilities. This includes proper circulation elements such as a

sidewalk access and close proximity of crosswalks and destinations. For example, the landscaping designs on pages 4-34 and 4-35 of the Specific Plan would have to be modified for transit stops.

Consideration of bus mobility. RTA's design guidelines focus on designs allowing buses to properly circulate in traffic and at transit stops. For example, transit stops located where the outer thru traffic lane is less than twenty feet wide causes traffic congestion. A turnout would allow a bus to stop while not impeding traffic.

Bus Stop Amenities. The types of amenities to be used such as benches and shelters should be evaluated based on ridership and wait time at stops.

For more information on design guidelines for transit bus service please see RTA's Design Guidelines for Bus Transit document at http://www.riversidetransit.com/about/guidelines.htm.

PRIOR TO A CERTAIN DATE	**SP - 90 DAYS TO PROTEST**	**Status: INEFFECT**	**Conditions: INEFFECT**

61) The Applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations, and/or exactions imposed on this project as a result of the approval or conditional approval of this project.

PRIOR TO A CERTAIN DATE	**SP – FIRE SERVICES IMPACT ANALYSIS**	**Status: DRAFT**	**Conditions: DRAFT**

62) WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at

the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

PRIOR TO PROJECT APPROVAL	**SP - M/M PROGRAM (GENERAL)**	**Status: INEFFECT**	**Conditions: INEFFECT**

63) The Program EIR prepared for the original Specific Plan imposed specific mitigation measures and monitoring requirements on the project. Certain conditions of the original Specific Plan and this implementing project constitute reporting/monitoring requirements for certain mitigation measures. To the extent that requirements for site specific projects impose greater or additional measures than those imposed through the Mitigation/Monitoring Program, the implementing project conditions of approval (to include any Plot Plans, Conditional Use Permits, etc.) shall take precedence.

PRIOR TO PROJECT APPROVAL	**SP - NON-IMPLEMENTING MAPS**	**Status: INEFFECT**	**Conditions: INEFFECT**

64) A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval. Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

PRIOR TO PROJECT APPROVAL	**SP - SUBMIT FINAL DOCUMENTS**	**Status: DRAFT**	**Conditions: DRAFT**

65) PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT within the

SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Four (4) copies of the final SPECIFIC PLAN and ADDENDUM documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". This condition cannot be DEFERRED or considered as NOT APPLICABLE."

PRIOR TO PROJECT APPROVAL	**SP – TRANSPORTATION COORDINATION**	**Status – INEFFECT**	**Conditions - INEFFECT**

66) PRIOR TO THE MARCH JOINT POWERS COMMISSION'S CONSIDERATION of the Master Plot Plan, the Developer shall execute an agreement with the March Joint Powers Authority to coordinate the funding and improvements on Van Buren Boulevard from the I-215 to Barton Road. This coordination will include other developments that impact Van Buren Boulevard and funding allocated through Transportation Uniform Mitigation Fees (TUMF), conditioned developments and proportionate share allocation as determined by each development's applicable CEQA document. Developer understands this agreement could require the Developer to assume the lead for those improvements and contribute funds for construction.

PRIOR TO PROJECT APPROVAL	**SP - ACOUSTICAL STUDY REQD**	**Status: DRAFT**	**Conditions: DRAFT**

67) PRIOR TO A PROJECT APPROVAL, WITHIN THE MASTER PLOT PLAN, of any sensitive land uses (receptors), a noise study shall be submitted to the Planning Department for review and approval. The Study shall identify measures that will ensure an interior noise level of no more than 45 dBA CNEL. All land uses shall complete a noise analysis to demonstrate that operational noise generated by the Project as received by any sensitive land use within the Development will not exceed 70 dBA CNEL."

68) Noise emanating from the Specific Plan area that may affect noise sensitive receptors within the City is subject to applicable provisions of the City of Moreno Valley Municipal Code. The City Municipal Code restricts hours of operation for construction activities and thereby acts to control construction noise. To this end, grading may occur from 7:00 a.m. to 7:00 p.m., Monday thru Friday, and prohibited on weekends and holidays.

PRIOR TO PROJECT APPROVAL	**SP - ARCHAEO STUDY REQD**	**Status: DRAFT**	**Conditions: DRAFT**

69) PRIOR TO A PROJECT APPROVAL WITHIN THE MASTER PLOT PLAN, a cultural/archaeological study, or a review of consistency with a previously adopted environmental study, shall be submitted to the Planning Department for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

PRIOR TO PROJECT APPROVAL	**SP - BIOLOGICAL ASSESSMENT REQD**	**Status: DRAFT**	**Conditions: DRAFT**

70) PRIOR TO A PROJECT APPROVAL WITHIN THE MASTER PLOT PLAN, a biological habitat assessment shall be submitted to the Planning Department for review and approval. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

PRIOR TO PROJECT APPROVAL	**SP – LEED CHECKLIST**	**Status: INEFFECT**	**Conditions: INEFFECT**

71) PRIOR TO A PROJECT APPROVAL WITHIN THE MASTER PLOT PLAN, a completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards that will be met by the project as required under the Program EIR. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be DEFERRED.

PRIOR TO PROJECT APPROVAL	**SP - IS REQUIRED**	**Status: INEFFECT**	**Conditions: INEFFECT**

72) If an implementing project is subject to CEQA, an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Program EIR prepared for the SPECIFIC PLAN. This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED.

PRIOR TO PROJECT APPROVAL	**SP – 20% EFFICIENCY ABOVE EFFECTIVE "TITLE**	**Status: INEFFECT**	**Conditions: INEFFECT**

73) PRIOR TO A PROJECT APPROVAL WITHIN THE MASTER PLOT PLAN, the Applicant shall provide an energy modeling study (2 copies) to the Planning Department for review and approval. This study shall show that the proposed building will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the requirements of the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department. This condition may not be DEFERRED.

PRIOR TO PROJECT APPROVAL	**SP - COMPLETE CASE APPROVALS**	**Status: DRAFT**	**Conditions: DRAFT**

74) Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, and the ADDENDUM must have been approved, adopted, and certified by the March Joint Powers Commission, respectively. This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, and the ADDENDUM have been approved, adopted, and certified by the March Joint Powers Commission, respectively. This condition may not be DEFERRED."

PRIOR TO ANY PROJECT APPROVAL	**SP – MASTER PLOT AND DESIGN PLANS APPROVALS**	**Status: INEFFECT**	**Conditions: INEFFECT**

75) PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) a MASTER PLOT PLAN with associated plans shall be completed as follows. Associated plans to the MASTER PLOT PLAN ("MASTER plans") shall include a SUBDIVISION MAP (SCHEDULE "E"), ALTA SURVEY, MASTER GRADING PLAN, PHASING PLAN, MASTER DRAINAGE PLAN, MASTER LANDSCAPING AND PUBLIC REALM ZONE DESIGN PLAN, SHARED PARKING SOLUTION PLAN, and a SUBSEQUENT CEQA DOCUMENT. The MASTER PLOT PLAN with associated MASTER plans must have been approved, adopted, and certified by the March Joint Powers Commission, respectively. This condition shall be considered as MET once the MASTER PLOT PLAN and associated MASTER plans and appropriate CEQA document have been approved, adopted, and certified by the March Joint Powers Commission, respectively. This condition may not be DEFERRED."

PRIOR TO PROJECT	**WPA CANAL – Public Realm Zone**	**Status: INEFFECT**	**Conditions: INEFFECT**

APPROVAL	**Historic Walkway**		

76) Prior to the approval of a Master Plot Plan, the Public Realm Plan shall incorporate the use of materials from the WPA Canal in walkway monumentation (historic walkway) for the Project.

PRIOR TO PROJECT APPROVAL	**GEO/SOIL TO BEFORE APPROVAL**	**Status: INEFFECT**	**Conditions: INEFFECT**

77) PRIOR TO ANY SITE SPECIFIC PROJECT APPROVAL, a geotechnical report shall be completed for the proposed development. All grading shall be performed in accordance with the recommendations by the MJPA.

PRIOR TO PROJECT APPROVAL	**BUILDING & SAFETY**	**Status: DRAFT**	**Conditions: DRAFT**

78) For the March Life Care Campus development, all new construction buildings on site shall comply with the current California Building Codes, including the Title-24 Energy Code and the California Green Building Standards Code. It is anticipated that a number of the buildings on the campus will seek LEED certification. To provide consistency and uniformity between the compliance documentation of the buildings on Campus, the following Conditions of Approval have been identified by the March JPA Building & Safety Department. All building projects shall comply with these requirements.

79) Building design documents shall be submitted at the 100% Schematic Design completion for review and again at the 100% Design Development and 100% Construction Document stage. For projects using a Design Build delivery system, the General Contractor shall submit the Design Criteria and Preliminary & Final Design Documents. Specific conditions of approval are identified below:

Planning & Design (PRIOR TO PROJECT APPROVAL)

a. Projects shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as well as prepare and follow an Erosion and Sedimentation Control plan.
b. To the satisfaction of the March JPA and with the intent of meeting green building standards pursuant to the Specific Plan Amendment, projects shall utilize pervious pavement materials.
c. Building roofing material shall qualify as a "Cool" roof as defined by the California Energy Code.
d. To the satisfaction of the March JPA and with the intent of meeting green building standards, buildings shall provide secure bicycle parking for building occupants.

e. Building outdoor lighting shall be controlled by automatic photocells.
f. All outdoor building lighting shall be provided with fixtures that include cutoff shields.

PRIOR TO PROJECT APPROVAL	**COMMUNITY SERVICES / FACILITIES DISTRICT (CFD)**	**Status: DRAFT**	**Conditions: DRAFT**

80) PRIOR TO THE APPROVAL of the Master Plot Plan, the Master Developer shall deposit a fee (to be established by the MJPA during the Master Plot Plan process) for the formation of a Community Services District (CFD). Formation of the CFD shall take place prior to the recordation of the map or issuance of any permit. The following improvements shall be maintained by the CFD: street lights, traffic signals, on-and off-site landscaping, on- and off-site drainage, irrigation, street sweeping, graffiti control, street improvements, signage (monuments & directional kiosks), transit facilities, seating areas / trash cans, public realm facilities, detention basins, fire services (public safety tax), interim channels for Heacock, and new drainage crossings along Cactus and Heacock Channels. On- and off-site street maintenance, including street sweeping and graffiti removal shall be provided by the CFD. In the event that facilities and landscaping maintained by a Property Owners Association do not meet standards and conditions, the funding for such shall be included within the CFD.

PRIOR TO PROJECT APPROVAL	**MPP - AMENDMENT REQUIRED**	**Status: DRAFT**	**Conditions: DRAFT**

81) If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project: 1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN; 2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. exceeding allotted square footage under a land use category); or 3. as determined by the Planning Director. Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete SPECIFIC PLAN document which includes the entire SPECIFIC PLAN, including both changed and unchanged parts. This condition shall be considered MET if the SPECIFIC PLAN amendment has been filed and NOT APPLICABLE if a SPECIFIC PLAN amendment is determined (by the Planning Director or designee) to be unnecessary.

PRIOR TO PROJECT APPROVAL	**SP - OTHER STUDIES REQUIRED**	**Status: INEFFECT**	**Conditions: INEFFECT**

82) PRIOR TO THE APPROVAL OF ANY IMPLEMENTING PROJECT within the

SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "PRIOR TO PROJECT APPROVAL, two copies of a preliminary Water Quality Management Plan (WQMP) shall be submitted to the Planning Department for review and approval. This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition shall be considered as MET once the preliminary WQMP has been approved by the March JPA. This condition may not be DEFERRED."

PRIOR TO PROJECT APPROVAL	**AMERICAN FORCES NETWORK**	**Status: DRAFT**	**Conditions: DRAFT**

Reference is made to an AFN letter dated June 20, 2011:

83) Developments within close proximity of the American Forces Network shall comply with height restrictions within Figure 4-4 of the Specific Plan.

84) Construction Plans for Drainage Facilities within close proximity of the American Forces Network shall be coordinated with DMA-R staff.

85) Construction Plans for all utilities within close proximity of the American Forces Network shall be coordinated with DMA-R staff.

86) Construction Plans for street improvements within close proximity of the American Forces Network shall be coordinated with DMA-R staff.

PRIOR TO PROJECT APPROVAL	**MPP - SHARED PARKING STRATEGY**	**Status: DRAFT**	**Conditions: DRAFT**

87) PRIOR TO PROJECT APPROVAL, individual Applicants within Zones 1, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate consistency with shared parking strategies as identified within the March LifeCare Campus Parking Study. As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.

PRIOR TO MAP RECORDATION	**TPM – MAINTENANCE ORGANIZATION(S)**	**Status: INEFFECT**	**Conditions: INEFFECT**

88) PRIOR TO MAP RECORDATION, the following procedures for public improvements and public realm zone maintenance procedures shall be complied with: a. A permanent master maintenance organization(s) shall be established to assume ownership and maintenance responsibility for all common recreation area(s), open space(s), circulation system(s) and landscaped area(s). The organization(s) may be public or private. If an organization is a private association then such associations may assume ownership and maintenance responsibility for campus common areas, as well as other areas established under an SP parcel map. b. Unless otherwise provided for in these conditions of approval, common open areas or public streets and amenities shall be conveyed to the public or private maintenance organization(s) as implementing development is approved or any subdivision as recorded. c. The maintenance organization(s) shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization(s) shall include, but not be limited to, the following: Open Space, Pocket Parks, and Landscape Easements.

PRIOR TO A MASS GRADING PERMIT ISSUANCE	**SP - ARCHAEO M/M PROGRAM**	**Status: INEFFECT**	**Conditions: INEFFECT**

89) PRIOR TO THE ISSUANCE OF GRADING PERMITS, the Master Developer shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the Program EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the Program EIR are substantially complied with.

PRIOR TO A MASS GRADING PERMIT ISSUANCE	**SP – LANDSCAPING AND PUBLIC REALM PLANS ALONG STREETS R.O.W.**	**Status: DRAFT**	**Conditions: DRAFT**

90) PRIOR TO THE ISSUANCE OF A MASS GRADING PERMIT, the Master Developer shall submit street landscape improvement plans to the March JPA Planning Department for review and approval. Landscape plans along March Lifecare Drive, 'AA' Drive, 'BB' Drive, 'CC' Drive, Meyer Drive, 6th Street and N Street are the responsibility of the Master Developer and must include the following improvements for the Public Realm and Multi-use Trail areas (as per Section 4 of the Specific Plan, and approved Master Landscape and Public Realm Plans): a) all parkways along the curb shall be a minimum of 9' wide with landscaped designs reflecting approved Master Landscaping and Public Realm Plans; b) Public realm sidewalks shall be a minimum of 6' wide; and c) Multi-use

trails shall have a minimum width of 15' to accommodate Class I bike lanes and pedestrian sidewalks. The March JPA understands that the Master Developer will install parkways and sidewalks within the Public Realm Zone, while individual site developers will install the remainder of landscaping and amenities required within the Public Realm Zone as per the approved Master Landscaping and Public Realm Plans.

PRIOR TO A MASS GRADING PERMIT ISSUANCE	**SP - PALEO M/M PROGRAM**	**Status: INEFFECT**	**Conditions: INEFFECT**

91) PRIOR TO THE ISSUANCE OF A MASS GRADING PERMIT, the Master Developer shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the Program EIR are substantially complied with.

PRIOR TO A MASS GRADING PERMIT ISSUANCE	**SP - ACOE CLEARANCE**	**Status: DRAFT**	**Conditions: DRAFT**

92) PRIOR TO THE ISSUANCE OF A MASS GRADING PERMIT, the Master Developer shall obtain written notification to the MJPA Planning Department that the alteration of the Cactus and Heacock Channels, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification.

PRIOR TO GRADING PERMIT ISSUANCE	**ALL CLEARNC'S REQ'D BEFORE PRMT**	**Status: INEFFECT**	**Conditions: INEFFECT**

93) PRIOR TO ISSUANCE OF A GRADING PERMIT, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

PRIOR TO GRADING PERMIT ISSUANCE	**SP – MASS GRADING/UTILITIES**	**Status: INEFFECT**	**Conditions: INEFFECT**

94) PRIOR TO ANY MASS-GRADING PERMIT ISSUANCE, the Master Developer shall obtain clearance letters from all utility owners with easement or facilities located within the subdivision boundaries.

PRIOR TO GRADING PERMIT ISSUANCE	**SP - ENCROACHMENT(S)**	**Status: INEFFECT**	**Conditions: INEFFECT**

95) PRIOR TO GRADING PERMIT ISSUANCE, the Master Developer shall obtain encroachment permits from affected agencies for any work within the right-of-way.

PRIOR TO GRADING PERMIT ISSUANCE	**SP – USES TO REMAIN**	**Status: INEFFECT**	**Conditions: INEFFECT**

96) PRIOR TO GRADING PERMIT ISSUANCE, the Master Developer shall contact the American Forces Network facility (AFN), Commissary, Base Exchange, MARB, other uses to remain, and all affected utility providers regarding service lines and their locations. The Master Developer shall coordinate any planned or proposed actions that would affect services. The JPA and utility purveyors require and provide for notification of potential utility service disruptions, acting to minimize their effects.

PRIOR TO GRADING PERMIT ISSUANCE	**SP – SHPO CLEARANCE**	**Status: INEFFECT**	**Conditions: INEFFECT**

97) PRIOR TO A DEMOLITION OR GRADING PERMIT ISSUANCE that would impact the 1942 WPA canal (Meyer Channel), the Master Developer shall consult with and obtain clearance from the State of California Office of Historic Preservation Department of Parks and Recreation.

PRIOR TO BUILDING PERMIT	**SP - POST GRADING REPORT**	**Status: INEFFECT**	**Conditions: INEFFECT**

ISSUANCE

98) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the Master Developer shall provide to the Planning Department a post grading report prepared by a qualified geotechnical engineer, or comparable professional as approved by the March JPA. The report shall describe conditions of soils on the site as well as how the mitigation and monitoring program as described in the Program EIR and pre-grading agreement[s] with the qualified [archaeologist/paleontologist/other] were complied with.

PRIOR TO BUILDING PERMIT ISSUANCE	**BUILDING & SAFETY**	**Status: DRAFT**	**Conditions: DRAFT**

99) For the March Life Care Campus development, all new construction buildings on site shall comply with the current California Building Codes, including the Title-24 Energy Code and the California Green Building Standards Code. It is anticipated that a number of the buildings on the campus will seek LEED certification. To provide consistency and uniformity between the compliance documentation of the buildings on Campus, the following Conditions of Approval have been identified by the March JPA Building & Safety Department. All building projects shall comply with these requirements.

100) Building design documents shall be submitted at the 100% Schematic Design completion for review and again at the 100% Design Development and 100% Construction Document stage. For projects using a Design Build delivery system, the General Contractor shall submit the Design Criteria and Preliminary & Final Design Documents. Specific conditions of approval are identified below:

Energy Efficiency (PRIOR TO BUILDING PERMIT ISSUANCE)

a. All buildings shall comply with the California Title-24 Building Energy Codes using the Performance Compliance Approach and shall exceed the energy codes by a minimum of 20%, as per Specific Plan – 7.
b. Buildings shall not use any CFC and HCFC refrigerants in HVAC and fire suppression systems, as per Specific Plan - 7.
c. To the satisfaction of the March JPA, buildings shall prepare a Commissioning Plan and undergo full commissioning. Building design and construction teams shall coordinate with the Commissioning Agent to generate and implement the commissioning plan.
d. Buildings shall be provided with full lighting controls systems to enable automatic control of space light fixtures. Control systems shall enable automatic sweep off, scheduling and override controls.
e. Buildings shall be provided with Building Management Systems for full automation and control of HVAC systems. Direct Digital Controls, DDC systems with control of

major equipment is required. BMS controls down to zonal level are recommended.

Water Efficiency & Conservation (PRIOR TO BUILDING PERMIT ISSUANCE)

a. Building outdoor irrigation systems shall be plumbed to enable the use of reclaimed/recycled water.
b. Buildings shall be provided with dedicated digital water meters on the main water line to the building. Sub-meters shall be provided to monitor major water uses such as domestic water, HVAC, indoor irrigation, etc. Sub-metering of fire water lines is not required.
c. All plumbing fixtures shall comply with current EPACT standards.
d. Certified low flow plumbing fixtures shall be provided for all lavatories, water closets, urinals, showers and faucets.

Material Conservation & Resource Efficiency (PRIOR TO BUILDING PERMIT ISSUANCE)

a. Projects shall prepare and follow a Construction Waste Management Plan. The plan shall include the documentation of storage and sorting of waste materials as well as materials (type and quantity) to be diverted from disposal.
b. Projects shall track the use of recycled content in the building construction process. The percentage of recycled content shall be tracked.
c. Buildings shall provide for occupant collection, storage and sorting of recyclable materials such as paper, cardboard, plastics, metals and glass.

PRIOR TO BUILDING PERMIT ISSUANCE	**MPP - RIVERSIDE COUNTY FIRE DEPARTMENT**	**Status: DRAFT**	**Conditions: DRAFT**

101) 80.FIRE.999 USE-#17A-BUILDING PLAN CHECK FEE: Building plan check deposit fee of $1,056.00 per building shall be paid in a check or money order to the Riverside County Fire Department along with our "Plan Review Form" when plans have been reviewed by our office.

102) 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 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing. 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 BUILDING PERMIT ISSUANCE	**SP - SCHOOL MITIGATION**	**Status: INEFFECT**	**Conditions: INEFFECT**

103) PRIOR TO BUILDING PERMITS, impacts to the Moreno Valley School District shall be mitigated in accordance with state law.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – LANDSCAPING AND PUBLIC REALM PLANS**	**Status: DRAFT**	**Conditions: DRAFT**

104) PRIOR TO THE ISSUANCE OF BUILDING PERMITS, Applicants shall submit Project site landscaping plans for March JPA Planning staff review and approval. For parcels that include Public Realm Zone areas, site specific landscaping plans shall include Public Realm improvements as shown on approved Master Landscape and Public Realm Plans. The March JPA understands that the Master Developer will install parkways and sidewalks within the Public Realm Zone, while individual site developers are responsible for the remainder of (site specific) landscaping and amenities required within the Public Realm Zone as per the approved Master Landscaping and Public Realm Plans. Please refer to Section 4 of the Specific Plan for additional guidance on Public Realm Zone design standards.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – PUBLIC REALM AREA DEDICATION / EASEMENT**	**Status: INEFFECT**	**Conditions: INEFFECT**

105) PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN EACH PHASE OF THE CAMPUS DEVELOPMENT, the Master Developer shall install certain Public Realm Zone improvements along public street improvements. These PR Zone improvements must include any parkway or walkway (e.g. sidewalk or multi-use trail) as required under the Specific Plan. All PR Zone improvements must be offered for dedication or conveyed as a landscape easement as determined through the Master Plot Plan. PR Zone improvements beyond the limits of sidewalks and multi-use trails shall be installed by individual site developers.

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – 20% EFFICIENCY ABOVE INCUMBENT TITLE 24 STANDARDS**	**Status: INEFFECT**	**Conditions: INEFFECT**

106) PRIOR TO BUILDING PERMIT ISSUANCE, the Applicant shall provide an energy modeling study (2 copies) confirming that the project will meet the 20% energy efficiency standard above the effective Title 24 requirements, pursuant to the SPECIFIC PLAN. This condition shall be considered MET if the relevant study has been approved by the Building & Safety Department. This condition may not be DEFERRED."

PRIOR TO BUILDING PERMIT ISSUANCE	**SP – SUNNYMEAD AREA DRAINAGE PLAN**	**Status: INEFFECT**	**Conditions: INEFFECT**

107) PRIOR TO BUILDING PERMIT ISSUANCE, the applicant shall pay MJPA the drainage fees established under the Sunnymead area drainage plan. These fees will be utilized by JPA to assist with implementation of drainage facilities such as Cactus Channel.

PRIOR TO CERTIFICATE OF OCCUPANCY	**SP – ENERGY EFFICIENCY COMPLIANCE AND VERIFICATION**	**Status: INEFFECT**	**Conditions: INEFFECT**

108) PRIOR TO CERTIFICATE OF OCCUPANCY, a completed LEED Checklist shall be submitted to the Planning Department for review and shall identify those LEED standards met by the project as required under the Program EIR. The checklist also includes "optional" criteria that are above and beyond standards established under the PEIR and Specific Plan. Those "optional" criteria are considered voluntary as identified within the Specific Plan. This condition shall be considered MET if the relevant checklist has been approved by the Planning Department. This condition may not be DEFERRED.

PRIOR TO CERTIFICATE OF OCCUPANCY	**SP – LANDSCAPING AND PUBLIC REALM PLANS ALONG STREETS R.O.W.**	**Status: DRAFT**	**Conditions: DRAFT**

109) PRIOR TO CERTIFICATE OF OCCUPANCY, the installation of Public Realm improvements must be completed (as per the approved Master Landscape and Public Realm Plans) and bonded for as approved by the March JPA. The March JPA understands that the Master Developer will install parkways and sidewalks/multi-use trails within the Public Realm Zone, while individual site developers are responsible for the remainder of (site specific) landscaping and amenities required within the Public Realm Zone as per the approved Master Landscaping and Public Realm Plans.

PRIOR TO	**MPP – SHARED**	**Status:**	**Conditions:**

CERTIFICATE OF OCCUPANCY	**PARKING STRATEGY**	**DRAFT**	**DRAFT**

110) PRIOR TO CERTIFICATE OF OCCUPANCY, individual applicants within Zones 1, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate through the form of a shared parking agreement, that the required parking for the Project, as approved, have been met. As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.

PRIOR TO CERTIFICATE OF OCCUPANCY	**MPP - RIVERSIDE COUNTY FIRE DEPARTMENT**	**Status: DRAFT**	**Conditions: DRAFT**

111) 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.

112) 90.FIRE.999 USE-#66- DISPLAY BOARS: 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 dimension and located next to roadway access.

113) 90.FIRE.999 USE-#12A- SPRINKLER SYSTEM: Install a complete fire sprinkler system per NFPA 13 2010 edition. 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 the 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 U.L. Certified 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 with our "Plan Review Form" for approval prior to installation. (Current monitoring plan check deposit base fee is $192.00)

114) 90.FIRE.999 USE-#35-VOICE FIRE ALARM: Applicant or Developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted with our "Plan Review Form" to the Fire Department for approval prior to installation. (Current plan check deposit base fee Is $627.00)

115) 90.FIRE.999 USE-#37-LOW LEVEL EXIT SIGN: Door-level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

116) 90.FIRE.999 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 the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

117) 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 our "Plan Review Form" and 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/monitoring plans must be submitted along with our "Plan Review Form" for review prior to connection. (Current plan check deposit base fee is $192.00).

118) 90.FIRE.999 PC - #012 – Emergency Evacuation Plan: Applicant/Developer must submit an emergency evacuation plan to the Fire Department for review and approval prior to installation. Evacuation plan(s) must be posted in the building at locations approved by the Fire Department.

119) 90.FIRE.999 PC - #013 – Flame Retardant Decorative Materials and Certificate: Submit to the Fire Department flame-retardant certification(s) by applicator or manufacturer, along with CSFM Listing, for all decorative materials used in this facility. Samples of flame-retardant material(s) may be required for flame spread testing. All required treated materials must have a current CSFM approval tag affixed to each item or panel.

NOTICE OF DETERMINATION

To: County Clerk's Office
County of Riverside
P.O. Box 751
2720 Gateway Drive
Riverside, CA 92502-0751

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044
Attn: State Clearinghouse

From: March Joint Powers Authority (Lead Agency)
23555 Meyer Drive
Riverside, CA 92518
Phone: (951) 656-7000
Fax: (951) 653-5558

Subject: Filing a Notice of Determination for certification of the March Lifecare Campus Specific Plan Amendment ("MLC SPA") Addendum to a certified Program Environmental Impact Report ("EIR") and approval of the project, prepared and certified in compliance with Public Resources Code section 21152 and State CEQA Guidelines section 15094.

Project Title: March Lifecare Campus Specific Plan Amendment (including (1) approval of a proposed General Plan amendment to the March JPA General Plan-Land Use Element designating the Project site as "Medical Campus (SP-7)" land use allowing medical and other supporting uses; (2) adoption of the MLC SPA; (3) approval of a Tentative Parcel Map No. 36035; and (4) approval of a Master Plot Plan with Associated Master Plans (PP11-03).

State Clearinghouse Number: 2008071021

Contact Person & Telephone Number: March Joint Powers Authority
Grace Williams, Senior Planner
(951) 656-7000

Project Location (Including County): Portion of former March Air Force Base approximately bounded by Cactus Ave. on the north, Heacock St. on the east, Riverside Dr. on the west, and "N" St. on the south; excluding an approx. 12.3-acre parcel in the center currently occupied by the federal government (located approx. 1,090 feet south of Cactus Ave. and 1,040 feet west of Heacock St.) in the County of Riverside (see attached map).

Project Description: This is the first Amendment to the approved March LifeCare Campus Specific Plan (SP-4). The MLC SPA is located on an approximate 236-acre portion of the former base, which provides for the construction of a medical campus with approximately 3.555 million square feet of building area and 2.5 million square feet of parking area. Changes proposed under this SPA include: a) modification of the street layout plan; b) modification of all figures within the SP document to reflect the new street layout; c) removal of the central parking area; d) replace the approved Regulating Plan with a Zone Plan; e) redesign of the Public Realm Zone; f) modify transit and non-vehicular circulation; g) modify utility layouts to reflect the new street layout; h) assign parking locations per Zone Area and modify parking strategies throughout the campus; i) modify height limits in portions of 5 Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility; j) incorporate a better defined Project phasing plan; and k) modify design emphasis locations. The MLC SPA serves as a development policy statement, zoning, and as a tool for implementing the General Plan as it relates to the campus. The MLC SPA specifies land use designations (and identifies specific permitted uses for each), as follows: general medical office (including hospitals), commercial retail, research and education, institutional residential, wellness

11a 523

facilities, and mixed uses. The MLC SPA's development concept maintains linkages to open space and reduces impacts to the 12.3 acre center parcel currently used for federal government communications. The MLC SPA apportions eleven zone areas (and identifies allowances and limitations within each), as follows: public realm (PR), and Zones 1 through 11.

The MLC SPA includes circulation, access, and parking changes for adding roadways leading into the site and an internal loop to improve vehicular and non-vehicular access. The MLC SPA includes upgrades and/or extensions to existing utilities and infrastructure for facilitating development of the site, and it identifies plans for open space and landscaping.

The Project includes a proposed parcel map that will subdivide approximately 236 acres (gross), associated with the March Lifecare Campus Specific Plan Amendment (SP-7), into 36 parcels, not including lots for easements, drainage and street improvements. The Project also includes a Master Plot Plan 11-03 that illustrates the following master plans for development: Master Plot Plan Layout; Master Phasing Plan; Conceptual Grading & Erosion Control Plan: Proposed Drainage & WQMP System; Proposed Water System; Proposed Reclaimed Water Plan; Sewer Plan; Utility Demo Plan; Dry Utility Plan; Striping Plan; Zone Map; and other associated Master Plans deemed necessary for the full development of the Project.

The Project includes the (1) approval of a proposed General Plan amendment to the March JPA General Plan (GP 11-02)- Land Use Element designating the Project site as "Medical Campus (SP-7)" land use allowing medical and other supporting uses; (2) adoption of an amendment to the March LifeCare Campus Specific Plan (SP-4); (3) approval of a Tentative Parcel Map No. 36035; and (4) approval of a Master Plot Plan with Associated Master Plans (PP11-03).

The March Joint Powers Authority will act as the lead agency for the Project.

This Notice of Determination is filed in compliance with Public Resources Code section 21152 and State CEQA Guidelines section 15094 to advise that the March Joint Powers Authority, acting in its capacity as a Lead Agency under CEQA, has certified the above-described Addendum to a Program Environmental Impact Report (SCH#2008071021) and approved the project on July 20, 2011, and has made the following determinations:

1. The Project WILL NOT have a significant effect on the environment.
2. An Addendum to the Program Environmental Impact Report (SCH#2008071021) was prepared and certified for this project pursuant to the provisions of CEQA and the State CEQA Guidelines.
3. Mitigation Measures WERE NOT made a condition of the Project, and a Mitigation Monitoring and Reporting Program for the Project WAS adopted for this Project.
4. Findings WERE NOT made pursuant to the provisions of CEQA and the State CEQA Guidelines.
5. A Statement of Overriding Considerations WAS NOT adopted for this Project.

This is to certify that the documents that comprise the record of proceedings for the Project, including the administrative record, with comments received, are available to the general public at:

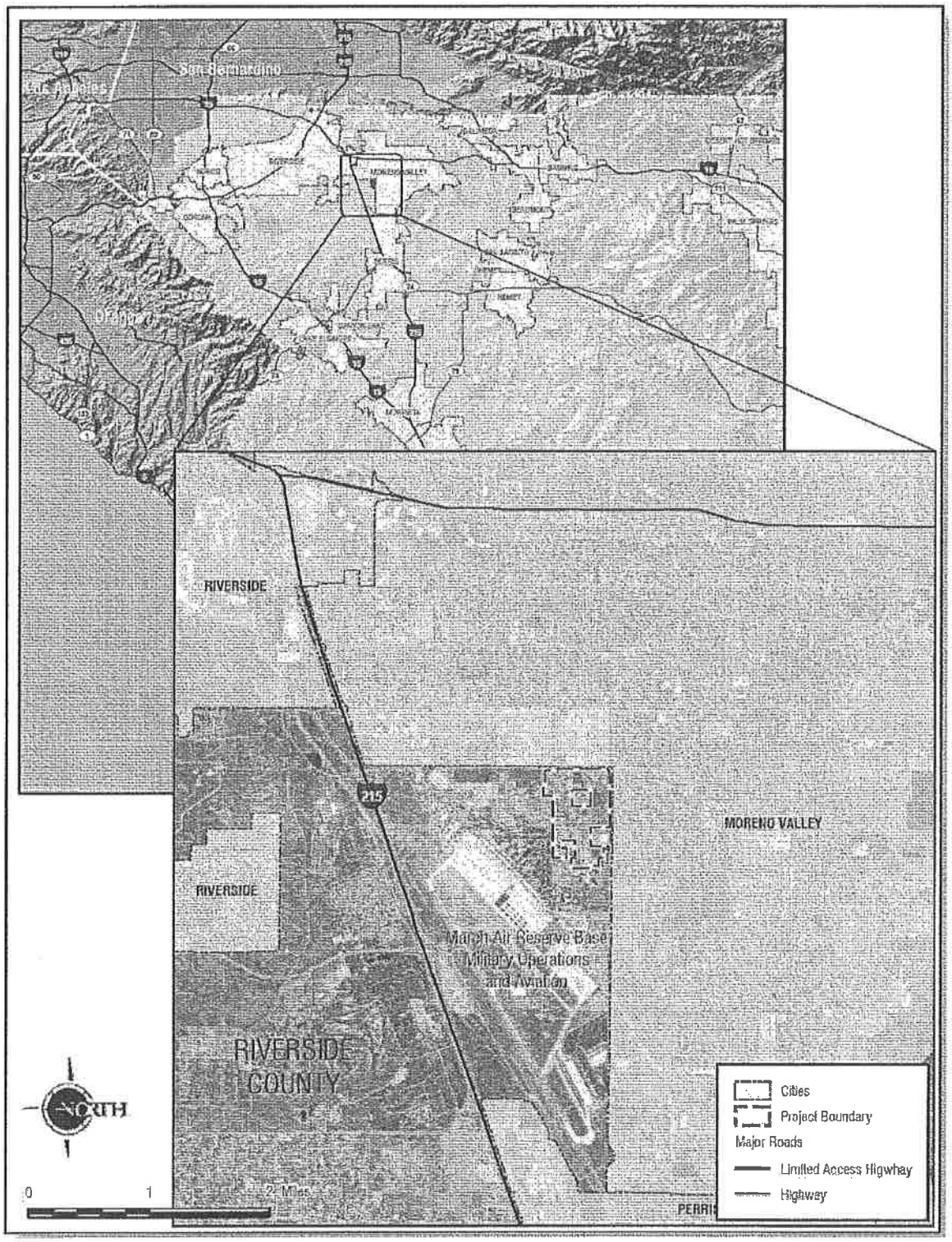
Custodian: March Joint Powers Authority
Office of the Planning Director

Location: 23555 Meyer Drive
Riverside, CA 92518

Signature of Lead Agency Representative:

July 20, 2011

PROJECT SITE LOCATION



11a 525

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

Public Hearing - MJPA
Agenda Item No. 11a

Meeting Date: July 20, 2011

Action: **APPROVE THE FOLLOWING COMPONENTS INVOLVING THE MARCH LIFECARE SPECIFIC PLAN LOCATED ON 236 GROSS ACRES AT THE SOUTHWEST CORNER OF CACTUS AVENUE AND HEACOCK STREET: 1) ADOPT RESOLUTION #JPA 11-29 CERTIFYING THE CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM EIR (SCH #2008071021); 2) ADOPT RESOLUTION #JPA 11-30 APPROVING GENERAL PLAN AMENDMENT GP 11-02; 3) WAIVE THE FIRST READING OF ORDINANCE #JPA 11-02 RECOMMENDING APPROVAL OF THE MARCH LIFECARE SPECIFIC PLAN AMENDMENT AND AMENDING THE MARCH JPA ZONING MAP TO REFLECT "SPECIFIC PLAN (SP-7)" FOR THE MARCH LIFECARE CAMPUS SITE AND DIRECTING STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) ADOPT RESOLUTION #JPA 11-31 APPROVING TENTATIVE PARCEL MAP 36035, APPROVING THE MASTER PLOT PLAN WITH OTHER ASSOCIATED MASTER PLANS (PP 11-03) AND APPROVING THE REVISED CONDITIONS OF APPROVAL**

Planning Commission Proposed Motions:

1) Move that the Lead Agency Certify the Addendum to the March LifeCare Final Program Environmental Impact Report (SCH#2008071021) and direct staff to file a Notice of Determination in accordance with the Agencies Local CEQA Guidelines;
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-30 Approving General Plan Amendment #11-02;
3) Waive the First Reading of Ordinance #JPA 11-02, an Ordinance of the March Joint Powers Commission, approving Specific Plan Amendment SP-7 and amending the March

JPA Zoning Map to reflect "Specific Plan (SP-7)" for the March LifeCare Campus, and direct staff to place it on a future agenda for second reading and formal adoption; and

4) Move that the Joint Powers Commission adopt Resolution #JPA 11-31, Approving Tentative Parcel Map No. 36035, Master Plot Plans PP 11-03 with Associated Master Plans; and Approving the Project Conditions of Approval as revised.

Applicant: March Healthcare Development, LLC.

Site/Location:

The March LifeCare Campus Project is located in the March JPA Planning Area, east of the I-215 Freeway, within the northeast corner of former March Air Force Base properties (See Figure 1). The 236-acre Specific Plan is bounded by Cactus Avenue to the north, Heacock Street to the east, military facilities and vacant properties to the west, and a recreational open space to the south.

Background:

The proposed General Plan Amendment (GP 11-02), Specific Plan Amendment (SP-7), Tentative Parcel Map (PM36035) and Master Plot Plan with Associated Master Plans (PP 11-03) [herein referred to as "Project"] appeared before the March Joint Powers Authority Planning Commission on July 6, 2011. The Planning Commission adopted Resolution #PC 11-01, recommending that the Joint Powers Commission certify the Addendum to the March LifeCare Final Program Environmental Impact Report (SCH#2008071021); #PC 11-02, recommending that the Joint Powers Commission approve General Plan Amendment # 11-02, Tentative Parcel Map No. 36035 and Master Plot Plans PP 11-03, subject to revised Conditions of Approval; and Resolution #PC 11-03 recommending that the Joint Powers Commission approve Specific Plan Amendment SP-7 and amend the March JPA Zoning Map to reflect "SP-7" for the March LifeCare Campus.

The following modifications to conditions of approval were recommended by JPA staff at the public hearing:

Condition of Approval No. 8: ~~The proposed project will have a cumulative adverse impact on Public Services. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population.~~ The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Condition of Approval No. 77: PRIOR TO PROJECT APPROVAL, individual Applicants within Zones **1**, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate consistency with shared parking strategies as identified within the March LifeCare Campus Parking Study. **As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.**

Condition of Approval No. 100: PRIOR TO CERTIFICATE OF OCCUPANCY, individual applicants within Zones 1, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate through the form of a shared parking agreement, that the required parking for the Project, as approved, have been met. **As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.**

The following issues of potential concern were identified during the July 6, 2011 Planning Commission Hearing by Commissioner Stewart.

1. FIRE SERVICES: Commissioner Stewart stated the conditions of approval for Fire services, as written, may not adequately address the potential need for a fire station within the limits of the medical campus in the future and that clearer thresholds are needed to guarantee that a new fire station will be located on the campus prior to Project completion. However, in subsequent discussions with the Riverside County Fire Department on July 6th and 7th, CalFire identified the existing Mitigation Measure 4.11.1 within the Final EIR is consistent with language in their June 14, 2011 letter and no further thresholds are needed for the establishment of a new fire station.

   4.11.1 Based on national fire standards, one new fire station and/or engine-company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Prior to any subsequent project approval associated with the Specific Plan, the applicant shall provide the MJPA a letter from CalFire identifying that the project will either meet this requirement or not be subject to this requirement.

To further address Commissioner Stewart's concern, however, JPA staff and CalFire staff have developed the following new condition to address the need for fire services in the future of the Project:

WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, and assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any

resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

2. LIGHTING: Commissioner Stewart identified that existing mitigation measures as it relates to development lighting do not adequately provide specific lumens or footcandle requirements that would address light pollution in the project area. He recommended that JPA staff obtain the Dark Sky ordinance from the City of Moreno Valley and incorporate standards from said ordinance into the Specific Plan.

On July 6th JPA staff contacted the City of Moreno Valley's Planning Department to obtain the city's Dark Sky ordinance as requested by the Commission. City planning staff stated the ordinance has not been adopted and will be appearing before City Council on July 12th. They also provided the following link, to the latest Planning Commission meeting on the matter: http://65.214.188.76/sirepub/pubmtgframe.aspx?meetid=501&doctype=agenda.

As per the City of Moreno Valley minutes for the July 12th City Council meeting, on October 20, 2009, the City Council provided direction for staff to review existing lighting standards and provide proposed dark sky provisions for consideration. The review of existing lighting ordinance standards is a direct result of the settlement agreement reached on January 7, 2010, between the Sierra Club, Highland Fairview and the City regarding approval of the Highland Fairview Corporate Park Project and the Sketchers warehouse building.

The current City of Moreno Valley Municipal Code lighting requirements include provisions to curb on-site lighting such as the current limit for lighting at property lines to a maximum of 0.5 foot candle and residential lighting fixture limit of twelve feet in height. All existing lighting provisions and other Code provisions within the City of Moreno Valley's Municipal Code are consistent with the March JPA's lighting provisions in its current Development Code (Section 9.08.100). Some of the current lighting standards however, do not facilitate a dark sky approach or assist in promoting energy efficiency.

The reasoning behind proposed modifications to current Moreno Valley lighting practices include:

- Permitting reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
- Curtailing and reverse any degradation of the nighttime visual environment and the night sky;
- Minimizing glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
- Conserving energy and resources to the greatest extent possible;
- Helping protect the natural environment from the negative effects of night lighting.

Pursuant to the direction provided by their City Council, Moreno Valley staff developed major modifications proposed to the existing lighting standards that included the following:

a. Revised development and performance standards including maximum wattage of light bulbs for single-family residential, multiple-family residential (100 watts) and non-residential (commercial and industrial) properties (250 watts);

b. All lighting to include full cutoffs to prevent excess trespass for residential multiple family and all non-residential properties.

c. A further reduction of permitted light trespass or spillover lighting on adjacent properties for all non-residential and multi-family residential properties to not exceed 0.25 foot candle minimum maintained lighting measured from within five (5) feet of any property line.

d. The inclusion of height limits for hillside residential lighting of 8 feet, with all other residential areas not to exceed 12 feet; and non-residential lighting height limits of 30 feet, except within 100 feet of a residential use, where the maximum height would be 20 feet and walkway/courtyard lighting with a maximum of 12 feet in height.

e. The addition of lighting curfews for outdoor lighting for non-residential uses requiring all lighting to be reduced by 50 percent beginning at 10:00 p.m. or the close of business, whichever is later, until dawn or the start of business, whichever is earlier.

f. The addition of athletic field lighting standards to include horizontal cutoffs to reduce vertical lighting above the fixture for new lighting and retrofit fixtures and a maximum lighting value for lighting recreational athletic fields to be an average maintained 50 candle/foot^2.

g. The modification of existing street light standards to indicate that the installation of street lighting is solely for the purpose of illuminating the public right of way in conformance to the city street lighting standards, which include the provision that the developer will pay all costs related to the installation of street lighting and establish a method for the payment of maintenance and operations.

The City of Moreno Valley's Planning Commission reviewed proposed revisions related to lighting for general site, street and athletic field/park lighting citywide, on April 14, 2011 and unanimously recommended that the City Council not amend lighting provisions within the Municipal Code to include a dark sky emphasis for general site, street and athletic field/park lighting.

Issues of concern related to their recommendation for denial included, but were not limited to, the following:

a) That revisions to existing Development Code standards would be intrusive to both residential homeowners and commercial/industrial projects;
b) That curfew lighting would have the potential to create reduced lighting conditions and the potential for reduced lighting within parking lot peripheries; and
c) That the reduction of lighting in the later night hours may lead to potential public safety issues and that some provisions such as the night lighting curfew and light wattage requirements may be difficult to enforce.

As of the writing of this staff report, the City of Moreno Valley's City Council continued the proposed revisions to the Municipal Code lighting standards to a March 2012 date to enable City

staff to examine any updates to Federal lighting regulations in 2012, and compare them to the proposed ordinance language.

According to the California Building Standards Commission (CBSC), there are currently no federal laws or regulations for light pollution reduction, but the EPA has been petitioned to consider "atmospheric discoloration" caused by nighttime lighting in regulations related to the Clean Air Act. In the meantime, the Federal government defers all development regulations and standards related to lighting (and other measures) to individual state codes. As it relates to light pollution standards within the state, the CBSC received and accepted a petition this year concerning modifications to mandatory Section 5.106.8, Light Pollution Reduction, in the 2010 California Green Building Standards (CALGreen) Code. The petitioner alleged that compliance with the section would reduce nighttime illumination of building sites to a level that does not meet minimum safety requirements. The petitioner contended that the regulations are unreasonable, arbitrary and capricious and likely to result in muggings and rapes, with victims seeking legal redress from CBSC and individual commissioners. Despite the exceptions for emergency and security lighting in the section, CBSC staff was in agreement that modifications were needed, and that they should be considered on an emergency basis to avert any danger to public safety that the petitioner has claimed.

In light of the information provided to JPA staff by the City of Moreno Valley, and information obtained from CBSC reports, all mitigation measures and Specific Plan design standards for the March LifeCare Campus are recommended to remain the same. Project lighting as designed and conditioned is in compliance with incumbent California Title 24 standards. The review of future Project photometrics as required under Mitigation Measure 4.1.3 will ensure that proposed lighting standards are consistent with the Specific Plan Amendment as well as the March JPA Development Code which requires the following standards:

1. All outdoor lighting associated with nonresidential uses shall be shielded and directed away from surrounding residential uses. Such lighting shall not exceed 0.5 foot-candles, minimum maintained illumination beyond the property containing the nonresidential use, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.

2. All parking areas of five or more spaces shall have a minimum maintained lighting of 1 foot-candle illumination per square foot of parking area for visibility and security during hours of darkness generally distributed over the entire parking surface.

3. Use of the following forms of outdoor lighting shall be prohibited between midnight and dawn:
   a. The operation of searchlights for advertising purposes; and
   b. The illumination of outdoor public recreational facilities, unless a specific recreational activity requiring the lighting is already in progress. Security lighting shall be provided.

4. Overhead roof lighting is prohibited.

5. Outdoor lighting within residential areas, except for street lighting, shall be on poles or other supports not exceeding 12 feet in height. Such lighting shall be designed to project downward and shall not create glare on adjacent properties.

6. All exterior commercial doors during the hours of darkness shall be illuminated with one (1) foot-candle, minimum maintained of light on the surface.

7. Aisles, passageways, and recesses related to and within a building complex, during the hours of darkness, shall be illuminated to fifty one hundredth (0.5) foot-candles, minimum maintained, on the surface.

8. All lighting shall be enclosed in vandal resistant fixtures.

On a phone conversation with Mark Gross of the City of Moreno Valley Planning Department on 7/13/11, beyond the preservation of dark skies in Moreno Valley, the City Council was interested also in promoting energy efficiency in the City. As written, the March LifeCare Campus Specific Plan Amendment promotes energy efficiency beyond incumbent Title 24 standards. For example, Mitigation Measure 4.9.13 requires the following

4.9.13 Building and site plan designs shall ensure that the design of the proposed buildings or structures exceed applicable Title 24 requirements by a minimum of 20 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent:

a. Increase in insulation such that heat transfer and thermal bridging is minimized;
b. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;
c. Incorporate dual - paned or other energy efficient windows;
d. Incorporate energy efficient space heating and cooling equipment;
e. Incorporate energy efficient light fixtures;
f. Incorporate energy efficient appliances;
g. Incorporate energy efficient domestic hot water systems;
h. Incorporate solar panels into the electrical system;
i. Incorporate cool roofs/light - colored roofing;
j. Consult with Edison's Saving By Design Team and incorporate their recommendations.

In light of this information, all mitigation measures and Specific Plan design standards for the March LifeCare Campus are recommended to remain the same. As mitigated and conditioned, the Project will exceed energy efficiency standards outlined within incumbent California Title 24 standards.

3. NOISE: Commissioner Stewart identified that the Project is located within close proximity to March Air Reserve Base and as such, special caution must be taken to ensure that future uses are protected from noise impacts generated by the airport. March JPA staff stated that in 2009 extensive mitigation measures were incorporated into the Project to address concerns regarding noise. To address potential conflicts in the future with airport noise, or other noise associated with the operation of a medical campus, the following measures are required:

a) Specific noise impact studies are required for all future construction activities within the project site (MM 4.10.4);
b) Specific noise impact studies are required for all future projects that involve sensitive land uses (MM 4.10.5, 4.10.8);
c) Building materials must be incorporated to ensure that interior building noise levels (on all sensitive building types including hospitals) do not exceed the maximum acceptable condition of 45 dBa CNEL. Specific acoustical analyses must be implemented (MM 4.10.5, 4.10.16, 4.10.17);

d) Operational noise generated by the Project as received by any off-site sensitive land use within the Base shall not exceed 70 dBA CNEL (MM 4.10.8, 4.10.10);
e) Operational noise generated by the Project as received at City Moreno Valley receptors shall not exceed 55 dBA Leq between 10:00 p.m. and 7:00 a.m. and 60 dBA Leq between 7:00 a.m. and 10:00 p.m. (MM 4.10.8);
f) If helipad(s) are proposed, these facilities shall be located a minimum of 500 feet from the Specific Plan's easterly property boundary (Heacock Street), thereby minimizing potential noise exposure of proximate residential land uses within the City of Moreno Valley. (MM 4.10.13, 4.10.16, 4.10.17)
g) 4.10.18 All proposed ambulance routes shall be implemented in accordance with Mitigation Measures 4.10.14 and 4.10.15.

As a result of prior environmental work for the Project, no further mitigation measures and/or conditions of approval are required.

4. PUBLIC SAFETY TAX: Related to the issue of Fire and Safety, the Commission requested that the JPA look into establishing a Public Safety Tax for the funding of future Fire Services. In response to the Commission's request JPA staff not only explored the costs and benefits of establishing a Public Safety Tax for the Project, but also reviewed the tax increment projection for the Project in 30 years. The projection reviewed by JPA staff showed a contribution of more than $54 million to Fire services. As mentioned in the first Issue of Concern discussion, the JPA staff and CalFire staff have developed the following condition of approval to further address the need for Fire Services in the future of the Project:

WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the

March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

History:

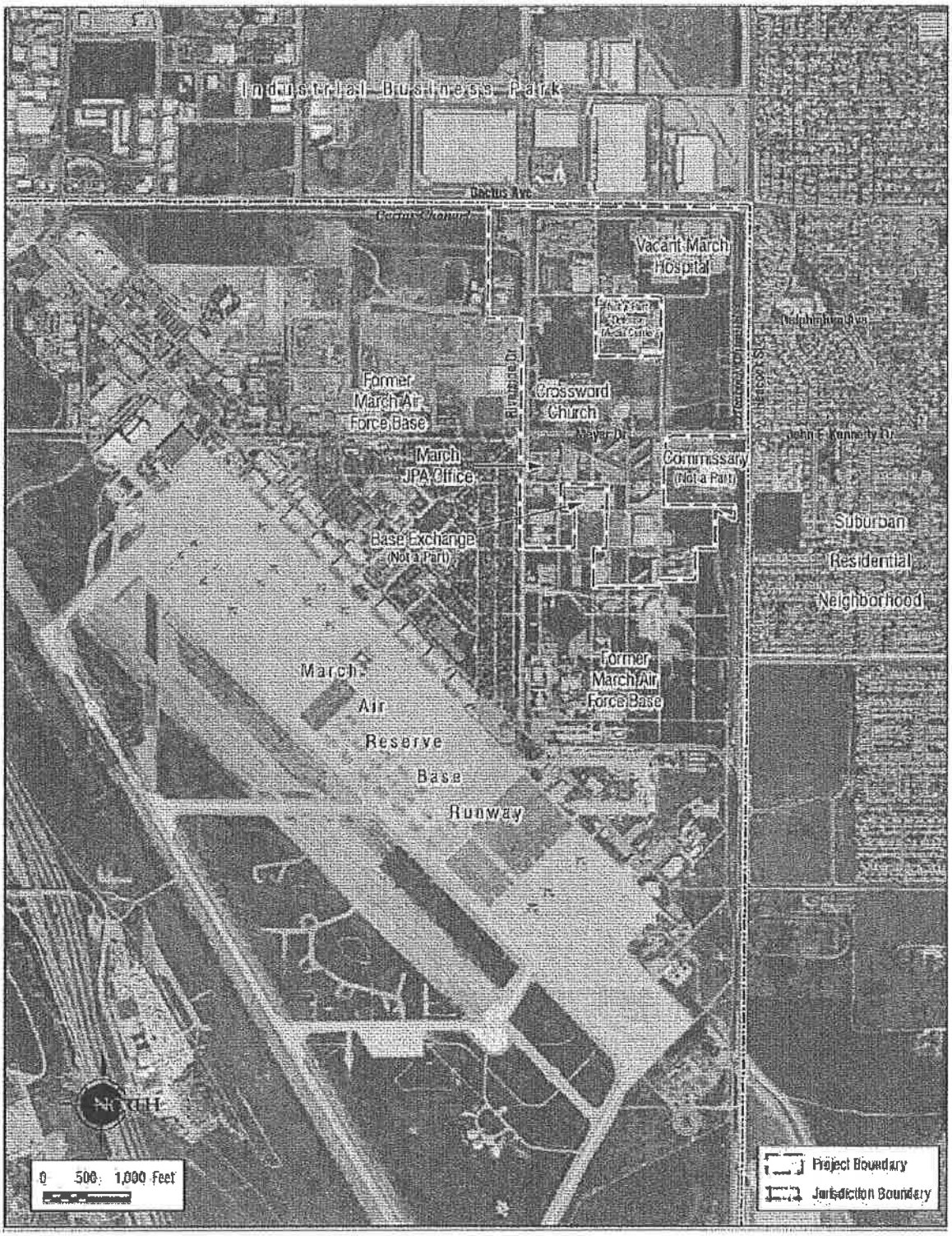
The March LifeCare Campus Project was originally approved on December 2, 2009 by the March Joint Powers Commission as Specific Plan 4 (SP-4), with an associated General Plan Amendment and a Change of Zone to "Specific Plan". The Specific Plan was designed as a Form-Based Code which established "regulating zones" that provided the framework of how the overall medical campus, with associated uses as shown on Table 1, would be developed over time. The development standards for each "regulating zone" were intended to regulate the scale, character and configuration of buildings based on the zones they are proposed in, not on the actual use itself. This approach fostered predictable design results and guarantees a high-quality public realm zone by using physical form (rather than separation of uses) as the organizing principle for the Project. Although each form based zone allowed a measure of flexibility for future uses, the ultimate mix of land uses is required to conform to the buildout scenario illustrated on Table 1.

Table 1. Permitted Uses as Approved under SP-4

Permitted Use	Anticipated Building Square Footage
General Medical Office	1,990,000
Commercial Retail	315,000
Research and Education	200,000
Institutional Residential	700,000
Wellness Facilities	40,000
Mixed Use	310,000
ALL PERMITTED USES	3,555,000

Source: March LifeCare Specific Plan, Section 3.0, P. 13.

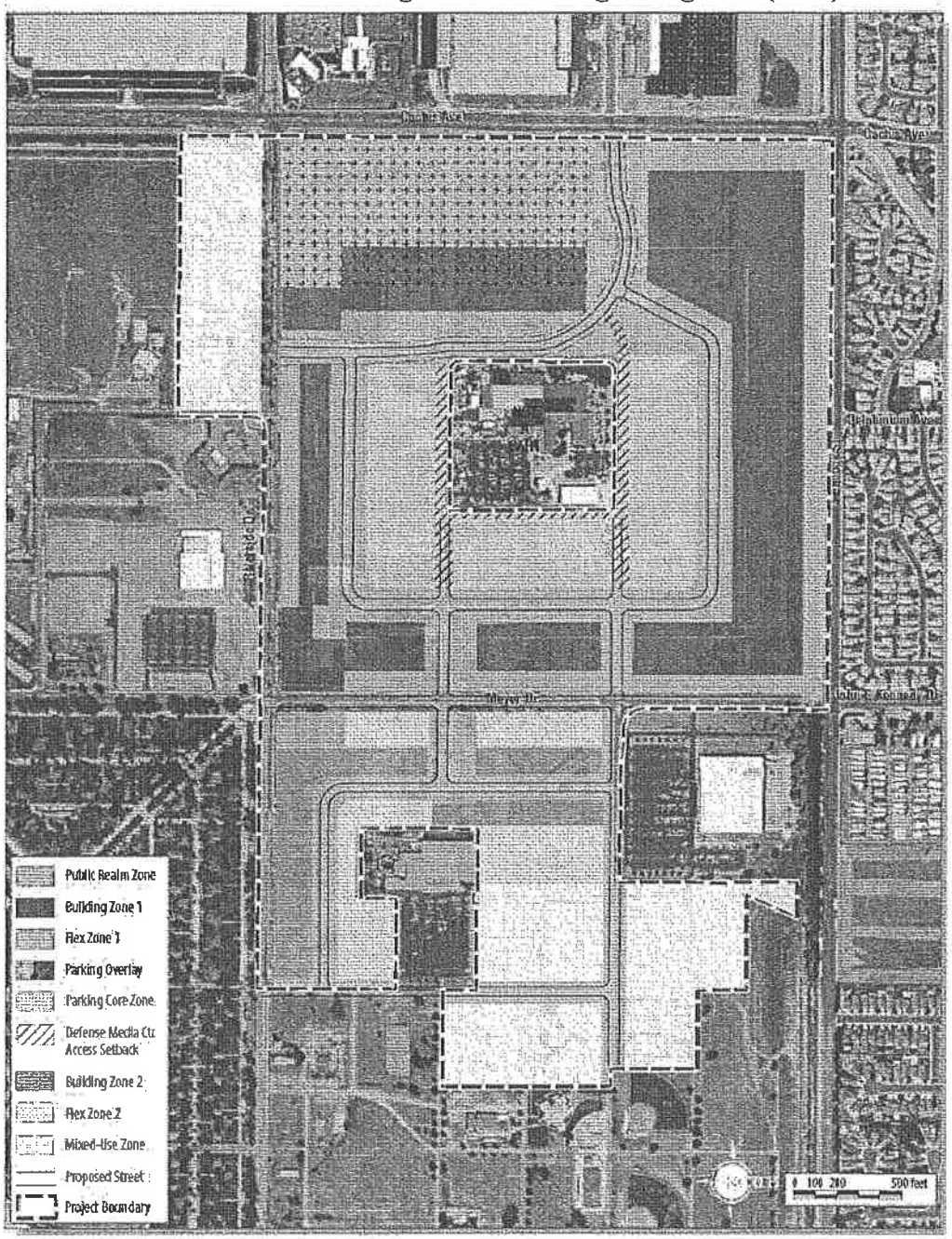
Figure 1. Site Location



The following Zones were previously approved under the SP-4 Regulating Plan (See Figure 2), and they were adopted as a method that would control the placement and design of buildings and open spaces: *Public Realm Zone; Building Zone 1 (B1); Building Zone 2 (B2); Flex Zone 1*

(FX1); Flex Zone 2 (FX2); Parking Core Zone (PC); Mixed Use Zone (MU); and Parking Overlay (PO).

Figure 2. SP-4 Regulating Plan (2009)



PROPOSED PROJECT:

The proposed Project is a Specific Plan Amendment (SP-7) to the previously approved March LifeCare Campus Specific Plan (SP-4). Although the uses and square footage for the proposed project are the same as was analyzed in the Final EIR, the conceptual layout of the Specific Plan area is proposed to be revised. The Project proposes modifications to SP-4 that include the following:

- The "Flex Zones" and "Building Zones" concepts included in SP-4 have been replaced with a more traditional approach of organizing the Specific Plan Area into Zone Areas (also known as Planning Areas); however, all design standards and regulations (as summarized in the previous discussion) are preserved (see Figure 3). The new organization of Zone areas will better guide the overall Phasing of the Project (see Figure 4).
- Modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility (see Figure 5).
- Modify the circulation system to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area (see Figure 6).
- Remove the "Parking Core" area due to changes in the circulation system, to address telecasting concerns associated with the Armed Forces Network facility (formerly DMC), and to better facilitate the parking needs of individual users such as hospitals.

Development of the proposed project (SP-7) would require the same extension of existing infrastructure and services and construction of new infrastructure as was originally analyzed in the Final EIR, including:

- Street improvements – the public roadways (e.g., Riverside Drive, Meyer Drive, March LifeCare Drive) would be improved during the development of the Specific Plan. The private- and public-road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual planning areas and land uses as detailed site planning for the Specific Plan occurs.
- Water distribution facility improvements – all existing pipeline within the Specific Plan area will be replaced.
- Sewer collection facility improvements – off-and on-site improvements will be completed including upgrading an existing 15-inch gravity line with a proposed 18-inch sewer pipeline off-site. All existing sewer mains within the Specific Plan area will be replaced.
- Storm drain improvements – Cactus and Heacock channels will be upgraded to protect the Specific Plan area from off-site flows and eliminate existing flooding conditions.
- Utilities – a backbone electrical conduit system will be installed in the right-of-way landscaped area of the roads. A gas main and two master meters will be installed to serve the Specific Plan area.
- Other public services – the Riverside County Sheriff's Department (RCSD) and the Riverside County Fire Department (RCFD) will continue to provide service to the Specific Plan area.

Similar to the original SP-4, the proposed project (SP-7) would provide open space throughout the development with courtyards and plazas that would be incorporated into building layout and campus design.

Figure 3. Proposed Regulating Plan

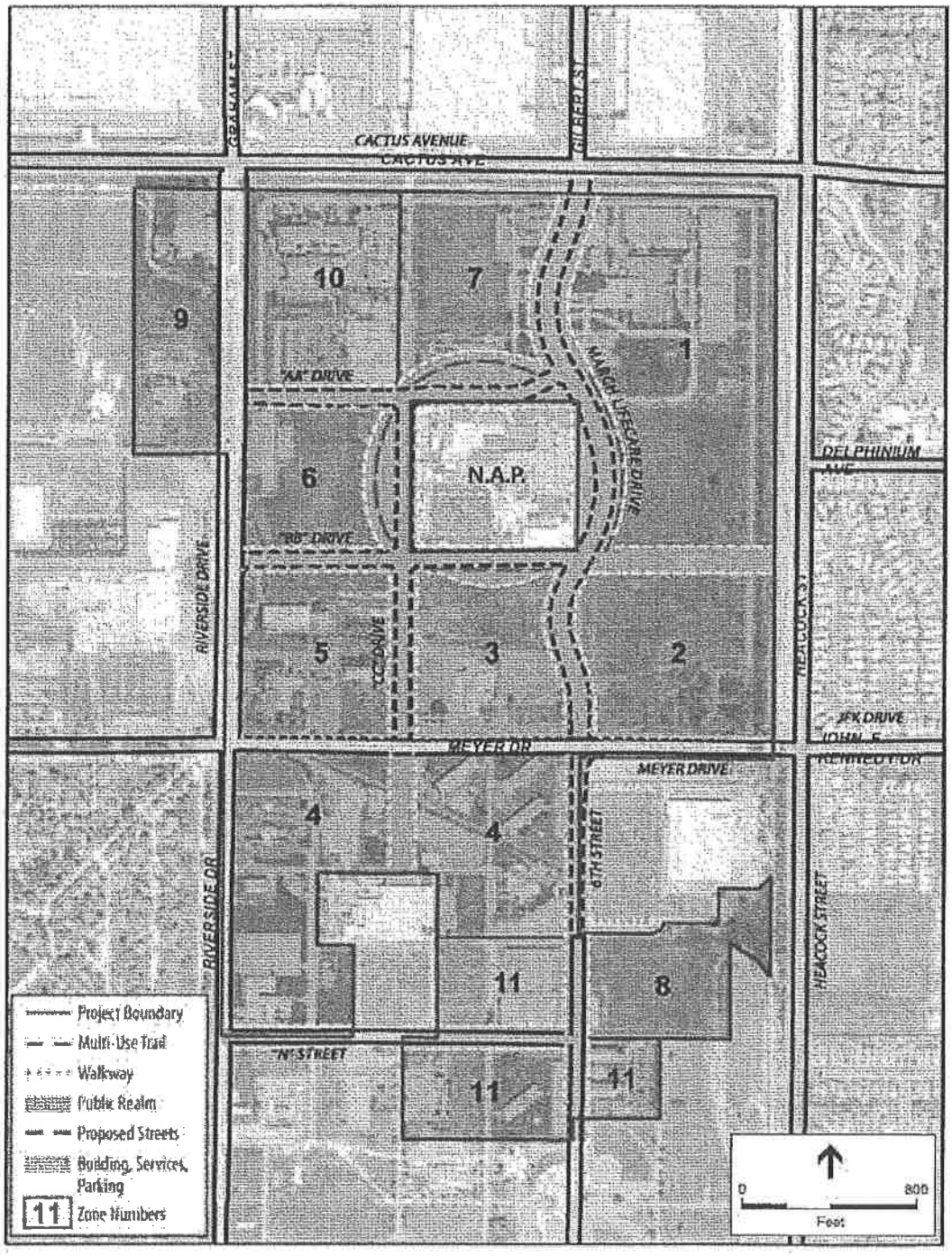


Figure 4. Proposed SP-7 Phasing Plan

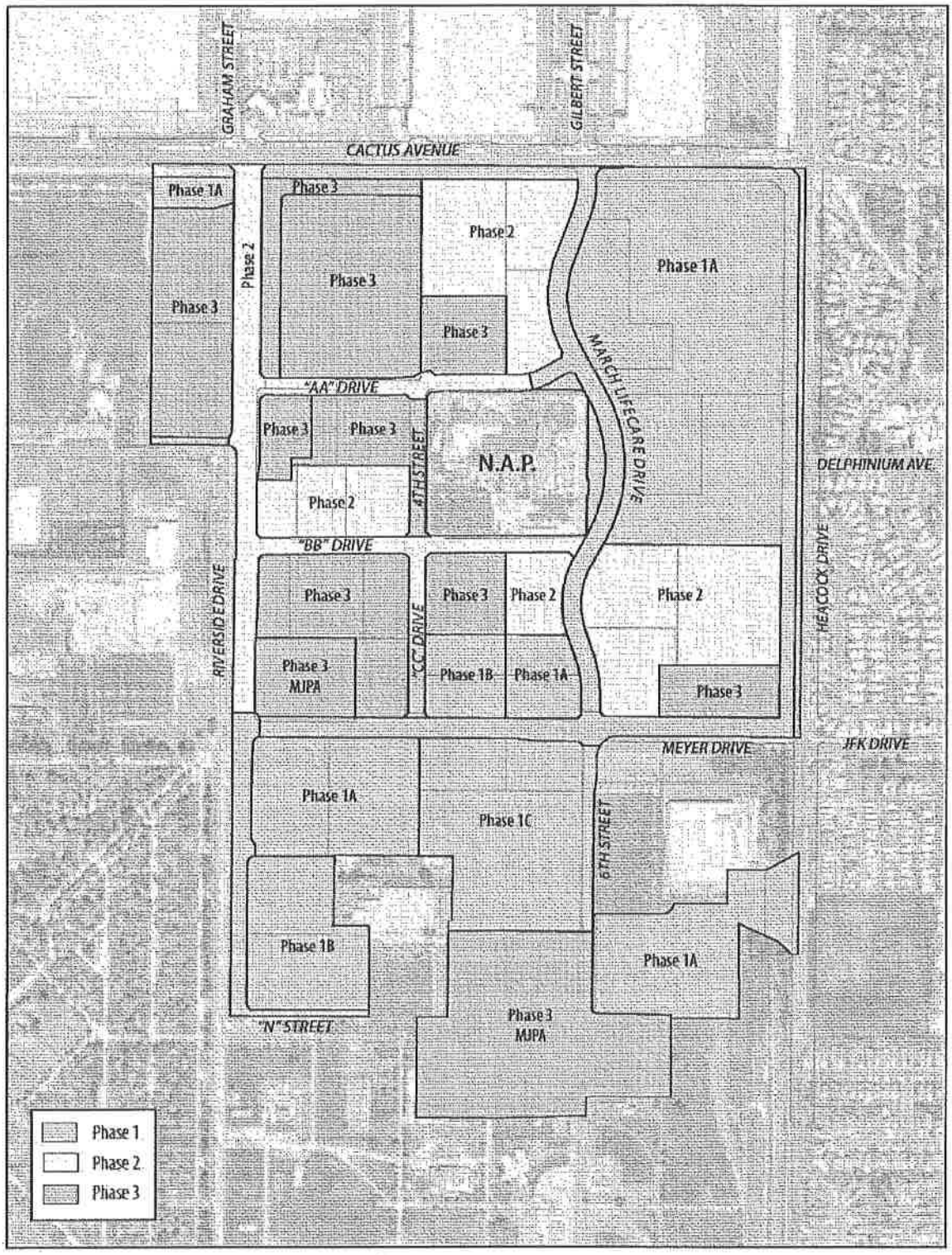


Figure 5. Proposed SP-7 Height Limitations

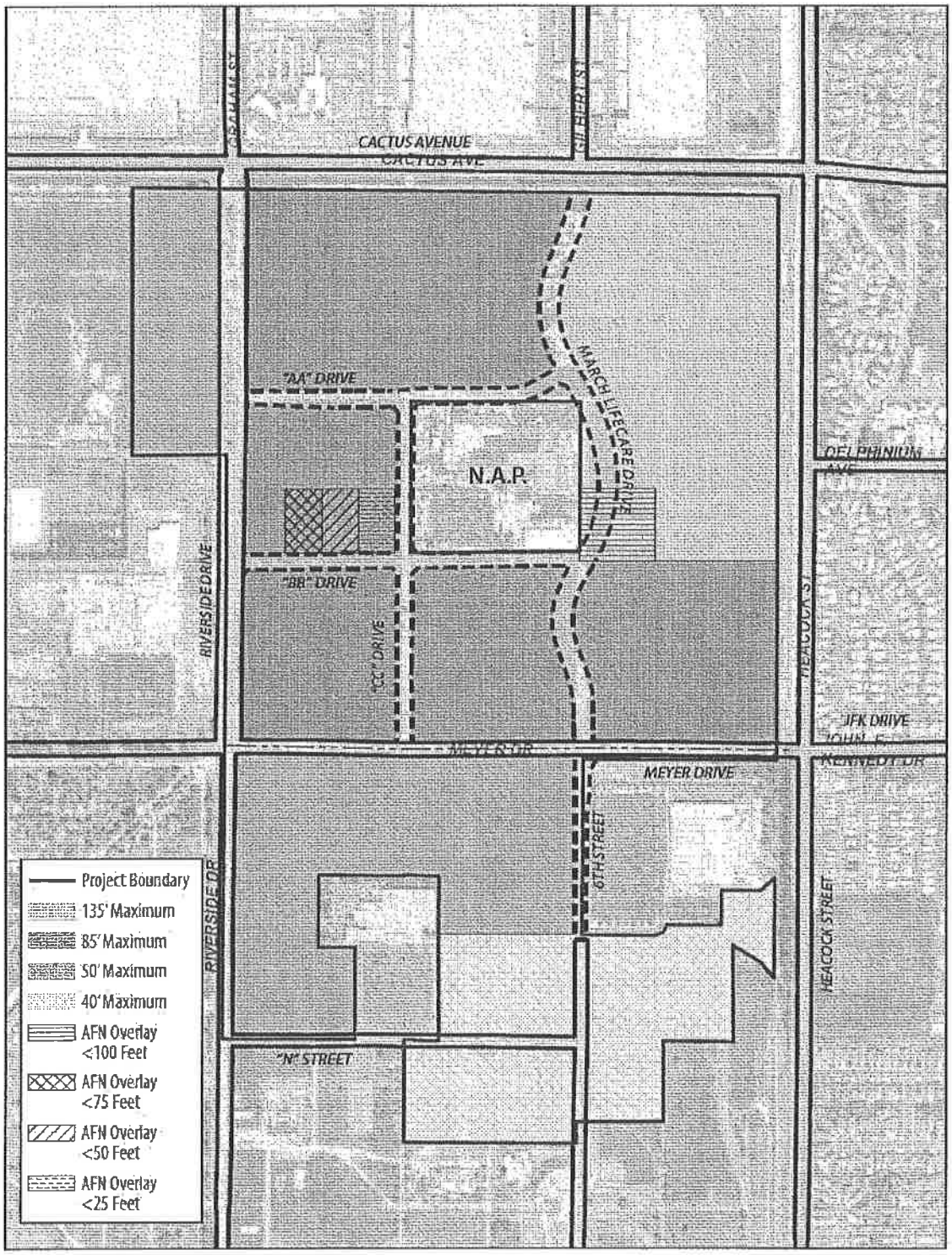
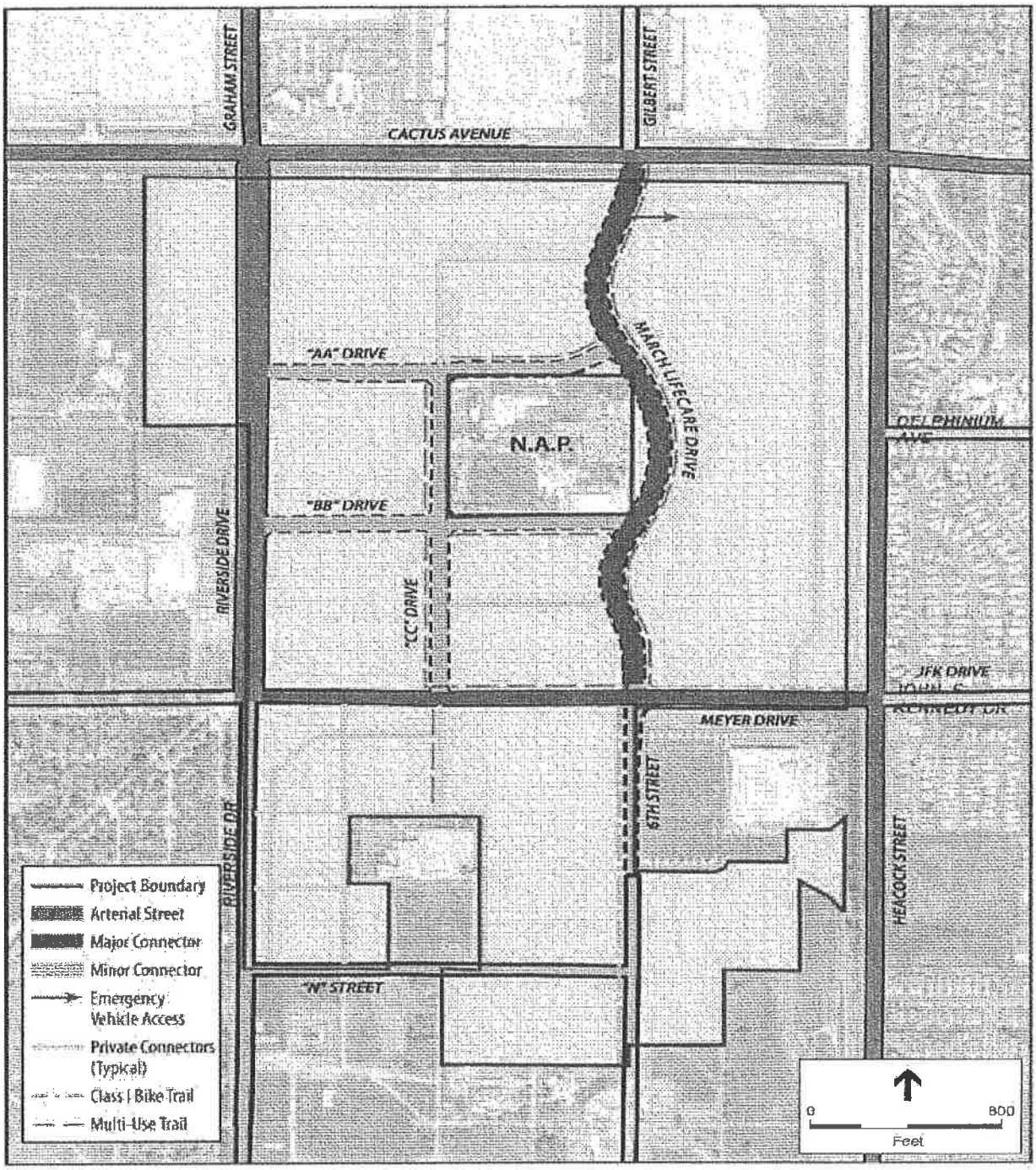


Figure 6. Proposed SP-7 Circulation Plan



PARCEL HISTORY:

April 1, 1996: March Air Force Base was realigned to an Air Reserve Base. Approximately 4,400 acres of former Air Force Base were declared surplus property and made available for the future development of employment uses.

September 15, 1999: The March Joint Powers Commission adopted the existing General Plan which identifies the Northeast Corner of the March Joint Powers Authority Planning Area as appropriate for development of employment uses with a mix of Business Park, Office, and Mixed Use.

December 2, 2009: The March Joint Power Commission adopted a Program Environmental Impact Report, a General Plan Amendment and Change of Zone for a 236-acre medical campus that was approved as the March LifeCare Campus Specific Plan (SP-4). The Project outlined the development of a comprehensive healthcare campus that would include more than 3.55 million square feet of medical and healthcare related projects.

SURROUNDING PROPERTIES/ZONING:

Location	GP Designation/Zoning	Existing Land Use
Site	Medical Campus (SP-4)	MJPA Administrative Office/Conference Center, various Military Reserve offices, Communications facility, Air Force Office of Special Investigations (AFOSI), Utility Vault, CrossWord Church, Path of Life, vacant buildings and land.
North	City of Moreno Valley	Warehousing facilities/Business Park offices
West	Historic District, Medical Campus (SP-4)	Military Facilities, Green Acres Housing, Vacant land
South	Park/Recreation/Open Space	Moreno Valley Regional Park
East	City of Moreno Valley	Single Family Residential

SUMMARY OF APPLICATIONS:

General Plan Amendment (GP11-02): The proposed General Plan Amendment would change the General Plan designation for the March LifeCare Campus Specific Plan, previously approved in 2009, from "Medical Campus (SP-4)" to "Medical Campus (SP-7)".

General Plan Amendment Overview:
The proposed March LifeCare Specific Plan Amendment is consistent with the original General Plan objective of developing a mixed use campus on the Northeast Corner of the JPA Planning Area. The programmatic nature of the Specific Plan Amendment necessitates an amendment to several components of the General Plan, including the land use plan, the street system plan, and the bicycle facilities plan.

The proposed General Plan Amendment is consistent with the objectives of the General Plan Land Use Element, the 2005 Air Installation Compatibility Use Zone (AICUZ) study and the

March ARB March Inland Port Comprehensive Land Use Plan (CLUP). The objectives of the Housing, Noise, and Safety Elements of the General Plan are met by the emphasis on employment related uses and the prohibition of single and multi-family residential uses within March LifeCare Campus. The objectives of the General Plan Open Space and Conservation Elements are met by the provision of open space, protection of riparian habitat, prevention of flooding through Best Management Practices (BMPs) and Low Impact Development (LID) measures, provision of drought tolerant landscape tracts and preservation of significant habitat in the adjacent Cactus and Heacock Channels. The objectives of the Transportation Element are met by the proposed street circulation system, prepared in accordance with the recommendations of the traffic analysis. A breakdown of the General Plan Amendment land use request shows that the proposed Project is consistent with what was originally approved for the March LifeCare Campus in 2009:

BUILDOUT UNDER EXISTING GENERAL PLAN and PROJECT LAND USES				
Current GP Land Use	**Gross Acres**	**Net Acres**	**Buildout (Square Feet Building Area)**	**Buildout Intensity (Average FAR)**
Project – Specific Plan (Medical Campus "SP-4)	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area	0.85 Total (0.49 Building Area Only)
Project – Specific Plan (Medical Campus "SP-7")	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area	0.85 Total (0.49 Building Area Only)

Sources/Notes: March JPA General Plan Land Uses; Net Acreage defined as 70 percent of Gross Acreage, March JPA General Plan, Pages 131-132; Buildout Intensities from March JPA General Plan, Page 1-40; "Buildout Capacity" or Intensity of each land use is defined as the average FAR.

Specific Plan Amendment (SP-7): This is the first Amendment to the approved March LifeCare Campus Specific Plan (SP-4). Changes proposed under this SPA include, but are not limited to, the following: a) modification of the street layout plan; b) modification of all figures within the SP document to reflect the new street layout; c) remove the central parking area and assign parking locations per Zone Area and modify parking strategies throughout the campus; d) replace the approved Regulating Plan with a Zone Area Plan; e) redesign of the Public Realm Zone; f) modify transit and non-vehicular circulation; g) modify utility layouts to reflect the new street layout; i) modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility; j) incorporate a better defined Project phasing plan; and k) modify design emphasis locations.

Specific Plan Amendment Application Overview:
The SP Amendment will replace the original "Regulating Zones" Plan with a "Zone Area" Plan. The new regulating format provides a clearer framework for the phasing of the Specific Plan Project over time. The development standards for each "Zone Area" is intended to regulate the scale, character and configuration of buildings based on the zones they are proposed in, not on the actual use itself. This approach fosters predictable design results and guarantees a high-quality public realm zone by using physical form (rather than separation of uses) as the organizing principle for the Project. The Zone Areas are identified as the following within the Specific Plan Amendment:

Public Realm (PR)
The PR is intended to be a linear "Campus Commons," providing unique locations with a strong sense of place, civic character, and lasting value. This linear "Campus Commons" offers a variety of distinct open spaces for community gathering, active and passive recreation, reflection, and healing. These open spaces are contiguous and constitute an "open space loop" (See **Figure 4-2a**, Public Realm and Design Emphasis Locations). The PR is complemented by publicly accessible open space areas required on each parcel located north of Meyer Drive, which contribute to an attractive and interesting meandering open space corridor. Additionally, the PR is the organizing spine of the March LifeCare Campus; it accommodates the primary motorized and non-motorized circulation. The primary pedestrian access to all buildings is taken from and oriented to the Public Realm. Section 4.4, Open Space, sets forth the Development Standards for the Public Realm.

Zone 1 General Medical
The General Medical Office land use type includes a broad range of general health care uses. The intent of the General Medical Office land use type in Zone 1 is to allow development of a general care hospital, medical office buildings and a wide range of other secondary health care services, as shown in **Table 4-1**: Permitted Land Uses. This land use type will provide a location for physicians and other health personnel to practice a wide range of medicine. A general hospital is one in which patients with multiple types of ailments are given care.

Zone 2 General Medical/Mixed Use
In contrast to a general hospital, a specialty hospital is one that that treats a specific type of patient, such as cancer treatment centers, children's hospitals, or maternity hospitals. Zone 2 may provide for this type of hospital and/or other General Medical use. The Mixed Use land use type is anticipated to provide opportunities for the location of a broad range of health care-related and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus. The mixed uses envisioned for Zone 2 may include but are not limited to lodging for overnight visits by family and friends and other supportive secondary commercial/retail uses. (See **Table 4-1**: Permitted Land Uses.)

Zone 3 Retail/Mixed Use
The Retail (a.k.a. Medical and Commercial) and Mixed Use land use types are intended to provide locations for the sale of goods or commodities in small quantities primarily to users of the March LifeCare Campus, including patients, visitors to the Campus, doctors and other employees of businesses located at the campus and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus, as shown in **Table 4-1**: Permitted Land Uses. Zone 3 will provide the core of these types of uses in a centralized location for the entire campus. Additionally, and unique to Mixed Uses in Zone 3, Outpatient Centers are allowed, as they complement the Medical Retail uses.

Zone 4 Institutional Residential/Medical Retail
Zone 4 is primarily intended for the placement of institutional-residential buildings (senior continuum) as allowed in **Table 4-1**: Permitted Land Uses, which shall be oriented and configured to enhance the campus character established by the PR Zone 4 may also contain open space, either as publicly accessible open spaces, plazas and/or walkways that are contiguous and visually connected with the Public Realm, or as private yard space intended for tenant use only, which may be physically and visually separate from the Public Realm. Ancillary retail facilities may be allowed within this zone.

Zone 5 Wellness/General Medical
The Wellness and General Medical land use types in Zone 5 include uses that contribute to the mental and physical soundness of March LifeCare Campus users. Wellness Facilities will provide uses that allow visitors and employees to assume responsibility for the quality of their lives and to function optimally throughout their days. Zone 5 is anticipated to include fitness centers, massage therapy centers, and physical rehabilitation centers, among other uses. Zone 5 also includes existing, and may include future, uses which support the spiritual wellness of individuals. (See Table 4-1: Permitted Land Uses.) Zone 5 is bordered by the PR on two sides that will make the pedestrian experience pleasant and accessible for all who may wish to walk to this area.

Zone 6 Mixed Use (MU)
The MU zone is intended to accommodate non-institutional residential uses with a broad range of health care-related and commercial retail uses as permitted by Section 3.1, Land Uses, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, the MU zone accommodates surface and structured parking and vehicular access, publicly accessible open space areas, and private yards.

Zone 7 General Medical/Research & Education
The Research and Education land use type is intended to accommodate buildings used for study and teaching. It is anticipated that these will include areas to conduct investigations into a wide range of medical theories, for example a cancer research center. Additionally, it is anticipated that instructional and informational areas will be accommodated in this land use type. These might include substance addiction control centers or stress management centers. Such uses complement the General Medical land uses such as hospitals and medical offices. It is envisioned that the education and research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 7 at the main entrance to the March LifeCare Campus and fronting on the PR.

Zone 8 Open Space/Drainage Basin
The Specific Plan is responsible for retaining all incremental increase in storm water drainage on-site. One detention basin is proposed to mitigate the increased runoff from the site, located at the southeast corner of the Specific Plan area in Zone 8, thus providing convenient discharge locations for the proposed storm drain system and direct outlet to the Heacock Channel. All redirected off-site flows will outlet into this proposed dispersion basin southerly of the existing commissary. The basin size was established to serve as a water quality, 100-year on-site mitigation basin and a dispersion basin. The length of the weir along the basin's southern edge was chosen to be the same as the existing flood pattern width at this location. It is expected that the excess flow from Heacock Channel will be intercepted by the proposed cutoff channel and dispersed south of Meyer Drive in an effort to mimic and perpetuate the existing flood patterns.

Zone 9 Research & Education/Medical Retail
Zone 9 is the only zone within the Specific Plan located west of Riverside Drive. The Research and Education land use type is intended to accommodate buildings used for study and teaching. Some existing and planned educational facilities are anticipated for Zone 9, located at the southwest corner of Riverside Drive and Cactus Avenue. Commercial retail use will also be allowed as a secondary permitted use at this site as indicated on **Table 4-1**. Since this zone is somewhat removed from the main campus core, such uses complement the educational uses so students do not have to drive to get basic services. It is envisioned that the education and

research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 9 at one of the main entrances to the March LifeCare Campus.

Zone 10 General Medical/Medical Retail/Research & Education
Zone 10 is currently an existing military facility but will ultimately be a prime component of the education, research and general medical setting in conjunction with Zones 7 and 9. Future development within this zone would complement the uses in the adjacent zones. Vehicular access to Zone 10 will be from Riverside Drive and "AA" Drive. Surface parking is planned in Zone 10.

Zone 11 Mixed Use (MU)
Zone 11 was included as Mixed Use in the previous Specific Plan; no changes are proposed. This zone is intended to accommodate both existing and/or proposed uses with a broad range of health care-related uses as permitted by Table 4-1, Permitted Land Uses. However, Zone 11 also allows for existing institutional residential and transitional housing uses that have been located elsewhere within the MHD area, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, Zone 11 accommodates surface parking and vehicular access, publicly accessible open space areas, and private yards.

To help accommodate the various phases of the March LifeCare Campus development, and to ensure that the Project will be implemented as outlined within the Development and Disposition Agreement (DDA) for the Project, the following applications were filed for concurrent processing with the General Plan Amendment (GP 11-02) and Specific Plan Amendment (SP-7).

Tentative Parcel Map No. 36035, Schedule "E": The proposed parcel map will subdivide approximately 236 acres (gross), associated with the March Lifecare Campus Specific Plan Amendment (SP-7), into 36 parcels, not including lots for easements, drainage and street improvements. The parcel map will establish parcels for the development of a 3,555,000-square foot state-of-the-art, integrated healthcare campus and supporting facilities. As implemented, the Specific Plan will establish a wide array of general healthcare services, including hospitals, general and specialty medical offices, medical retail, research and education, a wellness center, senior center, independent/assisted living facilities, skilled nursing facilities, and related support facilities.

Plot Plan No. 11-03: Plot Plan 11-03 includes the Master Plot Plan and associated Master Plans (Master Plot Plan Package) for the March LifeCare Campus development. Master Plans include the Master Plot Plan Layout; Master Phasing Plan; Conceptual Grading & Erosion Control Plan: Proposed Drainage & WQMP System; Proposed Water System; Proposed Reclaimed Water Plan; Sewer Plan; Utility Demo Plan; Dry Utility Plan; Striping Plan; Zone Map; and other associated Master Plans deemed necessary for the full development of the Project.

ADDENDUM TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT:

Overview: Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a

subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met (*CEQA Guidelines* Section 15162(a)):

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

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

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

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

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

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

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

This Addendum has been prepared because the proposed project is generally consistent with the overall project evaluated in the Final EIR, and major changes to that project are not proposed. The document finds that the proposed project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the Final EIR, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final EIR and are applicable to the proposed project are identified within this analysis.

STAFF RECOMMENDATIONS:

Staff recommends that the March Joint Powers Commission approve the General Plan Amendment, the Specific Plan Amendment and related applications in conformance with the recommended motions in the staff report.

Attachments:

1) Resolution #JPA 11-29 Certifying the EIR Addendum.
2) Resolution #JPA 11-30 Approving the General Plan Amendment.
3) Ordinance #JPA 11-02 Recommending Approval of the March LifeCare Specific Plan Amendment.
4) Resolution #JPA 11-31 Approving Tentative Parcel Map 36035, Approving the Master Plot Plan with other associated Master Plans (PP11-03) and Approving the revised conditions of approval.
5) Notice of Determination.
6) Final EIR and Adopted MMRP (available at MJPA office).
7) Specific Plan Amendment (available at MJPA office).

RESOLUTION #JPA 11-30

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING A GENERAL PLAN AMENDMENT FOR THE MARCH LIFECARE CAMPUS SPECIFIC PLAN AMENDMENT (SP-7)

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

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

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

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

WHEREAS, on December 2, 2009, the Joint Powers Commission (the "Commission") of the March JPA approved the March LifeCare Campus Specific Plan ("SP-4"); and

WHEREAS, March Lifecare Development, LLC ("Applicant") has filed an application requesting, among other things, approval of the first amendment to the March Lifecare Campus Specific Plan ("SP-7"); and

WHEREAS, SP-7 proposes to modify the campus circulation system, height limitations, parking strategies and design areas that were originally established in SP-4 (the "Modifications"), while maintaining the original boundaries as well as the comprehensive approach to the planning of a sustainable and integrated health care campus as originally envisioned under SP-4. The Project will develop on a 236-acre portion of the MJPA Planning Area within a 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 Street 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, will be retained by the Federal Government, and is not part of either SP-4 or SP-7. A legal description of the boundaries of SP-7 is attached to this Resolution as Exhibit "A" ("Specific Plan Area"); and

WHEREAS, implementation and adoption of SP-7 requires that the March General Plan Land Use Map be revised to reflect a General Plan Land Use designation of "Medical Campus (SP-7)" for the Specific Plan Area; and

WHEREAS, the General Plan Amendment is also herein referred to as the "Entitlement"; and

WHEREAS, even though the Modifications proposed as part of SP-7 are minor, SP-7 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 General Plan Amendment for compliance with the standards set forth in Section 9.02.070 of the March JPA Development Code, and Section 65358 of the California Government Code; and

WHEREAS, in accordance with the California Environmental Quality Act (Pub. Res. Code § 2100 *et seq.*: "CEQA") and the State CEQA Guidelines (14 C.C.R. § 15000 *et seq.*), the March JPA has prepared and approved an Addendum to the Final Environmental Impact Report [SCH# 2008071021] ("Final EIR") in support of the Modifications; and

WHEREAS, on July 6, 2011, the March Joint Powers Authority Planning Commission of the March JPA ("Planning Commission") conducted a duly noticed public hearing on the Addendum, the Entitlement, and the Modifications at which time all persons wishing to testify in connection with the Addendum, the Entitlement, and the Modifications were heard and the Planning Commission recommended that the Commission adopt the General Plan Amendment; 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 RESOLVES AS FOLLOWS:

SECTION 1. Based on the entire record before the Commission, the Planning Commission's recommendation, all written and oral evidence presented to the Commission, including the staff reports and the findings made in this Resolution and within the attached documents, the Commission hereby adopts 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 11-02"). GPA 11-02 modifies the General Plan land use map, attached hereto as Exhibit "B", and the General Plan circulation and bicycle route Plan,

attached hereto as Exhibit "C", for the Specific Plan Area. GPA 11-02 also amends the current designation of "Medical Campus (SP-4)" to "Medical Campus (SP-7)". The proposed mix of uses will continue to 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; and

SECTION 2. Pursuant to Section 9.02.040 of the March JPA Development Code and Section 65358 of the California Government Code, and based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that:

A. GPA 11-02 is consistent with the existing March Joint Powers Authority General Plan and will systematically implement the goals and objectives of the existing General Plan for the following reasons:

1. GPA 11-02 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, GPA 11-02 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 (SP-7)" 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. Furthermore the General Plan Amendment, coupled with the adoption of the Parcel Map and Master Plans will serve as a tool for the March JPA to implement the provisions of its General Plan as it applies to the Specific Plan Area.

3. GPA 11-02 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 Specific Plan Area.

4. GPA 11-02 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 and to balance with the conventional housing rich environment of western Riverside County.

5. GPA 11-02 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. GPA 11-02 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. GPA 11-02 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 GPA 11-02 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 existing General Plan.

8. GPA 11-02 is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the development proposed along with GPA 11-02 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 GPA 11-02 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 with the projected military and commercial aviation uses of the airfield.

B. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that GPA 11-02 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.

SECTION 3. The Chairman of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

PASSED, APPROVED, AND ADOPTED, by the members of the Commission of the March Joint Powers Authority this 20th day of July, 2011.

State of California)
County of Riverside)

Mike Gardner, Vice Chairman
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 #JPA 11-30 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at its regularly scheduled meeting on July 20, 2011.

Ayes:	Yarbrough, Batey, Melendrez, Buster (2 votes), Stewart, Busch, Gardner
Noes:	None
Absent:	None
Abstain:	None

Date: July 20, 2011

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

EXHIBIT "A"

LEGAL DESCRIPTION OF SP-7 SPECIFIC PLAN AREA

(Attached)

EXHIBIT "A"

Those portions of Lots 1 and 8 in Block 262, and Lots 1 through 8, inclusive, in Block 261, and Lots 1 through 8, inclusive, in Block 280, and Lots 1 through 8, inclusive, in Block 281 of Map No. 1 of Bear Valley and Alessandro Development Co., as shown by map on file in Book 11 of Maps at page 10, thereof, Records of San Bernardino County, California, lying in Sections 13 and
24, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:
BEGINNING at the intersection of the centerline of Cactus Avenue with the centerline of Heacock Street (30.00 feet in half width), as shown on Record of Survey on file in Book 124 of Records of Survey at pages 69 through 81, inclusive thereof, Records of Riverside County, California, said centerline of Heacock Street being the easterly line of said Blocks 261 and 280;
Thence South 00°26'00" West along said centerline of Heacock Street, a distance of 2640.57 feet to a point of intersection with the centerline of John F. Kennedy Drive as shown on Tract No. 19711 on file in Book 182 of Maps at pages 38 through 42, inclusive thereof, Records of Riverside County, California, said centerline of Heacock Street also being the westerly line of Block 144 of said Map No. 1 of Bear Valley and Alessandro Development Co.;
Thence South 00°26'44" West along said centerline of Heacock Street, a distance of 26.65 feet to a point of intersection with the easterly prolongation of the northerly line of Parcel 5 of Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California, said centerline of Heacock Street also being the easterly line of said Block 281;
Thence along the boundary line of said Parcel 5 the following seven (7) courses and distances:
1) North 89°34'43" West, a distance of 858.46 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 100.00 feet, the radial line from said point bears South 00°27'54" West; 2) Westerly, southwesterly and southerly along said curve, to the left, through a central angle of 90°00'55", an arc distance of 157.11 feet; 3) South 00°26'59" West, a distance of 71.74 feet to the beginning of a tangent curve, concave to the west, having a radius of 75.00 feet; 4) Southerly along said curve, to the right, through a central angle of 06°50'44", an arc distance of 8.96 feet; 5) South 07°17'43" West, a distance of 92.07 feet to the beginning of a tangent curve, concave to the east, having a radius of 75.00 feet; 6) Southerly along said curve, to the left, through a central angle of 06°50'44", an arc distance of 8.96 feet; 7) South 00°26'59" West, a distance of 569.36 feet to the southwesterly corner of said Parcel 5, said corner also being the northwesterly corner of that certain parcel of land conveyed to The March Joint Powers Authority described as Parcel K-5D-B1050 on Quitclaim Deed recorded November 05, 2007 as Document No. 2007-0674220, Official Records of Riverside County, California;
Thence along said boundary line of Parcel 5 and along the boundary line of said Parcel K-5D-B1050 the following eight (8) courses and distances: 1) South 89°33'04" East, a distance of 5.00 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 15.00 feet; 2) Northeasterly along said curve, to the right, through a central angle of 90°00'30", an arc distance of 23.56 feet; 3) South 89°33'04" East, a distance of 303.98 feet to the beginning of a tangent curve, concave to the northwest, having a radius of 55.00 feet; 4) Northeasterly along said curve, to the left, through a central angle of 85°54'06", an arc distance of 82.46 feet; 5) South 89°33'04" East, a distance of 252.16 feet; 6) North 00°26'26" East, a distance of 160.24 feet; 7) South 89°33'04" East, a distance of 183.69 feet; 8) North 62°09'21" East along said boundary line and along the northeasterly prolongation thereof, a distance of 177.05 feet to a point on said centerline of Heacock Street; Thence South 00°26'44" West along said centerline, a distance of 477.28 feet to a point thereon;

Thence North 89°33'16" West, a distance of 29.79 feet to a point on westerly right of way line of said Heacock Street, said point being the southeasterly corner of said Parcel K-5D-B1050;
Thence along said boundary line of Parcel K-5D-B1050 the following four (4) courses and distances: 1) North 47°27'01" West, a distance of 88.64 feet; 2) North 65°55'13" West, a distance of 206.62 feet; 3) South 00°24'35" East, a distance of 446.13 feet; 4) North 89°37'53" West, a distance of 325.02 feet to a point on the easterly boundary line of "N" Street of that certain parcel of land described as "N Street & Vicinity Roads" on said Quitclaim Deed recorded November 05, 2007 as Document No. 2007-0674220, Official Records of Riverside County, California;
Thence South 00°07'09" East along said easterly boundary line and along the easterly line of that certain parcel of land described as Parcel K-5D-B1054 of said Quitclaim Deed, a distance of 368.40 feet to the southeast corner thereof;
Thence North 89°59'14" West along the southerly line of said Parcel K-5D-B1054 and along the boundary line of 6th Street of said parcel of land, a distance of 398.12 feet to an angle point thereon;
Thence South 00°25'27" West along said boundary line, a distance of 87.88 feet to an angle point thereon;
Thence South 88°31'07" West along said boundary line and along the southerly line of Parcel K-5D-B940 as described on said Quitclaim Deed and along the southerly boundary line of 5th Street of said parcel of land, a distance of 400.55 feet to an angle point thereon;
Thence North 89°33'28" West along said southerly boundary line and along the southerly line of Parcel K-5D-B942b as described on said Quitclaim Deed and along the southerly boundary line of 4th Street of said parcel of land, a distance of 400.02 feet to the southwesterly corner of said 4th Street;
Thence North 00°27'58" East along the westerly line of said 4th Street, a distance of 470.22 feet to a point on the southerly line of said certain parcel of land conveyed to The March Joint Powers Authority described as "4th Street South and Vicinity Streets" on Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, Official Records of Riverside County, California;
Thence South 89°37'40" East along said southerly line, a distance of 142.19 feet to a point of intersection with the southerly prolongation of the easterly line of Parcel 4 of said Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California;
Thence along said southerly prolongation and along the boundary line of said Parcel 4 the following seven (7) courses and distances: 1) North 00°21'11" East, a distance of 449.54 feet;
2) South 89°45'19" East, a distance of 18.14 feet: 3) North 00°20'40" East, a distance of 305.07 feet; 4) North 89°38'45" West, a distance of 547.07 feet; 5) South 00°21'13" West, a distance of 330.00 feet; 6) South 89°38'51" East, a distance of 167.04 feet; 7) South 00°21'03" West along said boundary line and along the southerly prolongation thereof, a distance of 424.53 feet to a point on said southerly line of that certain parcel of land conveyed to The March Joint Powers Authority described as "4th Street South and Vicinity Streets" on Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, Official Records of Riverside County, California;
Thence North 89°37'40" West along said southerly line, a distance of 647.96 feet to a point on the westerly line of that certain parcel of land conveyed to The March Joint Powers Authority described as "Riverside Drive" on Quitclaim Deed recorded June 27, 2007 as Document No. 2007-0416182, Official Records of Riverside County, California;
Thence along said westerly line of parcel so conveyed the following five (5) courses and distances: 1) North 00°25'58" East, a distance of 1292.50 feet; 2) North 01°07'52" West, a distance of 111.70 feet; 3) North 00°42'13" East, a distance of 738.58 feet; 4) South 89°17'47"

East, a distance of 7.67 feet; 5) North 00°13'55" East, a distance of 489.86 feet to the southeasterly corner of that certain parcel of land conveyed to The March Joint Powers Authority described as "Castle Street" on said Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, said point being the beginning of a non-tangent curve, concave to the southwest, having a radius of 45.00 feet, the radial line from said point bears South 89°47'49" West;
Thence northerly, northwesterly and westerly along the southerly line of said parcel so conveyed and along said curve, to the left, through a central angle of 89°20'52", an arc distance of 70.18 feet;
Thence North 89°05'07" West along said southerly line, a distance of 358.82 feet to a point of intersection with the southerly prolongation of the easterly line of that certain parcel of land conveyed to The March Joint Powers Authority described as Parcel B2595 on Quitclaim Deed recorded October 25, 2006 as Document No. 2006-0783417, Official Records of Riverside County, California;
Thence North 00°33'08" East along said southerly prolongation and along said easterly line, a distance of 1311.87 feet to a point on the northerly line of March Air Reserve Base as shown on said Record of Survey, said line also being the centerline of said Cactus Avenue as shown on said Map No. 1 of Bear Valley and Alessandro Development Co.;
Thence South 89°33'32" East along said northerly line and along said centerline, a distance of 420.28 feet to an angle point thereon;
Thence continuing along said northerly line and along said centerline South 89°34'42" East, a distance of 2640.23 feet to the **POINT OF BEGINNING.**

EXCEPTING THEREFROM Parcels 1, 2 and 3 of said Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California and Parcel 1 of Record of Survey on file in Book 106 at page 87 thereof, Records of Riverside County, California.

ALSO EXCEPTING THEREFROM that certain parcel of land conveyed to The March Joint Powers Authority described as Parcel J-1 on Quitclaim Deed recorded May 17, 2006 as Document No. 2006-0359740, Official Records of Riverside County, California.

ALSO EXCEPTING THEREFROM those certain parcels of land described as Parcel K-5D-B940, Parcel K-5D-B942a, Parcel K-5D-B942b, Parcel K-5D-B1054, "N Street & Vicinity Roads" and Parcel J-4-B960 on said Quitclaim Deed recorded November 05, 2007 as Document No. 2007-0674220, Official Records of Riverside County, California, described as follows:

BEGINNING at the intersection of the centerline of said N Street with the northerly prolongation of the easterly boundary line of said Parcel K-5D-B1054;
Thence South 00°07'09" East along said easterly boundary line and along the easterly line of that certain parcel of land described as Parcel K-5D-B1054 of said Quitclaim Deed, a distance of 368.40 feet to the southeast corner thereof;
Thence North 89°59'14" West along the southerly line of said Parcel K-5D-B1054 and along the boundary line of 6th Street of said parcel of land, a distance of 398.12 feet to an angle point thereon;
Thence South 00°25'27" West along said boundary line, a distance of 87.88 feet to an angle point thereon;
Thence South 88°31'07" West along said boundary line and along the southerly line of Parcel K-5D-B940 as described on said Quitclaim Deed and along the southerly boundary line of 5th Street of said parcel of land, a distance of 400.55 feet to an angle point thereon;

Thence North 89°33'28" West along said southerly boundary line and along the southerly line of Parcel K-5D-B942b as described on said Quitclaim Deed and along the southerly boundary line of 4th Street of said parcel of land, a distance of 400.02 feet to the southwesterly corner of said 4th Street;
Thence North 00°27'58" East along the westerly line of said 4th Street, a distance of 470.22 feet to a point on the southerly line of said certain parcel of land conveyed to The March Joint Powers Authority described as "4th Street South and Vicinity Streets" on Quitclaim Deed recorded September 21, 2007 as Document No. 2007-0594725, Official Records of Riverside County, California;
Thence South 89°37'40" East along said southerly line, a distance of 142.19 feet to a point of intersection with the southerly prolongation of the westerly line of said Parcel J-4-B960, said westerly line also being the easterly line of said Parcel 4 of Record of Survey on file in Book 121 of Records of Survey at pages 83 through 90, inclusive thereof, Records of Riverside County, California;
Thence North 00°21'11" East along said southerly prolongation and along said westerly line, a distance of 403.74 feet to the northwesterly corner of said Parcel J-4-B960;
Thence South 89°38'33" East along the northerly line of said Parcel J-4-B960, a distance of 685.72 feet to a point on the westerly boundary line of said Parcel K-5D-B1050;
Thence South 00°25'53" West along said westerly boundary line, a distance of 362.61 feet to the beginning of a tangent curve, concave to the northeast, having a radius of 20.00 feet;
Thence southerly, southeasterly and easterly along said boundary line and along said curve, to the left, through a central angle of 89°13'01", an arc distance of 31.14 feet;
Thence South 88°47'08" East along said boundary line, a distance of 347.43 feet;
A-7
Thence South 00°06'18" East along said boundary line, a distance of 15.17 feet to the **POINT OF BEGINNING**.
Containing 191.39 acres, more or less.

IT IS NOT INTENDED THAT THIS LEGAL DESCRIPTION INCLUDE THE LANDFILL LOCATED ON LAND OWNED BY THE CITY OF MORENO VALLEY LOCATED AT THE SOUTHEAST CORNER OF THE BOUNDARY DESCRIBED ABOVE.

EXHIBIT "B"

GENERAL PLAN LAND USE MAP

(Attached)

EXHIBIT B: General Plan Designation Map

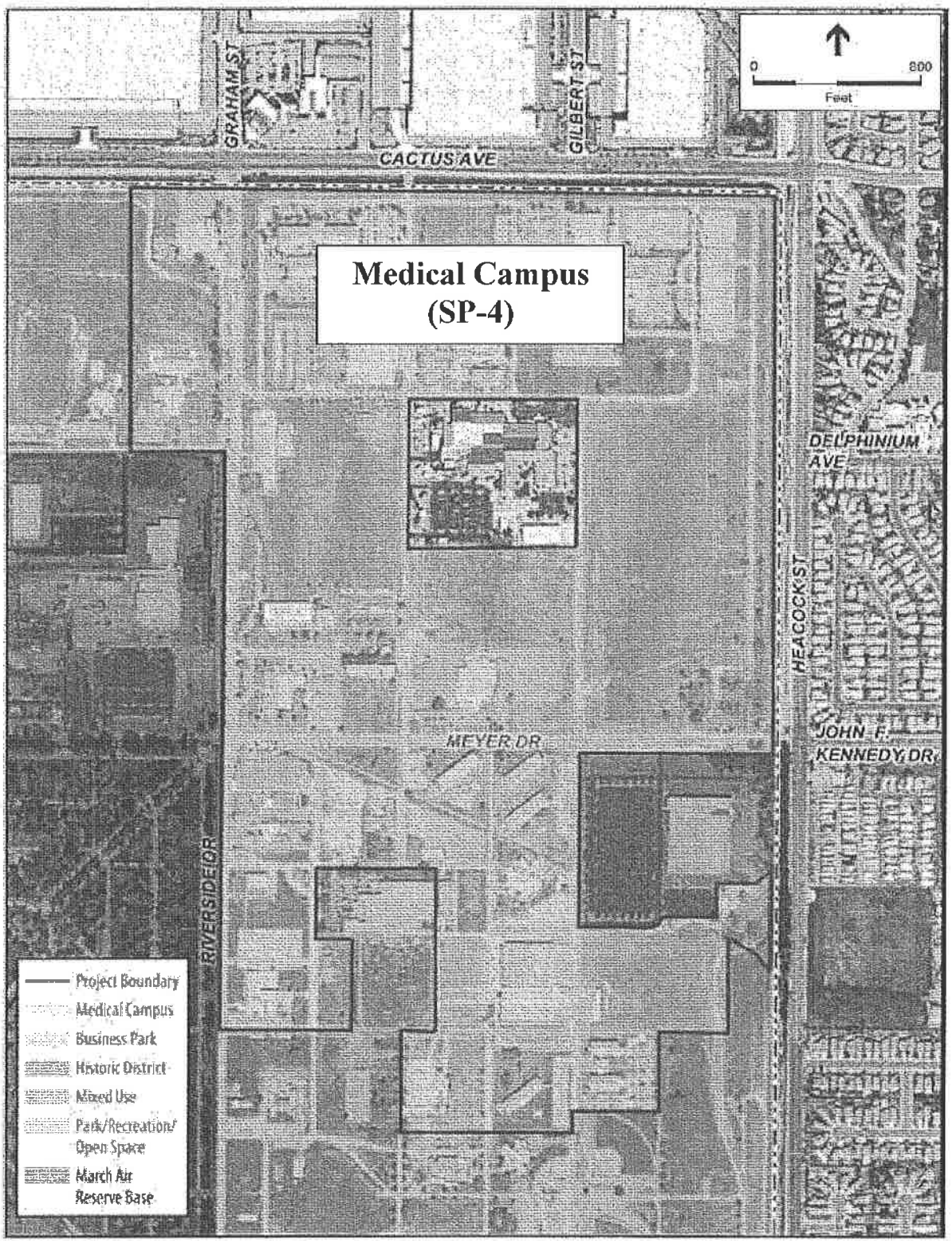
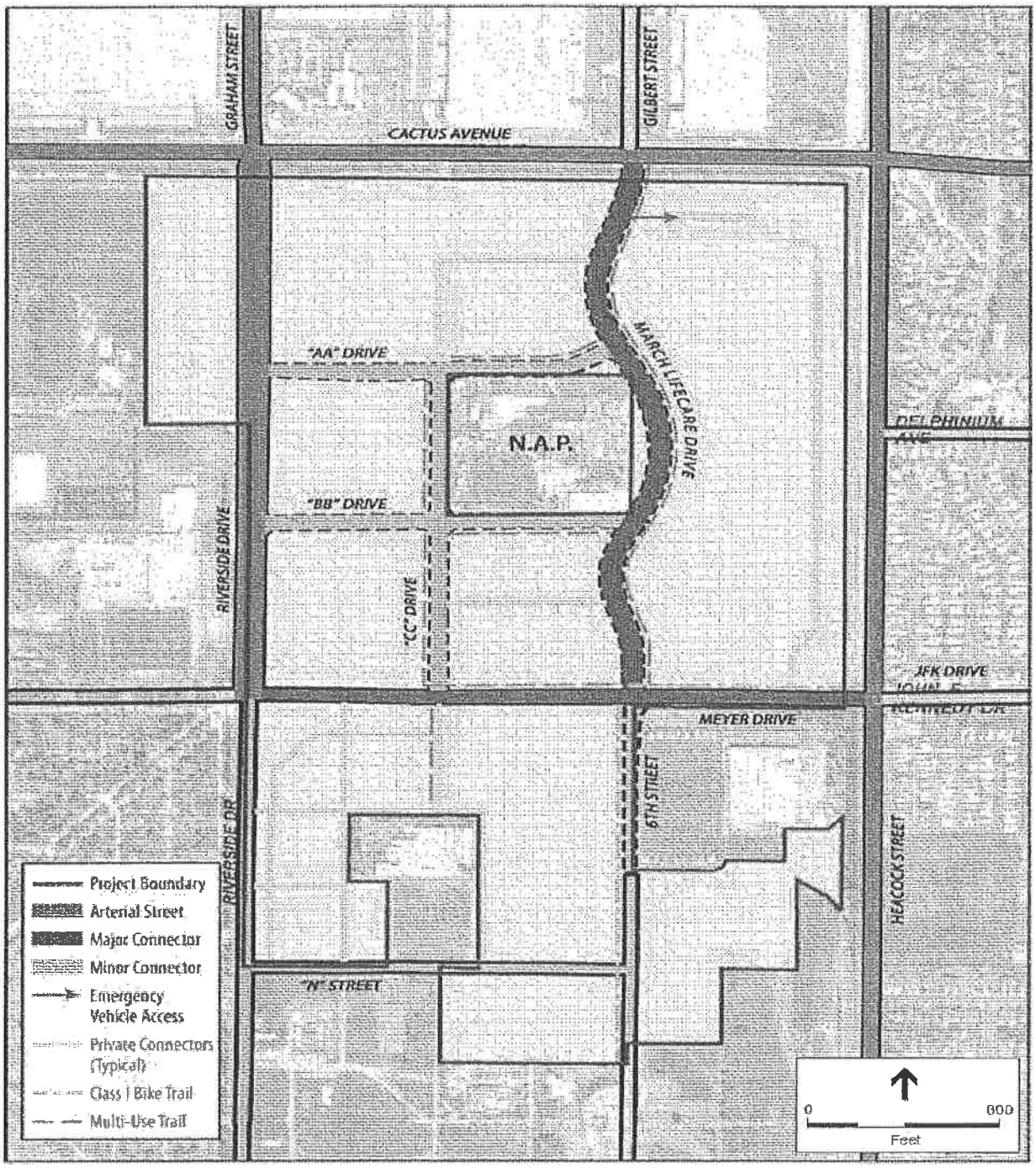


EXHIBIT "C"

GENERAL PLAN CIRCULATION AND BICYCLE ROUTE PLAN

(Attached)

Proposed Circulation Plan for the Northeast Corner Planning Area



11a 370

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

Public Hearing - MJPA
Agenda Item No. 11a

Meeting Date: July 20, 2011

Action: **APPROVE THE FOLLOWING COMPONENTS INVOLVING THE MARCH LIFECARE SPECIFIC PLAN LOCATED ON 236 GROSS ACRES AT THE SOUTHWEST CORNER OF CACTUS AVENUE AND HEACOCK STREET: 1) ADOPT RESOLUTION #JPA 11-29 CERTIFYING THE CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM EIR (SCH #2008071021); 2) ADOPT RESOLUTION #JPA 11-30 APPROVING GENERAL PLAN AMENDMENT GP 11-02; 3) WAIVE THE FIRST READING OF ORDINANCE #JPA 11-02 RECOMMENDING APPROVAL OF THE MARCH LIFECARE SPECIFIC PLAN AMENDMENT AND AMENDING THE MARCH JPA ZONING MAP TO REFLECT "SPECIFIC PLAN (SP-7)" FOR THE MARCH LIFECARE CAMPUS SITE AND DIRECTING STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) ADOPT RESOLUTION #JPA 11-31 APPROVING TENTATIVE PARCEL MAP 36035, APPROVING THE MASTER PLOT PLAN WITH OTHER ASSOCIATED MASTER PLANS (PP 11-03) AND APPROVING THE REVISED CONDITIONS OF APPROVAL**

Planning Commission Proposed Motions:

1) Move that the Lead Agency Certify the Addendum to the March LifeCare Final Program Environmental Impact Report (SCH#2008071021) and direct staff to file a Notice of Determination in accordance with the Agencies Local CEQA Guidelines;
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-30 Approving General Plan Amendment #11-02;
3) Waive the First Reading of Ordinance #JPA 11-02, an Ordinance of the March Joint Powers Commission, approving Specific Plan Amendment SP-7 and amending the March

JPA Zoning Map to reflect "Specific Plan (SP-7)" for the March LifeCare Campus, and direct staff to place it on a future agenda for second reading and formal adoption; and

4) Move that the Joint Powers Commission adopt Resolution #JPA 11-31, Approving Tentative Parcel Map No. 36035, Master Plot Plans PP 11-03 with Associated Master Plans; and Approving the Project Conditions of Approval as revised.

Applicant: March Healthcare Development, LLC.

Site/Location:

The March LifeCare Campus Project is located in the March JPA Planning Area, east of the I-215 Freeway, within the northeast corner of former March Air Force Base properties (See Figure 1). The 236-acre Specific Plan is bounded by Cactus Avenue to the north, Heacock Street to the east, military facilities and vacant properties to the west, and a recreational open space to the south.

Background:

The proposed General Plan Amendment (GP 11-02), Specific Plan Amendment (SP-7), Tentative Parcel Map (PM36035) and Master Plot Plan with Associated Master Plans (PP 11-03) [herein referred to as "Project"] appeared before the March Joint Powers Authority Planning Commission on July 6, 2011. The Planning Commission adopted Resolution #PC 11-01, recommending that the Joint Powers Commission certify the Addendum to the March LifeCare Final Program Environmental Impact Report (SCH#2008071021); #PC 11-02, recommending that the Joint Powers Commission approve General Plan Amendment # 11-02, Tentative Parcel Map No. 36035 and Master Plot Plans PP 11-03, subject to revised Conditions of Approval; and Resolution #PC 11-03 recommending that the Joint Powers Commission approve Specific Plan Amendment SP-7 and amend the March JPA Zoning Map to reflect "SP-7" for the March LifeCare Campus.

The following modifications to conditions of approval were recommended by JPA staff at the public hearing:

Condition of Approval No. 8: ~~The proposed project will have a cumulative adverse impact on Public Services. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population.~~ The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Condition of Approval No. 77: PRIOR TO PROJECT APPROVAL, individual Applicants within Zones **1**, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate consistency with shared parking strategies as identified within the March LifeCare Campus Parking Study. **As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.**

Condition of Approval No. 100: PRIOR TO CERTIFICATE OF OCCUPANCY, individual applicants within Zones 1, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate through the form of a shared parking agreement, that the required parking for the Project, as approved, have been met. **As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.**

The following issues of potential concern were identified during the July 6, 2011 Planning Commission Hearing by Commissioner Stewart.

1. FIRE SERVICES: Commissioner Stewart stated the conditions of approval for Fire services, as written, may not adequately address the potential need for a fire station within the limits of the medical campus in the future and that clearer thresholds are needed to guarantee that a new fire station will be located on the campus prior to Project completion. However, in subsequent discussions with the Riverside County Fire Department on July 6th and 7th, CalFire identified the existing Mitigation Measure 4.11.1 within the Final EIR is consistent with language in their June 14, 2011 letter and no further thresholds are needed for the establishment of a new fire station.

   4.11.1 Based on national fire standards, one new fire station and/or engine-company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Prior to any subsequent project approval associated with the Specific Plan, the applicant shall provide the MJPA a letter from CalFire identifying that the project will either meet this requirement or not be subject to this requirement.

To further address Commissioner Stewart's concern, however, JPA staff and CalFire staff have developed the following new condition to address the need for fire services in the future of the Project:

WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, and assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any

resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

2. LIGHTING: Commissioner Stewart identified that existing mitigation measures as it relates to development lighting do not adequately provide specific lumens or footcandle requirements that would address light pollution in the project area. He recommended that JPA staff obtain the Dark Sky ordinance from the City of Moreno Valley and incorporate standards from said ordinance into the Specific Plan.

On July 6th JPA staff contacted the City of Moreno Valley's Planning Department to obtain the city's Dark Sky ordinance as requested by the Commission. City planning staff stated the ordinance has not been adopted and will be appearing before City Council on July 12th. They also provided the following link, to the latest Planning Commission meeting on the matter: http://65.214.188.76/sirepub/pubmtgframe.aspx?meetid=501&doctype=agenda.

As per the City of Moreno Valley minutes for the July 12th City Council meeting, on October 20, 2009, the City Council provided direction for staff to review existing lighting standards and provide proposed dark sky provisions for consideration. The review of existing lighting ordinance standards is a direct result of the settlement agreement reached on January 7, 2010, between the Sierra Club, Highland Fairview and the City regarding approval of the Highland Fairview Corporate Park Project and the Sketchers warehouse building.

The current City of Moreno Valley Municipal Code lighting requirements include provisions to curb on-site lighting such as the current limit for lighting at property lines to a maximum of 0.5 foot candle and residential lighting fixture limit of twelve feet in height. All existing lighting provisions and other Code provisions within the City of Moreno Valley's Municipal Code are consistent with the March JPA's lighting provisions in its current Development Code (Section 9.08.100). Some of the current lighting standards however, do not facilitate a dark sky approach or assist in promoting energy efficiency.

The reasoning behind proposed modifications to current Moreno Valley lighting practices include:

- Permitting reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
- Curtailing and reverse any degradation of the nighttime visual environment and the night sky;
- Minimizing glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
- Conserving energy and resources to the greatest extent possible;
- Helping protect the natural environment from the negative effects of night lighting.

Pursuant to the direction provided by their City Council, Moreno Valley staff developed major modifications proposed to the existing lighting standards that included the following:

a. Revised development and performance standards including maximum wattage of light bulbs for single-family residential, multiple-family residential (100 watts) and non-residential (commercial and industrial) properties (250 watts);

b. All lighting to include full cutoffs to prevent excess trespass for residential multiple family and all non-residential properties.

c. A further reduction of permitted light trespass or spillover lighting on adjacent properties for all non-residential and multi-family residential properties to not exceed 0.25 foot candle minimum maintained lighting measured from within five (5) feet of any property line.

d. The inclusion of height limits for hillside residential lighting of 8 feet, with all other residential areas not to exceed 12 feet; and non-residential lighting height limits of 30 feet, except within 100 feet of a residential use, where the maximum height would be 20 feet and walkway/courtyard lighting with a maximum of 12 feet in height.

e. The addition of lighting curfews for outdoor lighting for non-residential uses requiring all lighting to be reduced by 50 percent beginning at 10:00 p.m. or the close of business, whichever is later, until dawn or the start of business, whichever is earlier.

f. The addition of athletic field lighting standards to include horizontal cutoffs to reduce vertical lighting above the fixture for new lighting and retrofit fixtures and a maximum lighting value for lighting recreational athletic fields to be an average maintained 50 candle/foot^2.

g. The modification of existing street light standards to indicate that the installation of street lighting is solely for the purpose of illuminating the public right of way in conformance to the city street lighting standards, which include the provision that the developer will pay all costs related to the installation of street lighting and establish a method for the payment of maintenance and operations.

The City of Moreno Valley's Planning Commission reviewed proposed revisions related to lighting for general site, street and athletic field/park lighting citywide, on April 14, 2011 and unanimously recommended that the City Council not amend lighting provisions within the Municipal Code to include a dark sky emphasis for general site, street and athletic field/park lighting.

Issues of concern related to their recommendation for denial included, but were not limited to, the following:

a) That revisions to existing Development Code standards would be intrusive to both residential homeowners and commercial/industrial projects;
b) That curfew lighting would have the potential to create reduced lighting conditions and the potential for reduced lighting within parking lot peripheries; and
c) That the reduction of lighting in the later night hours may lead to potential public safety issues and that some provisions such as the night lighting curfew and light wattage requirements may be difficult to enforce.

As of the writing of this staff report, the City of Moreno Valley's City Council continued the proposed revisions to the Municipal Code lighting standards to a March 2012 date to enable City

staff to examine any updates to Federal lighting regulations in 2012, and compare them to the proposed ordinance language.

According to the California Building Standards Commission (CBSC), there are currently no federal laws or regulations for light pollution reduction, but the EPA has been petitioned to consider "atmospheric discoloration" caused by nighttime lighting in regulations related to the Clean Air Act. In the meantime, the Federal government defers all development regulations and standards related to lighting (and other measures) to individual state codes. As it relates to light pollution standards within the state, the CBSC received and accepted a petition this year concerning modifications to mandatory Section 5.106.8, Light Pollution Reduction, in the 2010 California Green Building Standards (CALGreen) Code. The petitioner alleged that compliance with the section would reduce nighttime illumination of building sites to a level that does not meet minimum safety requirements. The petitioner contended that the regulations are unreasonable, arbitrary and capricious and likely to result in muggings and rapes, with victims seeking legal redress from CBSC and individual commissioners. Despite the exceptions for emergency and security lighting in the section, CBSC staff was in agreement that modifications were needed, and that they should be considered on an emergency basis to avert any danger to public safety that the petitioner has claimed.

In light of the information provided to JPA staff by the City of Moreno Valley, and information obtained from CBSC reports, all mitigation measures and Specific Plan design standards for the March LifeCare Campus are recommended to remain the same. Project lighting as designed and conditioned is in compliance with incumbent California Title 24 standards. The review of future Project photometrics as required under Mitigation Measure 4.1.3 will ensure that proposed lighting standards are consistent with the Specific Plan Amendment as well as the March JPA Development Code which requires the following standards:

1. All outdoor lighting associated with nonresidential uses shall be shielded and directed away from surrounding residential uses. Such lighting shall not exceed 0.5 foot-candles, minimum maintained illumination beyond the property containing the nonresidential use, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.

2. All parking areas of five or more spaces shall have a minimum maintained lighting of 1 foot-candle illumination per square foot of parking area for visibility and security during hours of darkness generally distributed over the entire parking surface.

3. Use of the following forms of outdoor lighting shall be prohibited between midnight and dawn:
   a. The operation of searchlights for advertising purposes; and
   b. The illumination of outdoor public recreational facilities, unless a specific recreational activity requiring the lighting is already in progress. Security lighting shall be provided.

4. Overhead roof lighting is prohibited.

5. Outdoor lighting within residential areas, except for street lighting, shall be on poles or other supports not exceeding 12 feet in height. Such lighting shall be designed to project downward and shall not create glare on adjacent properties.

6. All exterior commercial doors during the hours of darkness shall be illuminated with one (1) foot-candle, minimum maintained of light on the surface.

7. Aisles, passageways, and recesses related to and within a building complex, during the hours of darkness, shall be illuminated to fifty one hundredth (0.5) foot-candles, minimum maintained, on the surface.

8. All lighting shall be enclosed in vandal resistant fixtures.

On a phone conversation with Mark Gross of the City of Moreno Valley Planning Department on 7/13/11, beyond the preservation of dark skies in Moreno Valley, the City Council was interested also in promoting energy efficiency in the City. As written, the March LifeCare Campus Specific Plan Amendment promotes energy efficiency beyond incumbent Title 24 standards. For example, Mitigation Measure 4.9.13 requires the following

4.9.13 Building and site plan designs shall ensure that the design of the proposed buildings or structures exceed applicable Title 24 requirements by a minimum of 20 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent:

a. Increase in insulation such that heat transfer and thermal bridging is minimized;
b. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;
c. Incorporate dual - paned or other energy efficient windows;
d. Incorporate energy efficient space heating and cooling equipment;
e. Incorporate energy efficient light fixtures;
f. Incorporate energy efficient appliances;
g. Incorporate energy efficient domestic hot water systems;
h. Incorporate solar panels into the electrical system;
i. Incorporate cool roofs/light - colored roofing;
j. Consult with Edison's Saving By Design Team and incorporate their recommendations.

In light of this information, all mitigation measures and Specific Plan design standards for the March LifeCare Campus are recommended to remain the same. As mitigated and conditioned, the Project will exceed energy efficiency standards outlined within incumbent California Title 24 standards.

3. NOISE: Commissioner Stewart identified that the Project is located within close proximity to March Air Reserve Base and as such, special caution must be taken to ensure that future uses are protected from noise impacts generated by the airport. March JPA staff stated that in 2009 extensive mitigation measures were incorporated into the Project to address concerns regarding noise. To address potential conflicts in the future with airport noise, or other noise associated with the operation of a medical campus, the following measures are required:

a) Specific noise impact studies are required for all future construction activities within the project site (MM 4.10.4);
b) Specific noise impact studies are required for all future projects that involve sensitive land uses (MM 4.10.5, 4.10.8);
c) Building materials must be incorporated to ensure that interior building noise levels (on all sensitive building types including hospitals) do not exceed the maximum acceptable condition of 45 dBa CNEL. Specific acoustical analyses must be implemented (MM 4.10.5, 4.10.16, 4.10.17);

d) Operational noise generated by the Project as received by any off-site sensitive land use within the Base shall not exceed 70 dBA CNEL (MM 4.10.8, 4.10.10);
e) Operational noise generated by the Project as received at City Moreno Valley receptors shall not exceed 55 dBA Leq between 10:00 p.m. and 7:00 a.m. and 60 dBA Leq between 7:00 a.m. and 10:00 p.m. (MM 4.10.8);
f) If helipad(s) are proposed, these facilities shall be located a minimum of 500 feet from the Specific Plan's easterly property boundary (Heacock Street), thereby minimizing potential noise exposure of proximate residential land uses within the City of Moreno Valley. (MM 4.10.13, 4.10.16, 4.10.17)
g) 4.10.18 All proposed ambulance routes shall be implemented in accordance with Mitigation Measures 4.10.14 and 4.10.15.

As a result of prior environmental work for the Project, no further mitigation measures and/or conditions of approval are required.

4. PUBLIC SAFETY TAX: Related to the issue of Fire and Safety, the Commission requested that the JPA look into establishing a Public Safety Tax for the funding of future Fire Services. In response to the Commission's request JPA staff not only explored the costs and benefits of establishing a Public Safety Tax for the Project, but also reviewed the tax increment projection for the Project in 30 years. The projection reviewed by JPA staff showed a contribution of more than $54 million to Fire services. As mentioned in the first Issue of Concern discussion, the JPA staff and CalFire staff have developed the following condition of approval to further address the need for Fire Services in the future of the Project:

   WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the

March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

History:

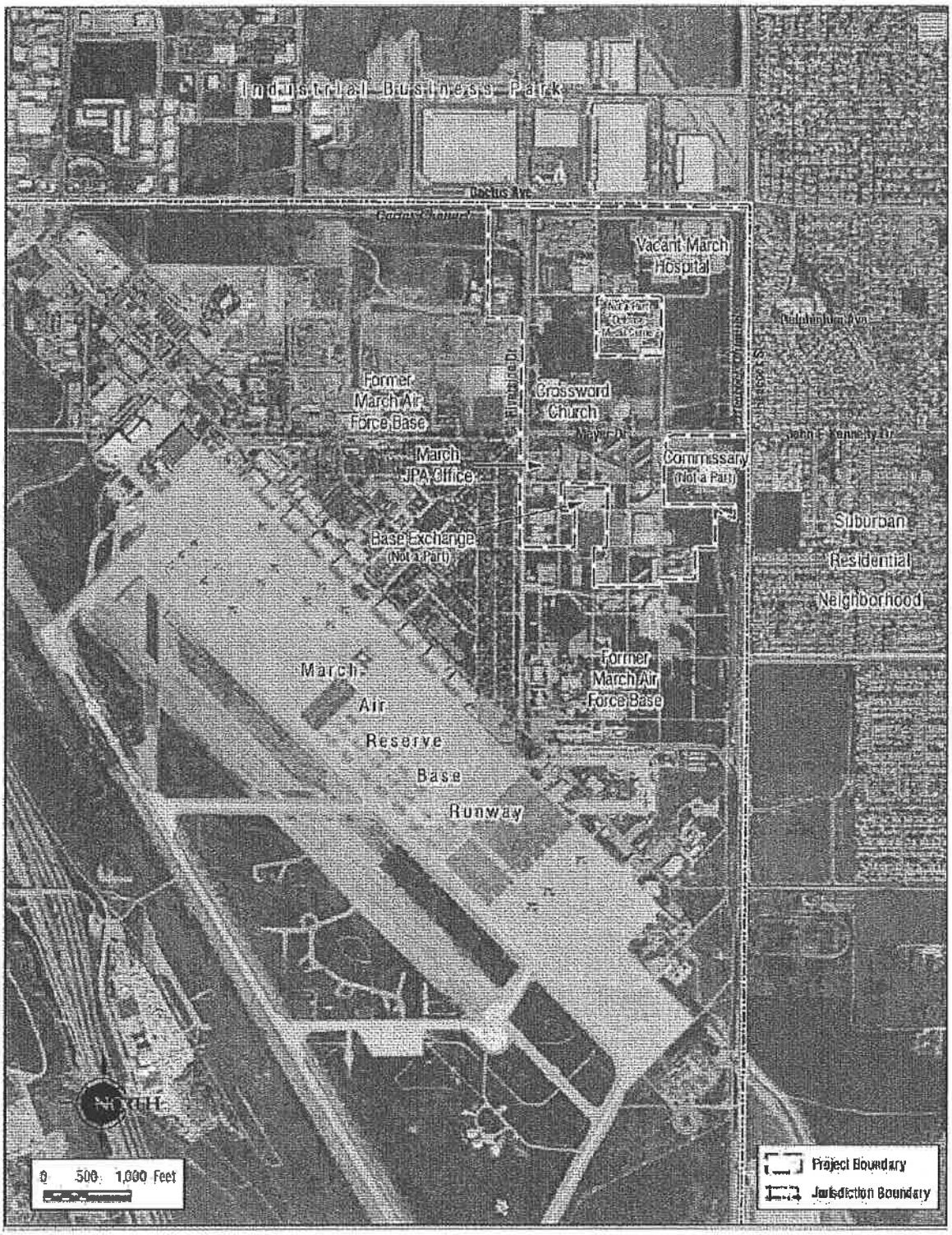
The March LifeCare Campus Project was originally approved on December 2, 2009 by the March Joint Powers Commission as Specific Plan 4 (SP-4), with an associated General Plan Amendment and a Change of Zone to "Specific Plan". The Specific Plan was designed as a Form-Based Code which established "regulating zones" that provided the framework of how the overall medical campus, with associated uses as shown on Table 1, would be developed over time. The development standards for each "regulating zone" were intended to regulate the scale, character and configuration of buildings based on the zones they are proposed in, not on the actual use itself. This approach fostered predictable design results and guarantees a high-quality public realm zone by using physical form (rather than separation of uses) as the organizing principle for the Project. Although each form based zone allowed a measure of flexibility for future uses, the ultimate mix of land uses is required to conform to the buildout scenario illustrated on Table 1.

Table 1. Permitted Uses as Approved under SP-4

Permitted Use	Anticipated Building Square Footage
General Medical Office	1,990,000
Commercial Retail	315,000
Research and Education	200,000
Institutional Residential	700,000
Wellness Facilities	40,000
Mixed Use	310,000
ALL PERMITTED USES	3,555,000

Source: March LifeCare Specific Plan, Section 3.0, P. 13.

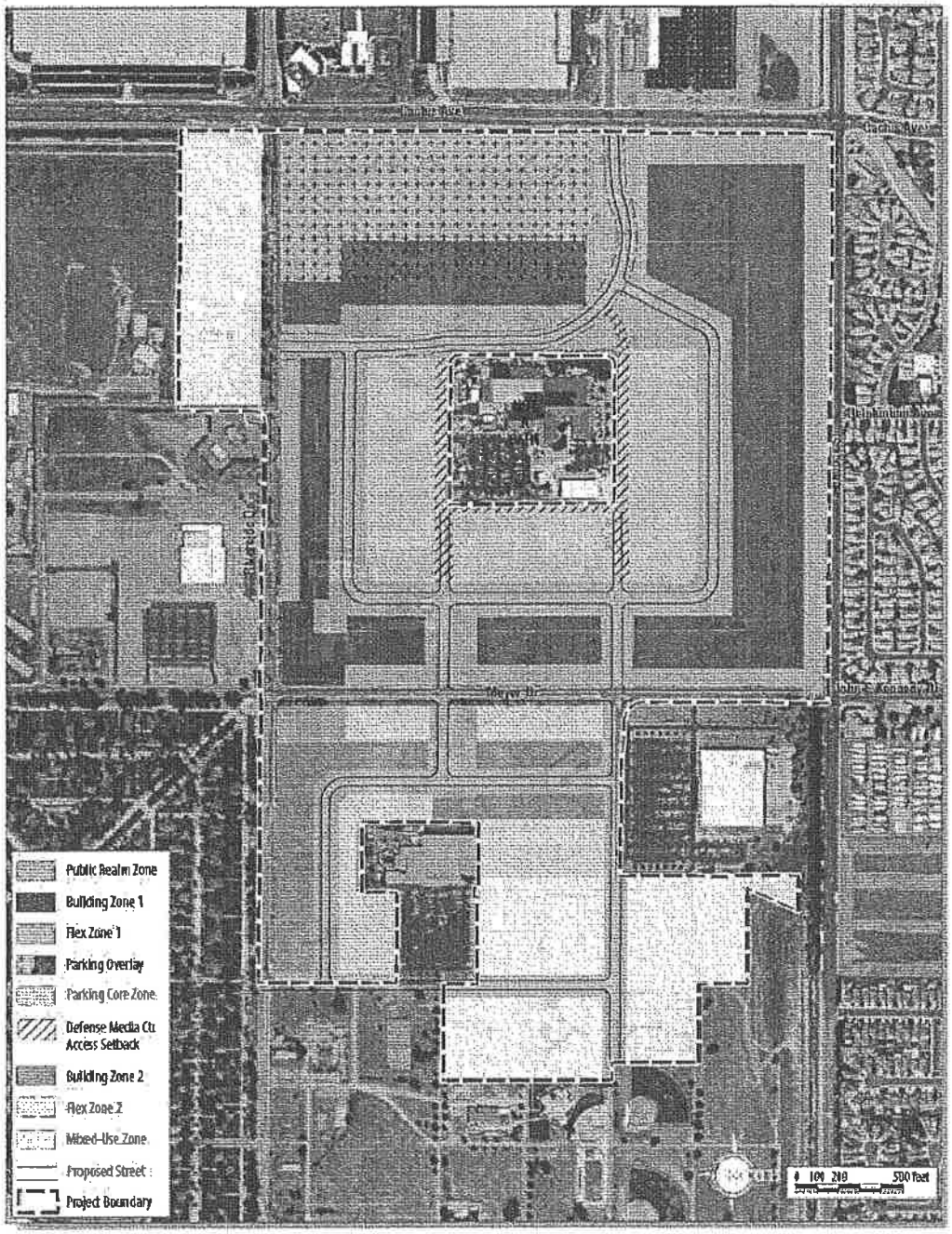
Figure 1. Site Location



The following Zones were previously approved under the SP-4 Regulating Plan (See Figure 2), and they were adopted as a method that would control the placement and design of buildings and open spaces: *Public Realm Zone; Building Zone 1 (B1); Building Zone 2 (B2); Flex Zone 1*

(FX1); Flex Zone 2 (FX2); Parking Core Zone (PC); Mixed Use Zone (MU); and Parking Overlay (PO).

Figure 2. SP-4 Regulating Plan (2009)



PROPOSED PROJECT:

The proposed Project is a Specific Plan Amendment (SP-7) to the previously approved March LifeCare Campus Specific Plan (SP-4). Although the uses and square footage for the proposed project are the same as was analyzed in the Final EIR, the conceptual layout of the Specific Plan area is proposed to be revised. The Project proposes modifications to SP-4 that include the following:

- The "Flex Zones" and "Building Zones" concepts included in SP-4 have been replaced with a more traditional approach of organizing the Specific Plan Area into Zone Areas (also known as Planning Areas); however, all design standards and regulations (as summarized in the previous discussion) are preserved (see Figure 3). The new organization of Zone areas will better guide the overall Phasing of the Project (see Figure 4).
- Modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility (see Figure 5).
- Modify the circulation system to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area (see Figure 6).
- Remove the "Parking Core" area due to changes in the circulation system, to address telecasting concerns associated with the Armed Forces Network facility (formerly DMC), and to better facilitate the parking needs of individual users such as hospitals.

Development of the proposed project (SP-7) would require the same extension of existing infrastructure and services and construction of new infrastructure as was originally analyzed in the Final EIR, including:

- Street improvements – the public roadways (e.g., Riverside Drive, Meyer Drive, March LifeCare Drive) would be improved during the development of the Specific Plan. The private- and public-road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual planning areas and land uses as detailed site planning for the Specific Plan occurs.
- Water distribution facility improvements – all existing pipeline within the Specific Plan area will be replaced.
- Sewer collection facility improvements – off-and on-site improvements will be completed including upgrading an existing 15-inch gravity line with a proposed 18-inch sewer pipeline off-site. All existing sewer mains within the Specific Plan area will be replaced.
- Storm drain improvements – Cactus and Heacock channels will be upgraded to protect the Specific Plan area from off-site flows and eliminate existing flooding conditions.
- Utilities – a backbone electrical conduit system will be installed in the right-of-way landscaped area of the roads. A gas main and two master meters will be installed to serve the Specific Plan area.
- Other public services – the Riverside County Sheriff's Department (RCSD) and the Riverside County Fire Department (RCFD) will continue to provide service to the Specific Plan area.

Similar to the original SP-4, the proposed project (SP-7) would provide open space throughout the development with courtyards and plazas that would be incorporated into building layout and campus design.

Figure 3. Proposed Regulating Plan

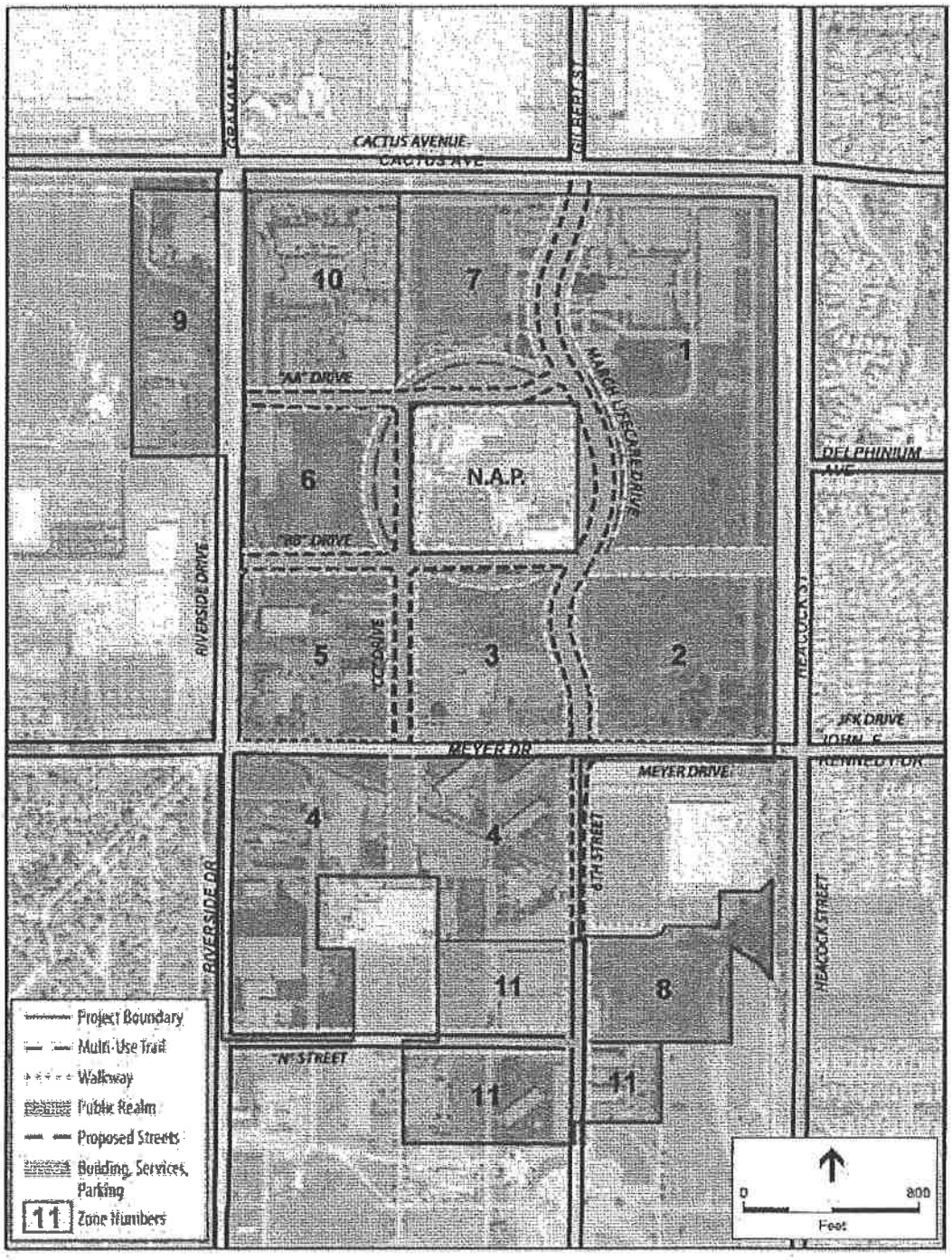


Figure 4. Proposed SP-7 Phasing Plan

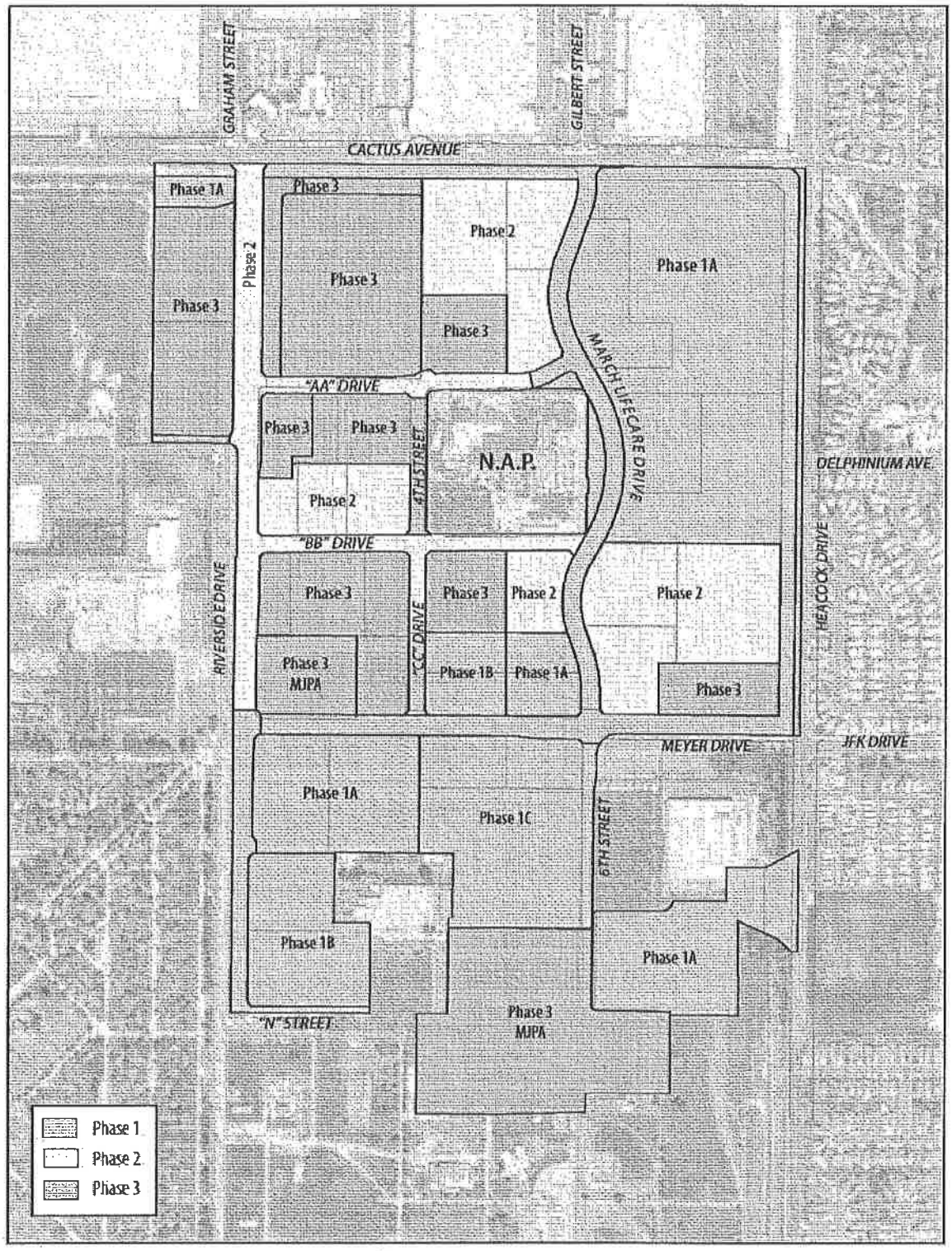


Figure 5. Proposed SP-7 Height Limitations

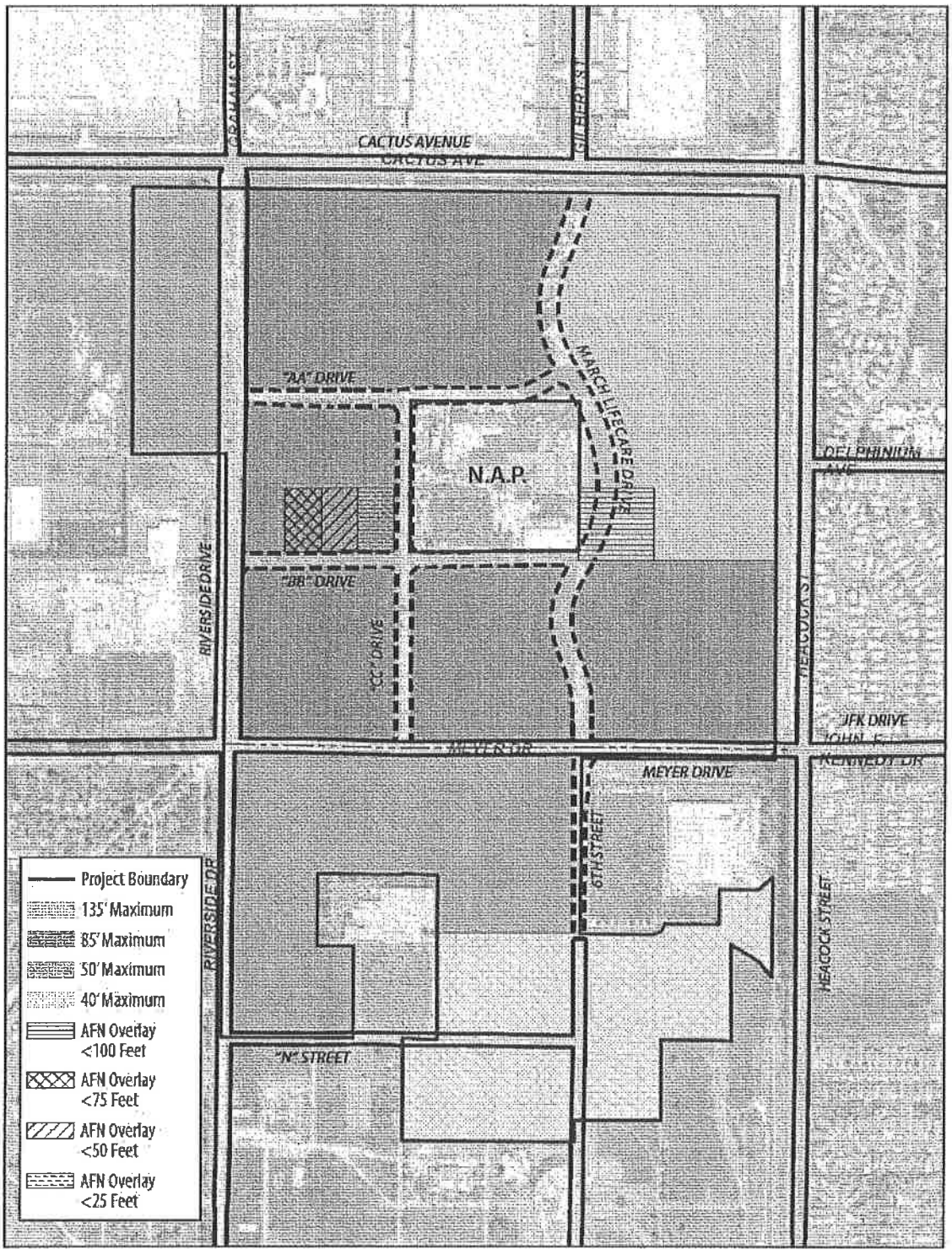
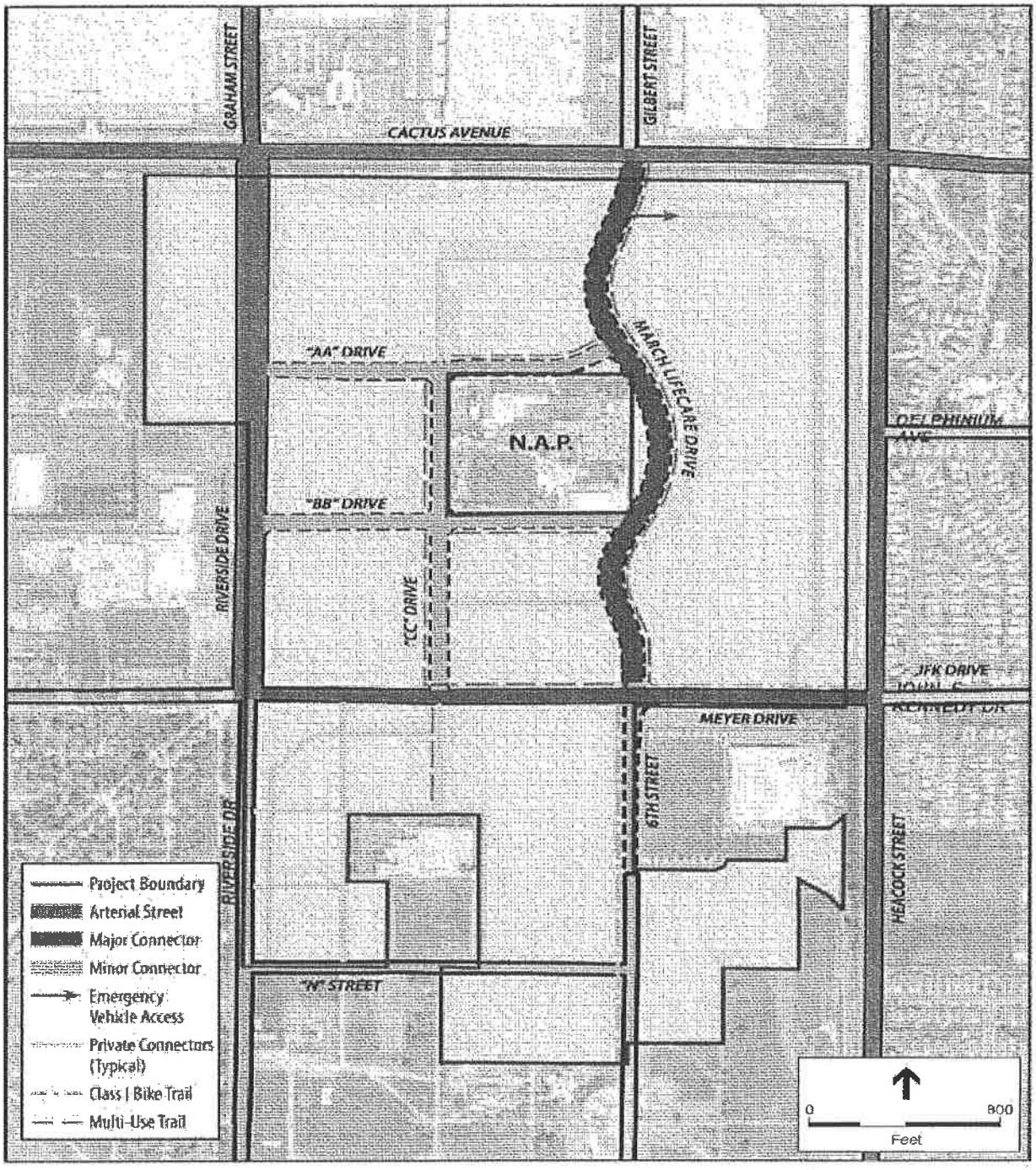


Figure 6. Proposed SP-7 Circulation Plan



PARCEL HISTORY:

April 1, 1996: March Air Force Base was realigned to an Air Reserve Base. Approximately 4,400 acres of former Air Force Base were declared surplus property and made available for the future development of employment uses.

September 15, 1999: The March Joint Powers Commission adopted the existing General Plan which identifies the Northeast Corner of the March Joint Powers Authority Planning Area as appropriate for development of employment uses with a mix of Business Park, Office, and Mixed Use.

December 2, 2009: The March Joint Power Commission adopted a Program Environmental Impact Report, a General Plan Amendment and Change of Zone for a 236-acre medical campus that was approved as the March LifeCare Campus Specific Plan (SP-4). The Project outlined the development of a comprehensive healthcare campus that would include more than 3.55 million square feet of medical and healthcare related projects.

SURROUNDING PROPERTIES/ZONING:

Location	GP Designation/Zoning	Existing Land Use
Site	Medical Campus (SP-4)	MJPA Administrative Office/Conference Center, various Military Reserve offices, Communications facility, Air Force Office of Special Investigations (AFOSI), Utility Vault, CrossWord Church, Path of Life, vacant buildings and land.
North	City of Moreno Valley	Warehousing facilities/Business Park offices
West	Historic District, Medical Campus (SP-4)	Military Facilities, Green Acres Housing, Vacant land
South	Park/Recreation/Open Space	Moreno Valley Regional Park
East	City of Moreno Valley	Single Family Residential

SUMMARY OF APPLICATIONS:

General Plan Amendment (GP11-02): The proposed General Plan Amendment would change the General Plan designation for the March LifeCare Campus Specific Plan, previously approved in 2009, from "Medical Campus (SP-4)" to "Medical Campus (SP-7)".

General Plan Amendment Overview:
The proposed March LifeCare Specific Plan Amendment is consistent with the original General Plan objective of developing a mixed use campus on the Northeast Corner of the JPA Planning Area. The programmatic nature of the Specific Plan Amendment necessitates an amendment to several components of the General Plan, including the land use plan, the street system plan, and the bicycle facilities plan.

The proposed General Plan Amendment is consistent with the objectives of the General Plan Land Use Element, the 2005 Air Installation Compatibility Use Zone (AICUZ) study and the

March ARB March Inland Port Comprehensive Land Use Plan (CLUP). The objectives of the Housing, Noise, and Safety Elements of the General Plan are met by the emphasis on employment related uses and the prohibition of single and multi-family residential uses within March LifeCare Campus. The objectives of the General Plan Open Space and Conservation Elements are met by the provision of open space, protection of riparian habitat, prevention of flooding through Best Management Practices (BMPs) and Low Impact Development (LID) measures, provision of drought tolerant landscape tracts and preservation of significant habitat in the adjacent Cactus and Heacock Channels. The objectives of the Transportation Element are met by the proposed street circulation system, prepared in accordance with the recommendations of the traffic analysis. A breakdown of the General Plan Amendment land use request shows that the proposed Project is consistent with what was originally approved for the March LifeCare Campus in 2009:

BUILDOUT UNDER EXISTING GENERAL PLAN and PROJECT LAND USES				
Current GP Land Use	**Gross Acres**	**Net Acres**	**Buildout (Square Feet Building Area)**	**Buildout Intensity (Average FAR)**
Project – Specific Plan (Medical Campus "SP-4)	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area	0.85 Total (0.49 Building Area Only)
Project – Specific Plan (Medical Campus "SP-7")	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area	0.85 Total (0.49 Building Area Only)

Sources/Notes: March JPA General Plan Land Uses; Net Acreage defined as 70 percent of Gross Acreage, March JPA General Plan, Pages 131-132; Buildout Intensities from March JPA General Plan, Page 1-40; "Buildout Capacity" or Intensity of each land use is defined as the average FAR.

Specific Plan Amendment (SP-7): This is the first Amendment to the approved March LifeCare Campus Specific Plan (SP-4). Changes proposed under this SPA include, but are not limited to, the following: a) modification of the street layout plan; b) modification of all figures within the SP document to reflect the new street layout; c) remove the central parking area and assign parking locations per Zone Area and modify parking strategies throughout the campus; d) replace the approved Regulating Plan with a Zone Area Plan; e) redesign of the Public Realm Zone; f) modify transit and non-vehicular circulation; g) modify utility layouts to reflect the new street layout; i) modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility; j) incorporate a better defined Project phasing plan; and k) modify design emphasis locations.

Specific Plan Amendment Application Overview:
The SP Amendment will replace the original "Regulating Zones" Plan with a "Zone Area" Plan. The new regulating format provides a clearer framework for the phasing of the Specific Plan Project over time. The development standards for each "Zone Area" is intended to regulate the scale, character and configuration of buildings based on the zones they are proposed in, not on the actual use itself. This approach fosters predictable design results and guarantees a high-quality public realm zone by using physical form (rather than separation of uses) as the organizing principle for the Project. The Zone Areas are identified as the following within the Specific Plan Amendment:

Public Realm (PR)
The PR is intended to be a linear "Campus Commons," providing unique locations with a strong sense of place, civic character, and lasting value. This linear "Campus Commons" offers a variety of distinct open spaces for community gathering, active and passive recreation, reflection, and healing. These open spaces are contiguous and constitute an "open space loop" (See **Figure 4-2a**, Public Realm and Design Emphasis Locations). The PR is complemented by publicly accessible open space areas required on each parcel located north of Meyer Drive, which contribute to an attractive and interesting meandering open space corridor. Additionally, the PR is the organizing spine of the March LifeCare Campus; it accommodates the primary motorized and non-motorized circulation. The primary pedestrian access to all buildings is taken from and oriented to the Public Realm. Section 4.4, Open Space, sets forth the Development Standards for the Public Realm.

Zone 1 General Medical
The General Medical Office land use type includes a broad range of general health care uses. The intent of the General Medical Office land use type in Zone 1 is to allow development of a general care hospital, medical office buildings and a wide range of other secondary health care services, as shown in **Table 4-1**: Permitted Land Uses. This land use type will provide a location for physicians and other health personnel to practice a wide range of medicine. A general hospital is one in which patients with multiple types of ailments are given care.

Zone 2 General Medical/Mixed Use
In contrast to a general hospital, a specialty hospital is one that that treats a specific type of patient, such as cancer treatment centers, children's hospitals, or maternity hospitals. Zone 2 may provide for this type of hospital and/or other General Medical use. The Mixed Use land use type is anticipated to provide opportunities for the location of a broad range of health care-related and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus. The mixed uses envisioned for Zone 2 may include but are not limited to lodging for overnight visits by family and friends and other supportive secondary commercial/retail uses. (See **Table 4-1**: Permitted Land Uses.)

Zone 3 Retail/Mixed Use
The Retail (a.k.a. Medical and Commercial) and Mixed Use land use types are intended to provide locations for the sale of goods or commodities in small quantities primarily to users of the March LifeCare Campus, including patients, visitors to the Campus, doctors and other employees of businesses located at the campus and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus, as shown in **Table 4-1**: Permitted Land Uses. Zone 3 will provide the core of these types of uses in a centralized location for the entire campus. Additionally, and unique to Mixed Uses in Zone 3, Outpatient Centers are allowed, as they complement the Medical Retail uses.

Zone 4 Institutional Residential/Medical Retail
Zone 4 is primarily intended for the placement of institutional-residential buildings (senior continuum) as allowed in **Table 4-1**: Permitted Land Uses, which shall be oriented and configured to enhance the campus character established by the PR Zone 4 may also contain open space, either as publicly accessible open spaces, plazas and/or walkways that are contiguous and visually connected with the Public Realm, or as private yard space intended for tenant use only, which may be physically and visually separate from the Public Realm. Ancillary retail facilities may be allowed within this zone.

Zone 5 Wellness/General Medical
The Wellness and General Medical land use types in Zone 5 include uses that contribute to the mental and physical soundness of March LifeCare Campus users. Wellness Facilities will provide uses that allow visitors and employees to assume responsibility for the quality of their lives and to function optimally throughout their days. Zone 5 is anticipated to include fitness centers, massage therapy centers, and physical rehabilitation centers, among other uses. Zone 5 also includes existing, and may include future, uses which support the spiritual wellness of individuals. (See Table 4-1: Permitted Land Uses.) Zone 5 is bordered by the PR on two sides that will make the pedestrian experience pleasant and accessible for all who may wish to walk to this area.

Zone 6 Mixed Use (MU)
The MU zone is intended to accommodate non-institutional residential uses with a broad range of health care-related and commercial retail uses as permitted by Section 3.1, Land Uses, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, the MU zone accommodates surface and structured parking and vehicular access, publicly accessible open space areas, and private yards.

Zone 7 General Medical/Research & Education
The Research and Education land use type is intended to accommodate buildings used for study and teaching. It is anticipated that these will include areas to conduct investigations into a wide range of medical theories, for example a cancer research center. Additionally, it is anticipated that instructional and informational areas will be accommodated in this land use type. These might include substance addiction control centers or stress management centers. Such uses complement the General Medical land uses such as hospitals and medical offices. It is envisioned that the education and research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 7 at the main entrance to the March LifeCare Campus and fronting on the PR.

Zone 8 Open Space/Drainage Basin
The Specific Plan is responsible for retaining all incremental increase in storm water drainage on-site. One detention basin is proposed to mitigate the increased runoff from the site, located at the southeast corner of the Specific Plan area in Zone 8, thus providing convenient discharge locations for the proposed storm drain system and direct outlet to the Heacock Channel. All redirected off-site flows will outlet into this proposed dispersion basin southerly of the existing commissary. The basin size was established to serve as a water quality, 100-year on-site mitigation basin and a dispersion basin. The length of the weir along the basin's southern edge was chosen to be the same as the existing flood pattern width at this location. It is expected that the excess flow from Heacock Channel will be intercepted by the proposed cutoff channel and dispersed south of Meyer Drive in an effort to mimic and perpetuate the existing flood patterns.

Zone 9 Research & Education/Medical Retail
Zone 9 is the only zone within the Specific Plan located west of Riverside Drive. The Research and Education land use type is intended to accommodate buildings used for study and teaching. Some existing and planned educational facilities are anticipated for Zone 9, located at the southwest corner of Riverside Drive and Cactus Avenue. Commercial retail use will also be allowed as a secondary permitted use at this site as indicated on **Table 4-1**. Since this zone is somewhat removed from the main campus core, such uses complement the educational uses so students do not have to drive to get basic services. It is envisioned that the education and

research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 9 at one of the main entrances to the March LifeCare Campus.

Zone 10 General Medical/Medical Retail/Research & Education
Zone 10 is currently an existing military facility but will ultimately be a prime component of the education, research and general medical setting in conjunction with Zones 7 and 9. Future development within this zone would complement the uses in the adjacent zones. Vehicular access to Zone 10 will be from Riverside Drive and "AA" Drive. Surface parking is planned in Zone 10.

Zone 11 Mixed Use (MU)
Zone 11 was included as Mixed Use in the previous Specific Plan; no changes are proposed. This zone is intended to accommodate both existing and/or proposed uses with a broad range of health care-related uses as permitted by Table 4-1, Permitted Land Uses. However, Zone 11 also allows for existing institutional residential and transitional housing uses that have been located elsewhere within the MHD area, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, Zone 11 accommodates surface parking and vehicular access, publicly accessible open space areas, and private yards.

To help accommodate the various phases of the March LifeCare Campus development, and to ensure that the Project will be implemented as outlined within the Development and Disposition Agreement (DDA) for the Project, the following applications were filed for concurrent processing with the General Plan Amendment (GP 11-02) and Specific Plan Amendment (SP-7).

Tentative Parcel Map No. 36035, Schedule "E": The proposed parcel map will subdivide approximately 236 acres (gross), associated with the March Lifecare Campus Specific Plan Amendment (SP-7), into 36 parcels, not including lots for easements, drainage and street improvements. The parcel map will establish parcels for the development of a 3,555,000-square foot state-of-the-art, integrated healthcare campus and supporting facilities. As implemented, the Specific Plan will establish a wide array of general healthcare services, including hospitals, general and specialty medical offices, medical retail, research and education, a wellness center, senior center, independent/assisted living facilities, skilled nursing facilities, and related support facilities.

Plot Plan No. 11-03: Plot Plan 11-03 includes the Master Plot Plan and associated Master Plans (Master Plot Plan Package) for the March LifeCare Campus development. Master Plans include the Master Plot Plan Layout; Master Phasing Plan; Conceptual Grading & Erosion Control Plan: Proposed Drainage & WQMP System; Proposed Water System; Proposed Reclaimed Water Plan; Sewer Plan; Utility Demo Plan; Dry Utility Plan; Striping Plan; Zone Map; and other associated Master Plans deemed necessary for the full development of the Project.

ADDENDUM TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT:

Overview: Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a

subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met (*CEQA Guidelines* Section 15162(a)):

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

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

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

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

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

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

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

This Addendum has been prepared because the proposed project is generally consistent with the overall project evaluated in the Final EIR, and major changes to that project are not proposed. The document finds that the proposed project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the Final EIR, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final EIR and are applicable to the proposed project are identified within this analysis.

STAFF RECOMMENDATIONS:

Staff recommends that the March Joint Powers Commission approve the General Plan Amendment, the Specific Plan Amendment and related applications in conformance with the recommended motions in the staff report.

Attachments:

1) Resolution #JPA 11-29 Certifying the EIR Addendum.
2) Resolution #JPA 11-30 Approving the General Plan Amendment.
3) Ordinance #JPA 11-02 Recommending Approval of the March LifeCare Specific Plan Amendment.
4) Resolution #JPA 11-31 Approving Tentative Parcel Map 36035, Approving the Master Plot Plan with other associated Master Plans (PP11-03) and Approving the revised conditions of approval.
5) Notice of Determination.
6) Final EIR and Adopted MMRP (available at MJPA office).
7) Specific Plan Amendment (available at MJPA office).

RESOLUTION #JPA 11-29

RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AND ADOPTING A CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2008071021) IN SUPPORT OF MARCH LIFECARE CAMPUS SPECIFIC PLAN AMENDMENT (SP-7)

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

WHEREAS, the March Healthcare Development, LLC ("Applicant") has submitted a request to amend the March LifeCare Campus Specific Plan ("SP-4") in order to revise the campus circulation system, modify certain height limitations, and to update parking strategies and design areas (the "Modifications"), which will facilitate a sustainable and integrated health care campus as originally envisioned under SP-4; and

WHEREAS, the Applicant has specifically applied to the March JPA for a general plan amendment, the first amendment to the March LifeCare Campus Specific Plan ("SP-7"), a tentative parcel map, and a master plot plan and associated master plans, which would permit the Modifications (the "Entitlements"); and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (a), 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 State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, an analysis of State CEQA Guidelines section 15162 has been prepared and it has been determined that the Final EIR fully analyzed and mitigated all potentially significant environmental impacts that would result from the Modifications, if any, and therefore, no additional environmental review is required; and

WHEREAS, it has been determined that the Modifications are consistent with the goals, policies, objectives, and regulations of the March LifeCare Campus Specific Plan, and mitigation measures of the Final EIR; and

WHEREAS, the Commission caused an Addendum to the Final EIR (the "Addendum") to be prepared for the proposed minor technical changes that were necessary to address the Modifications; and

WHEREAS, the Addendum is attached hereto as Exhibit "A" and is incorporated herein by reference; and

WHEREAS, pursuant to State CEQA Guidelines section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the adopted Final EIR; and

WHEREAS, on July 6, 2011, at a duly noticed public hearing, the March JPA Planning Commission considered the Addendum and the Activities and voted to recommend Commission approval and adoption of the Addendum and the Entitlements; and

WHEREAS, the Commission has carefully reviewed the Addendum in connection with the Final EIR and has also considered all other relevant information contained in the record regarding the Modifications and determined that the proposed changes addressed in the Addendum are minor technical changes, which will not result in new significant environmental impacts, would not substantially increase the severity of previously identified environmental effects and would not require new or different mitigation; and

WHEREAS, based upon the foregoing, the Commission desires to adopt the Addendum in support of SP-7; 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 RESOLVES AS FOLLOWS:

SECTION 1. Compliance with the California Environmental Quality Act. The Commission has reviewed and considered the information contained in the Addendum and supporting documentation in connection with the previously certified Final EIR. The Commission finds that the Addendum contains a complete and accurate reporting of the environmental impacts of the Modifications, which impacts were fully addressed and mitigated in the Final EIR. The Commission further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The Commission further finds that the Addendum reflects the independent judgment of the March JPA.

SECTION 2. Findings on Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the Commission finds that the Modifications are "minor technical changes" pursuant to State CEQA Guidelines section 15164 such that an addendum to the Final EIR is the appropriate document. None of the conditions triggering the need for subsequent environmental review has occurred. The Commission further finds that no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because the minor technical changes specified in the Addendum:

a) do not constitute substantial changes that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
b) do not constitute substantial changes with respect to the circumstances under which the

Modifications are administered that would require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

SECTION 3. Approval and Adoption of the Addendum. The Commission hereby approves and adopts the Addendum to the Final EIR prepared for the Modifications.

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

SECTION 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the offices of the March JPA. The custodian for these records is Grace I. Williams, Senior Planner and is located at 23555 Meyer Drive, Riverside, CA 92518.

PASSED, APPROVED AND ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 20th day of July 2011.

State of California)
County of Riverside)

Mike Gardner, Vice Chairman
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 #JPA 11-29 was duly and regularly adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 20th day of July, 2011, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes: Yarbrough, Batey, Melendrez, Buster (2 votes), Stewart, Busch, Gardner
Noes: None
Absent: None
Abstain: None

Date: July 20, 2011

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

EXHIBIT "A"

ADDENDUM TO THE MARCH LIFECARE CAMPUS
SPECIFIC PLAN FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT (SCH #2008071021)

(ATTACHED)

MARCH JOINT POWERS COMMISSION

ADDENDUM TO THE MARCH LIFECARE CAMPUS PROGRAM EIR IN SUPPORT OF THE APPROVAL OF A GENERAL PLAN AMENDMENT (GP 11-02), SPECIFIC PLAN AMENDMENT (SP-7), TENTATIVE PARCEL MAP (PM36035) AND MASTER PLOT PLAN WITH ASSOCIATED MASTER PLANS (PP11-03)

A. PROJECT INFORMATION

1.	**Project Title:**	March LifeCare Campus: General Plan Amendment (GP 11-02); Specific Plan Amendment (SP-7); Tentative Parcel Map (PM36035); Master Plot Plan and Associated Master Plans (PP 11-03)
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

I. INTRODUCTION

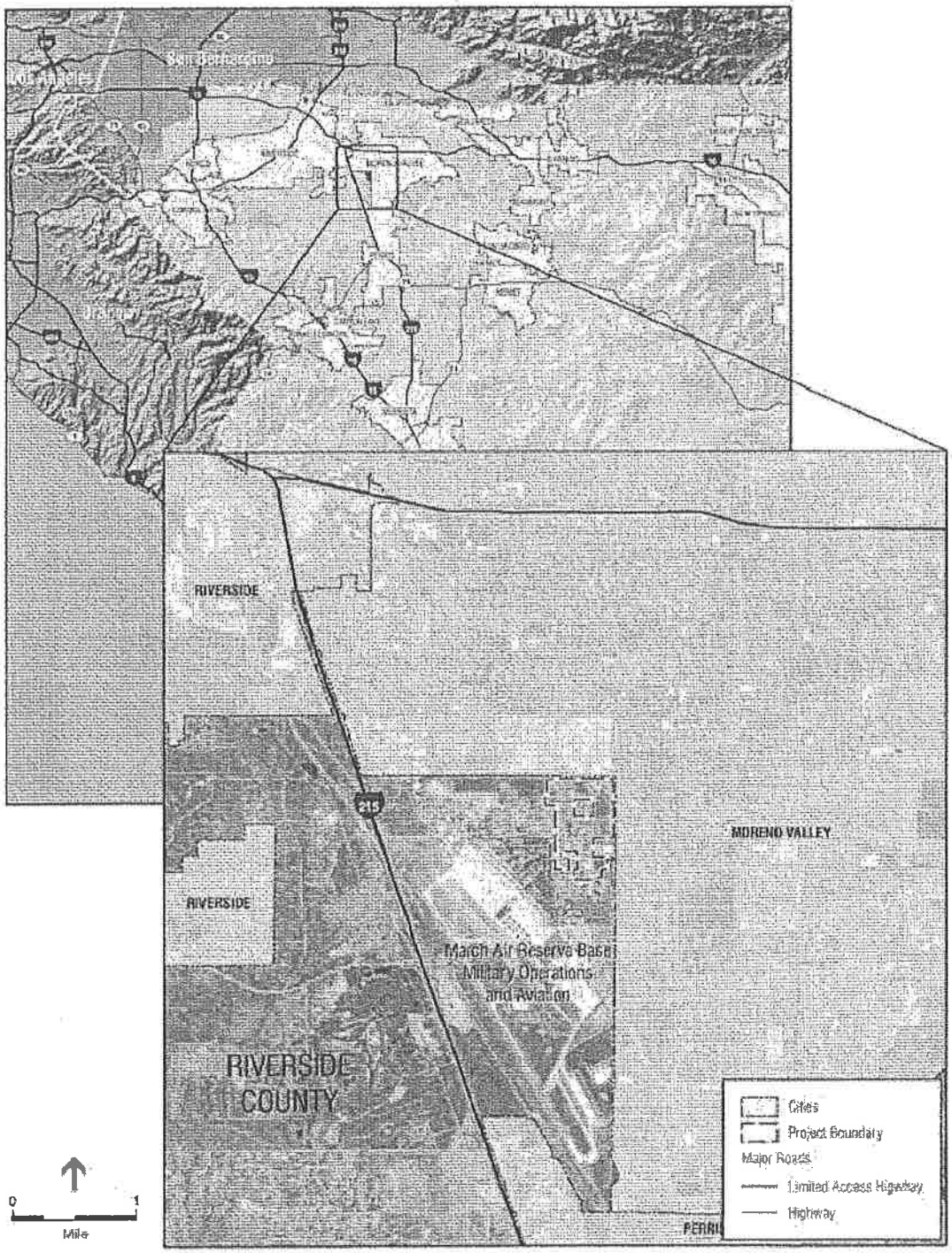
This document is an Addendum to the Final Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2008071021) for the March Lifecare Campus Specific Plan (SP-4), Amendment No. 7 (SP-7). The Final EIR evaluated the potential environmental effects of implementing SP-4, which proposed the development of an integrated, state-of-the art healthcare campus with healthcare related, educational research, and mixed use development, as well as parking on approximately 236 acres. The Final EIR was certified in November 2009 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) (*CEQA Guidelines* Title 14, California Code of Regulations, Section 15300 et. seq).

The March LifeCare Campus is situated east of Interstate 215 (I-215) in the northeast portion of the March Air Reserve Base in Riverside County (see Figure 1). The project site is adjacent to the City of Moreno Valley on the north and east, and is generally bounded by Cactus Avenue on the north, Heacock Street to the east, "N" Street to the south, and Riverside Drive on the west (Figure 1). As shown on Figure 2, surrounding land uses include offices and a new industrial business park to the north, and residential neighborhoods to the east. Uses to the south and west include former March Air Force Base buildings, as well as the active March Air Reserve Base runway (see Figure 2).

The approved Specific Plan includes the development of 3.555 million square feet of leasable floor area within a medical campus, with a broad range of health-care related and supporting uses including:

an acute-care hospital; medical offices; research and education, imaging and surgery facilities; medical-related retail uses; supporting mixed-uses that are non-medical in nature; and residential care uses including independent living, assisted care, skilled nursing and memory care centers. In addition, the project includes the development of supporting facilities such as: a heli-stop; all necessary utilities including storm water management detention/retention basins; a 25,000 square foot central utility plant and up to 2.5 million square feet of parking structure(s). The previously approved conceptual plan is shown on Figure 3. The General Plan land use designation for the Specific Plan is Medical Campus as shown in Figure 4.

Figure 1: Regional and Vicinity Map



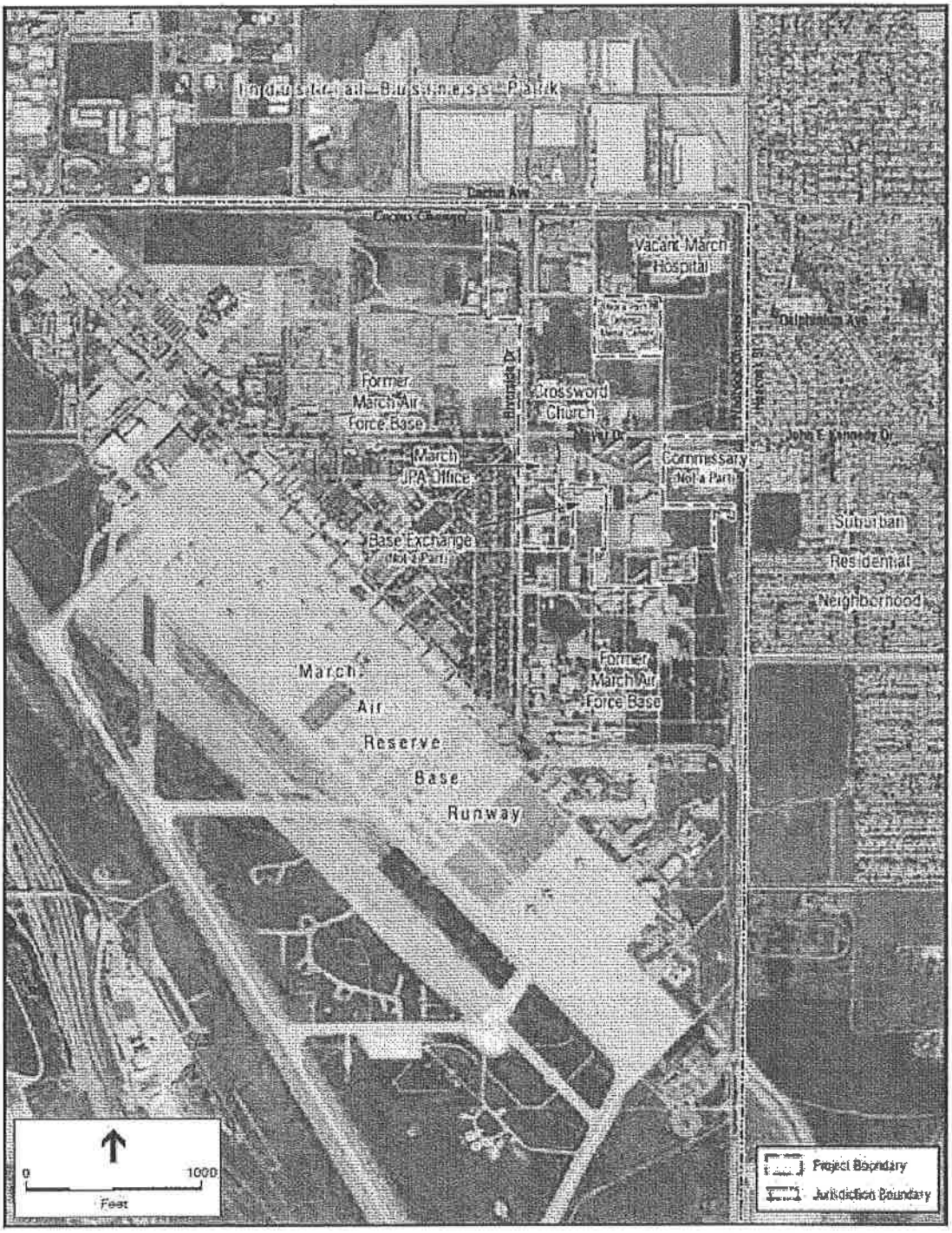
SOURCE: Albert A. Webb Associates, 2011

Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

Figure 1
Regional and Vicinity Map

11a 282

Figure 2: Surrounding Land Uses

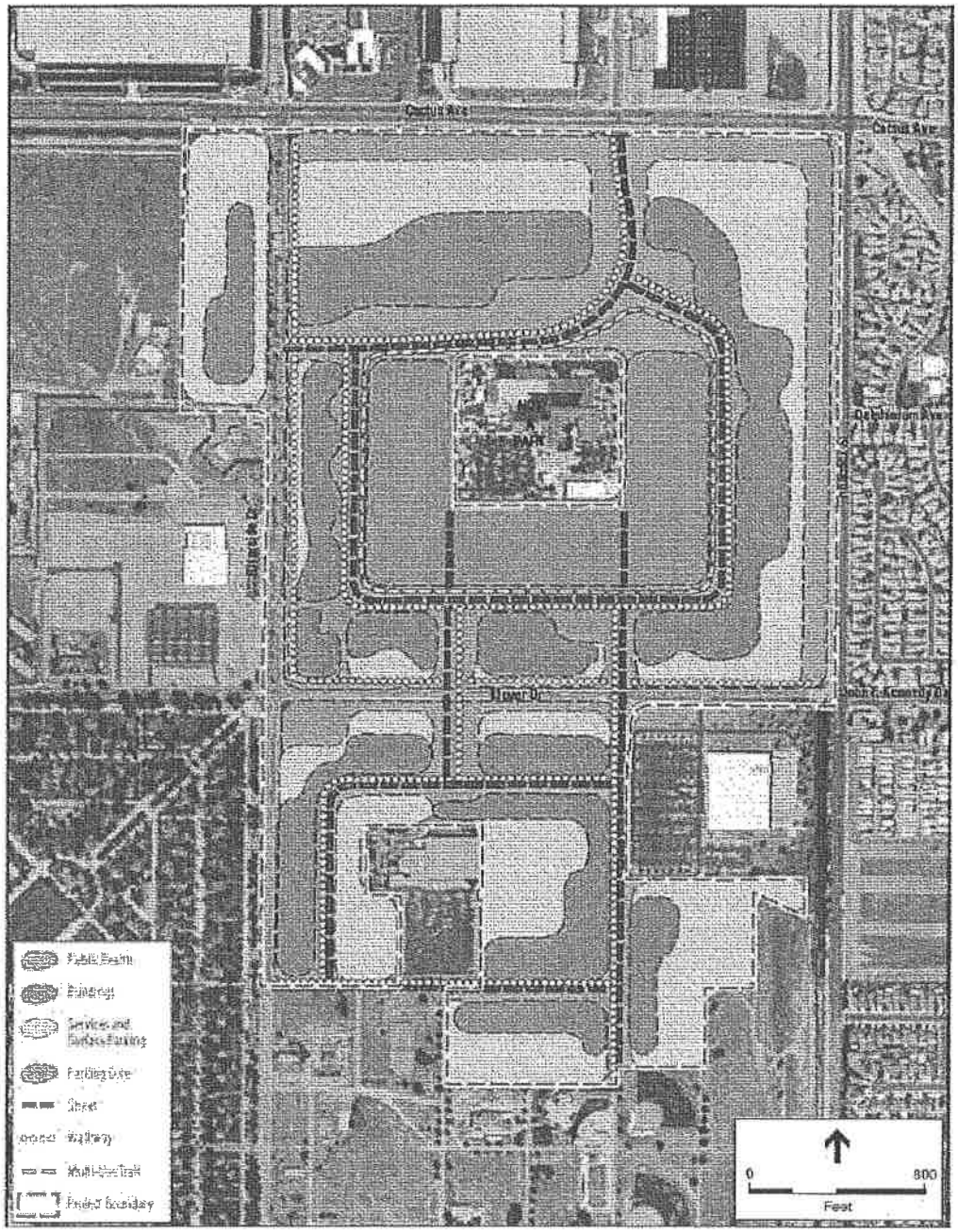


SOURCE: Albert A. Webb Associates, 2011.

Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

Figure 2
Surrounding Land Uses

Figure 3: Previously Approved Conceptual Plan



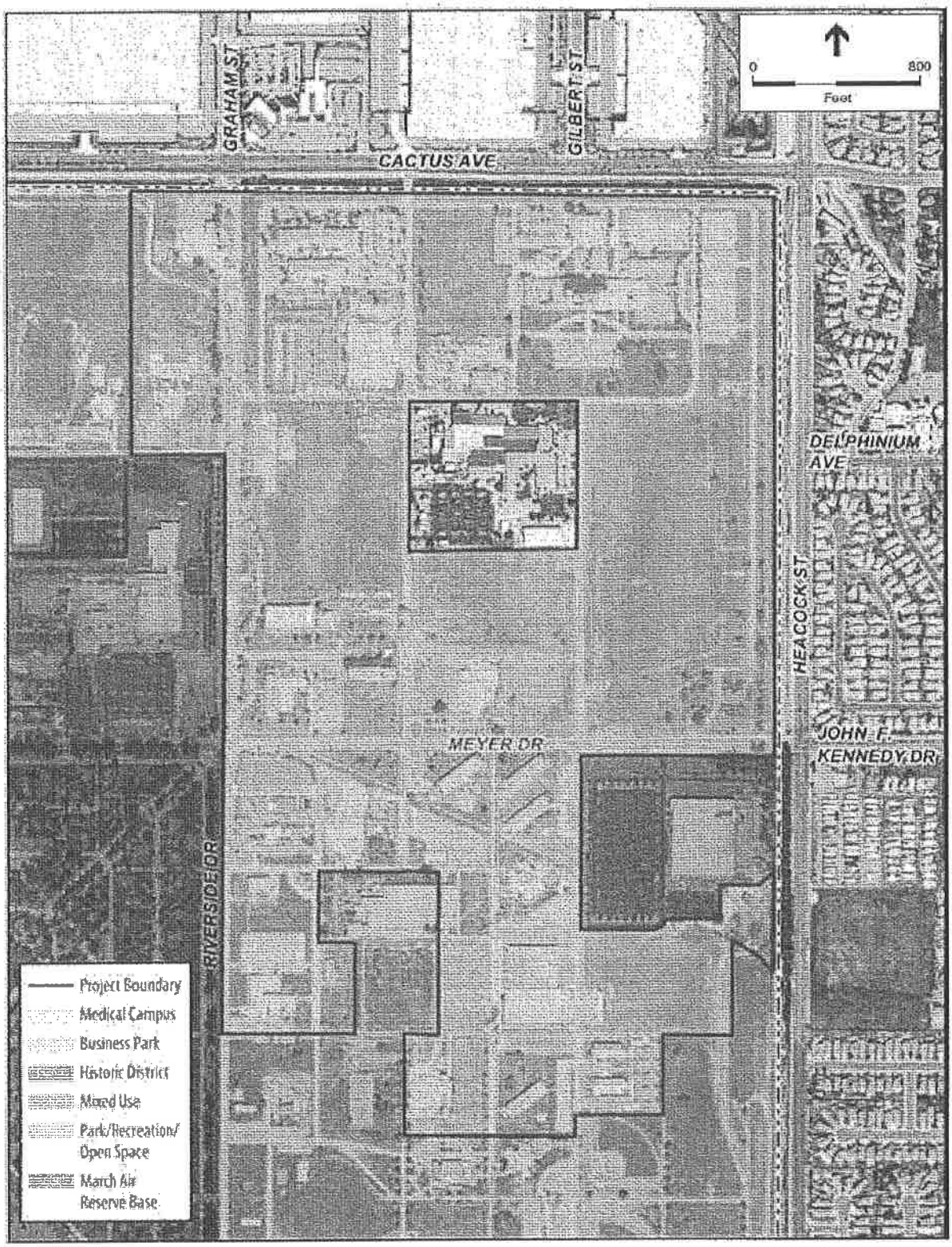
SOURCE: Applied Planning, Inc., 2009.

Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

Figure 3
Previous Conceptual
Development Plan (SP-4)

11a 959

Figure 4: General Plan Designations



Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

SOURCE: Albert A. Webb Associates, 2011.

Figure 4
General Plan Designations

II. PROPOSED PROJECT

The proposed project is a Specific Plan Amendment (SP-7) to the previously approved March LifeCare Campus Specific Plan (SP-4). Although the uses and square footage for the proposed project are the same as was analyzed in the Final EIR, the conceptual layout of the Specific Plan area is proposed to be revised as shown in Figure 5. The proposed project analyzed in this Initial Study proposes the following modifications to SP-4:

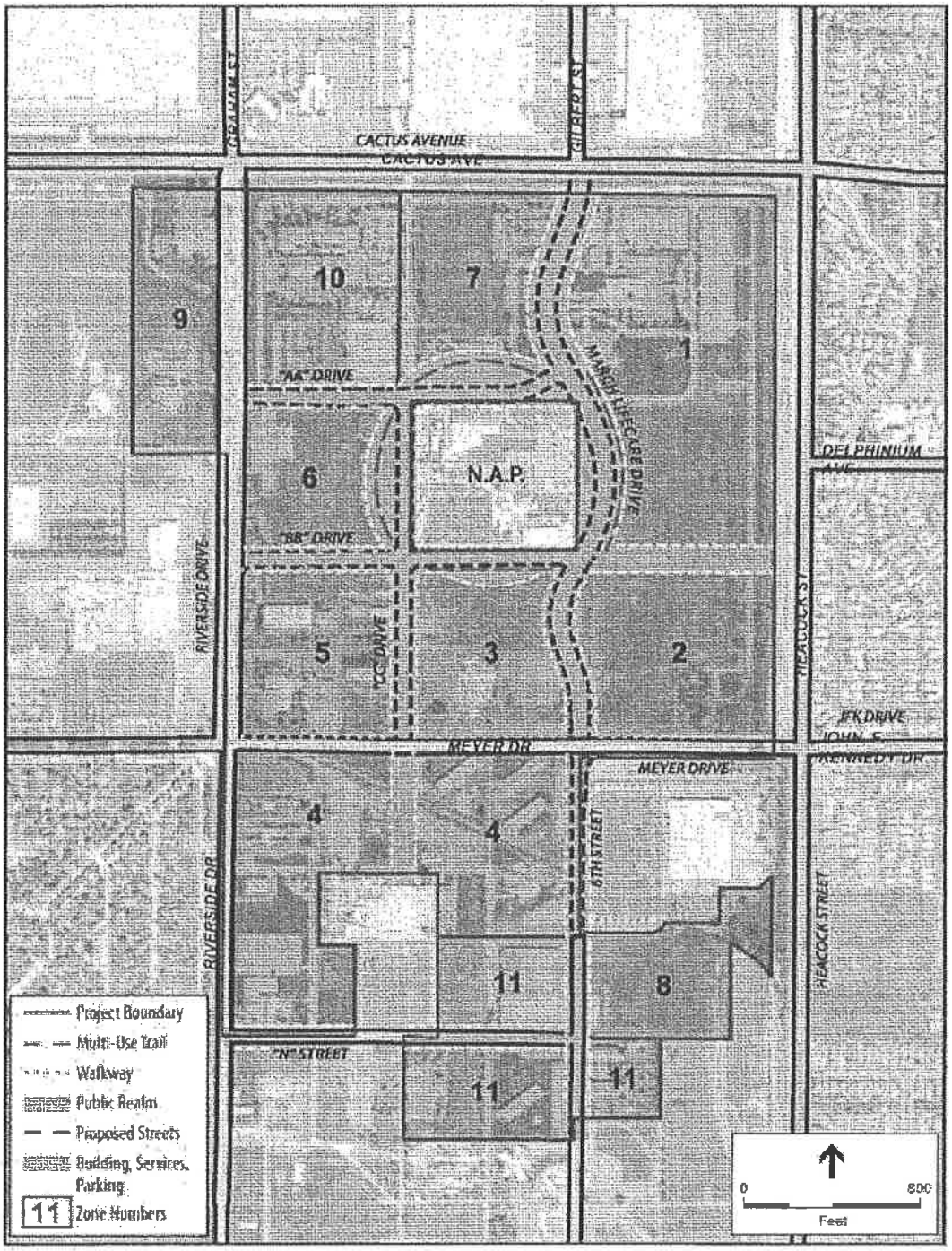
- Revisions to the height limit in the northeast area of the Specific Plan from 85 feet to 135 feet to accommodate proposed hospital uses (see Figure 6).
- Modification to the circulation system to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area (see Figure 7).
- Elimination of the "Parking Core" due to changes in the circulation system and a desire to provide long-term employee parking closer to employment areas, especially hospital uses where employees would be working night shifts.
- In addition, because land uses are proposed in the SPA within given areas of the project site, the "Flex Zones" and "Building Zones 1 and 2" concepts included in SP-4 have been eliminated.

Development of the proposed project (SP-7) would require the same extension of existing infrastructure and services and construction of new infrastructure as was originally analyzed in the Final EIR, including:

- Street improvements – the public roadways (e.g., Riverside Drive, Meyer Drive, March LifeCare Drive) would be improved during the development of the Specific Plan. The private- and public-road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual planning areas and land uses as detailed site planning for the Specific Plan occurs.
- Water distribution facility improvements – all existing pipeline within the Specific Plan area will be replaced, with the exception of the existing 14-inch diameter pipeline in Meyer Drive.
- Sever collection facility improvements – off-and on-site improvements will be completed including upgrading an existing 15-inch gravity line with a proposed 18-inch sewer pipeline off-site. All existing sewer mains within the Specific Plan area will be replaced.
- Storm drain improvements – Cactus and Heacock channels will be upgraded to protect the Specific Plan area from off-site flows and eliminate existing flooding conditions.
- Utilities – a backbone electrical conduit system will be installed in the right-of-way landscaped area of the roads. A gas main and two master meters will be installed to serve the Specific Plan area.
- Other public services – the Riverside County Sheriff's Department (RCSD) and the Riverside County Fire Department (RCFD) will continue to provide service to the Specific Plan area.

Similar to the original SP-4, the proposed project (SP-7) would provide open space throughout the development with courtyards and plazas that would be incorporated into building layout and campus design.

Figure 5: SP-7 Conceptual Layout

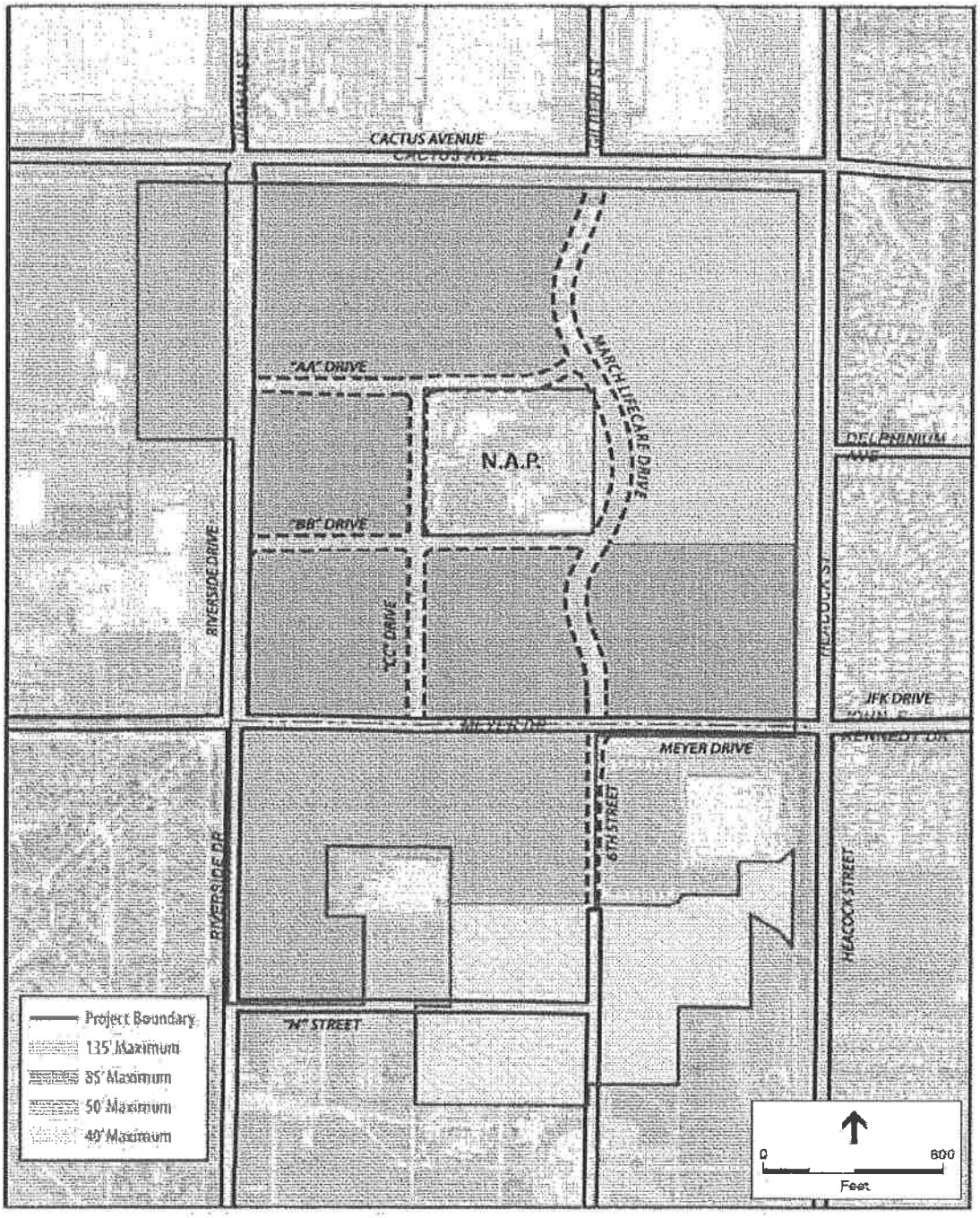


SOURCE: Albert A. Webb Associates, 2011.

Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

Figure 5
Proposed Conceptual Plan

Figure 6: Proposed Building Height Restrictions

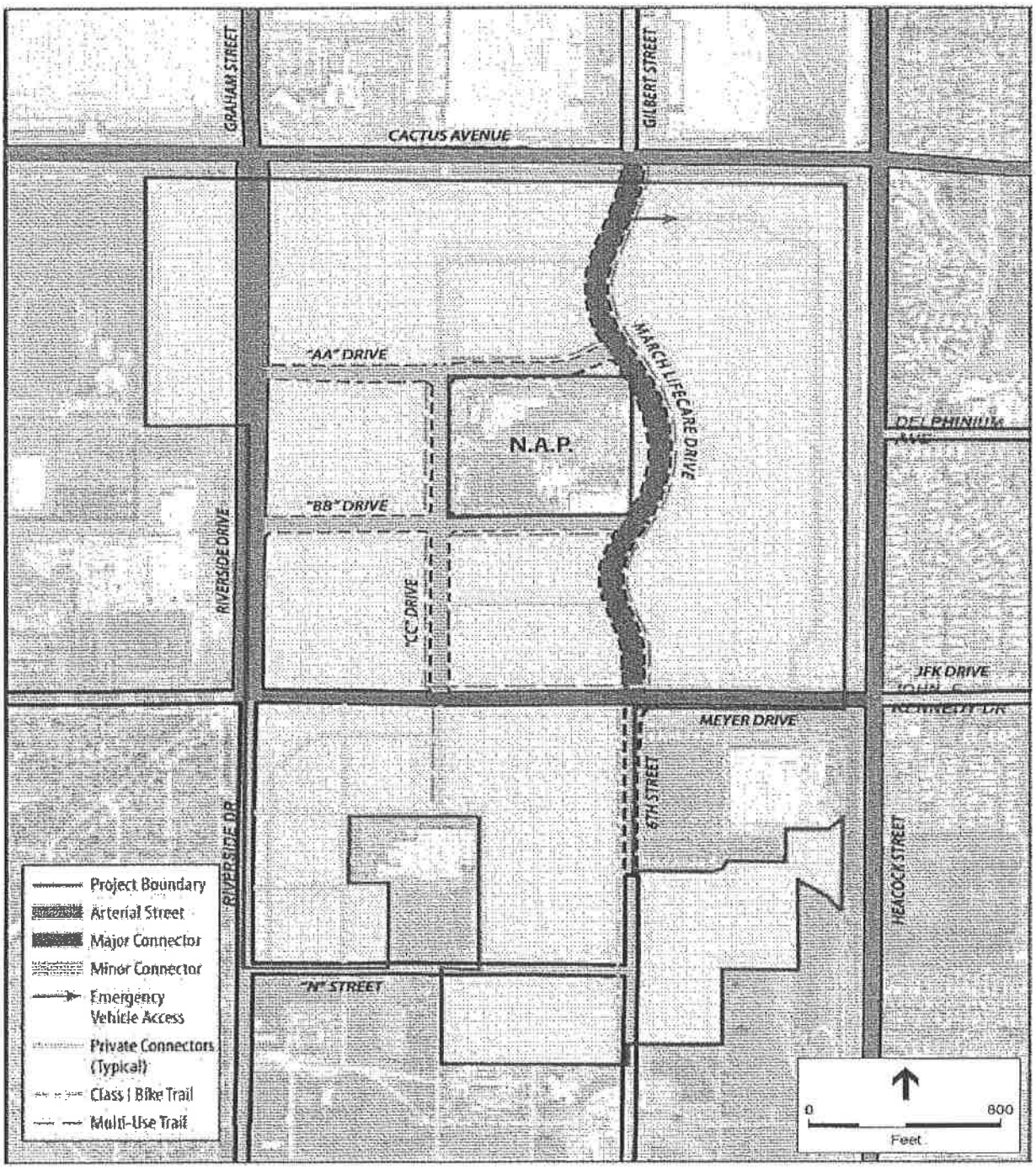


SOURCE: Albert A. Webb Associates, 2011.

Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

Figure 6
Building Height Restrictions

Figure 7: Proposed Circulation Diagram



SOURCE: Albert A. Webb Associates, 2011.

Addendum to the March LifeCare Campus Specific Plan EIR (SP-7) . 210120

Figure 7
Circulation Diagram

III. PURPOSE OF THE ADDENDUM

Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met (*CEQA Guidelines* Section 15162(a)):

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

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

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

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

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

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

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

This Addendum has been prepared because the proposed project is generally consistent with the overall project evaluated in the Final EIR, and major changes to that project are not proposed. The document finds that the proposed project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the Final EIR, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those

mitigation measures that have been identified in the Final EIR and are applicable to the proposed project are identified within this analysis.

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

IV. OVERVIEW OF ENVIRONMENTAL ANALYSIS

The Final EIR evaluated and analyzed the potential environmental impacts associated with the implementation of SP-4. This Addendum has been prepared to identify certain minor changes and additional information that March JPA determined needs to be added to the Final EIR in connection with proposed project activities. As further described below, the proposed project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effect in the Final EIR. The following resource areas were evaluated in this Addendum.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities

Pursuant to the provisions of CEQA Guidelines Section 15163, this document compares the environmental effects of implementing the proposed project with the evaluations of the Final EIR to determine the extent to which the Final EIR adequately address the impacts of the proposed project, and to identify the extent of revisions to the Final EIR needed to accurately address the impacts of the proposed project. This Addendum incorporates mitigation measures from the Final EIR, where applicable to the currently proposed porject.

In summary, the proposed project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Final EIR, but would, in some instances, reduce previously evaluated impacts. The Environmental Checklist

presented in this document summarizes the differences between the Addendum and Final EIR, and Section 4 of this Addendum provides the supporting analysis. The anticipated environmental impacts of the proposed project are consistent with the analysis contained in the Final EIR. In addition the proposed project would not result in any additional impacts, would not require additional mitigation measures, and would incorporate and implement the mitigation measures required in the Final EIR to reduce impacts to less than significant levels.

V. CONCLUSION

The Joint Powers Commission finds that its approval of the March LifeCare Campus General Plan Amendment (GP 11-02); Specific Plan Amendment (SP-7); Tentative Parcel Map (PM36035); Master Plot Plan and Associated Master Plans (PP 11-03) would not result in any changes to the previously approved March LifeCare Campus Specific Plan (SP-4) that would result in new significant environmental effects or a substantial increase in the severity of previously identified effects. The Joint Powers Commission finds that there has not been any substantial change in circumstances or any discovery of any substantial new information regarding the March LifeCare Campus Project or mitigation measures which would require a supplemental or subsequent EIR. Accordingly, the Joint Powers Commission finds that the Addendum is appropriate pursuant to Public Resources Code section 21166 and State CEQA Guidelines sections 15162 and 15164.

SUPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

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

1. Project Title: March LifeCare Campus General Plan Amendment (GP11-02); Specific Plan Amendment (SP-7); TPM36035; Master Plot Plan and associated Master Plans (PP11-03)

2. Lead Agency Name and Address:

   March Joint Powers Authority
   23555 Meyer Drive
   Riverside, CA. 92518

3. Contact Person and Phone Number: Grace I. Williams, Senior Planner. (951) 656-7000

4. Project Location:

   The March LifeCare Campus is situated east of Interstate 215 (I-215) in the northeast portion of the March Air Reserve Base in Riverside County. The project site is adjacent to the City of Moreno Valley on the north and east, and is generally bounded by Cactus Avenue on the north, Heacock Street to the east, "N" Street to the south, and Riverside Drive on the west.

5. Project Sponsor's Name and Address:

   March Healthcare Development, LLC
   c/o Mark Ostoich, Gresham Savage Nolan & Tilden
   550 E. Hospitality Lane, Suite 300
   San Bernardino, CA. 92408-4205

6. General Plan Designation: Medical Campus 7. Zoning: Specific Plan (SP-4)

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

   The March LifeCare Campus development was previously analyzed under Program Environmental Impact Report ("EIR") #SCH2008071021, and was approved on November 18, 2009, with an NOD filed on November 18, 2009 with the County of Riverside.

   Overview: In accordance with the California Environmental Quality Act ("CEQA") guidelines, and the March JPA Local CEQA Guidelines, the Program EIR covers resource areas requiring further study based on the details of the Specific Plan. Among the areas covered by the Program EIR are Transportation, Air Quality, Biological Resources and Noise. Other areas, including Land Use Planning and Housing were adequately covered by the Master EIR, and were incorporated by reference in the Program EIR.

   In accordance with CEQA requirements, the Program EIR was circulated and/or made available to 133 property owners within a 300 foot radius from the Project boundaries, 16 state agencies, and 93 interested parties. A total of 16 comment letters were received in response to the Draft EIR; 14 letters were received within the 45-day review period while two were received after the 45-day window.

Notwithstanding the timing of when comments were received by the agency, the March JPA provided responses to all of the 16 comment letters that were received. (See Final EIR for all Responses to Comment Letters)

During the analysis of the General Plan in 1999, it was determined that the scale of development within the March JPA Planning Area would surpass the threshold of significance for air quality impacts. Significant environmental impacts that cannot be mitigated require the governing board to adopt a statement of overriding considerations. Accordingly, on September 15, 1999, the Joint Powers Commission ("JPC") adopted a statement of overriding considerations identifying the mitigation measures that will reduce air quality impacts to the maximum extent feasible. As the proposed Project emissions again surpass the threshold for significance, a statement of overriding considerations was again needed for the adoption of the March LifeCare Campus Program EIR in 2009. The implementation of the Project would result in certain impacts that were determined to be adverse and unavoidable. These impacts are discussed in detail in the body of the PEIR text under their associated topical headings, and are summarized below. Adopted mitigation measures are provided on the attached Mitigation Monitoring and Reporting Program ("MMRP") to implement all feasible mitigation that would help reduce the level of air quality, traffic, noise and cultural resources impacts. The statement of overriding considerations identified items within the MMRP and considerations justifying an Air Quality override, Transportation override, Noise override, and Cultural Resources override.

AIR QUALITY SIGNIFICANT IMPACTS:

The March Joint Powers Authority is located within the South Coast Air Basin (SCAB), a 6,745 square mile area within the Counties of Riverside, San Bernardino, Los Angeles and Orange. The SCAB is a non-attainment area for zone (O3), carbon-monoxide (CO), particulate matter smaller than 10-microns (PM10), but a maintenance area for oxides of nitrogen (NOx). Even after compliance with all federal, state, regional, and local regulations, and application of all feasible mitigation measures, Project construction activities (site preparation and grading) will result in temporary PM10 emissions that would exceed applicable South Coast Air Quality Management District (SCAQMD) localized significance thresholds (LSTs). Additionally, Project Buildout operations will result in long-term PM10 emissions that would exceed applicable SCAQMD localized significance thresholds (LSTs). Project operations will also cause long-term increases in CO, NOx, ROG, PM10, and PM2.5 emissions levels exceeding applicable SCAQMD regional thresholds. No feasible mitigation measures are available which would reduce these impacts to levels that are less-than-significant.

On this basis, Project CO, NOx, ROG, PM10, and PM2.5 operational pollutant emissions impacts are individually and cumulatively significant. The Project is located in a non-attainment area for PM10, PM2.5, and ozone (ROG and NOx are ozone precursors). Project construction source PM10 emissions exceedances, and operational NOx, ROG, PM10, and PM2.5 emissions exceedances will therefore result in a cumulatively considerable net increase in criteria pollutants (ozone, PM10, and PM2.5) for which the Project region is non-attainment. This is a cumulatively significant air quality impact. The Project is also considered to be inconsistent with the Air Quality Management Plan ("AQMP") due to the above-noted exceedances as well as the Project's development intensity, which is greater than that currently reflected in the AQMP. This will remain a significant Project and cumulative impact.

TRAFFIC/CIRCULATION SIGNIFICANT IMPACTS:
Even with implementation of mitigation, under Opening Year (2011) and/or General Plan Buildout conditions, the Project was anticipated to result in, or contribute to individually and cumulatively significant traffic impacts at the following locations.

Deficient Intersections:

- Van Buren Boulevard at Barton Street
- Alessandro Boulevard at I-215 Northbound Ramp

- Alessandro Boulevard at I-215 Southbound Ramp
- Heacock Street at Iris Avenue
- Ramona Expressway at I-215 Northbound Ramp
- Ramona Expressway at I-215 Southbound Ramp
- Cactus Avenue at Heacock Street
- Cactus Avenue at Graham Street/Riverside Drive
- Cactus Avenue at Elsworth Street
- Cactus Avenue at I-215 Northbound Ramp
- Heacock Street at Alessandro Boulevard
- Alessandro Boulevard at Graham Street
- Alessandro Boulevard at Frederick Street
- Cactus Avenue at Indian Street
- Heacock Street at John F. Kennedy Drive
- John F. Kennedy Drive at Indian Street
- Perris Boulevard at Oleander Avenue/Harley Knox Boulevard
- Indian Street at Oleander Avenue/Harley Knox Boulevard
- Van Buren Boulevard at Trautwein Road
- Alessandro Boulevard at Trautwein Road

Deficient Roadway Segments:

- Heacock Street between Alessandro Boulevard and Cactus Avenue
- Heacock Street between Cactus Avenue and Delphinium Avenue
- Heacock Street between Delphinium Avenue and John F. Kennedy Drive
- Heacock Street between John F. Kennedy Drive/Meyer Drive and Iris Avenue
- Perris Boulevard between Nandina Avenue and Oleander Avenue
- Alessandro Boulevard between Trautwein Road and Meridian Parkway/Sycamore Canyon Boulevard
- Alessandro Boulevard between Meridian Parkway/Sycamore Canyon Boulevard and I-215 Southbound Ramps
- Alessandro Boulevard between I-215 Northbound Ramps and Elsworth Street
- Alessandro Boulevard between Elsworth Street and Frederick Street
- Alessandro Boulevard between Frederick Street and Graham Street
- Cactus Avenue between I-215 Northbound Ramps and Elsworth Street
- Cactus Avenue between Elsworth Street and Frederick Street
- Cactus Avenue between Frederick Street and Graham Street/Riverside Drive
- Cactus Avenue between Graham Street/Riverside Drive and Gilbert Street
- Cactus Avenue between Gilbert Street and Heacock Street
- Van Buren Boulevard between Trautwein Road and Barton Street
- Van Buren Boulevard between Barton Street and I-215 Southbound Ramps
- Oleander Avenue between Patterson Avenue and Indian Street

Deficient Freeway Segments:

- North of Alessandro Boulevard
- Alessandro Boulevard to Cactus Avenue
- Cactus Avenue to Van Buren Boulevard
- Van Buren Boulevard to Oleander Avenue
- Oleander Avenue to Ramona Expressway/Cajalco Road

NOISE SIGNIFICANT IMPACTS:

Even with the application of mitigation measures, temporary and/or periodic noise events associated with Project emergency helicopter and ambulance operations was considered intrusive at sensitive

receptor land uses, and are therefore determined significant and unavoidable Project operational noise impacts. These noise impacts for their duration would be cumulatively significant.

CULTURAL RESOURCES SIGNIFICANT IMPACTS:

The Program EIR further identified that the implementation of the Project would necessitate demolition of a Works Progress Administration (WPA) sub-grade drainage channel canal traversing a portion of the Project site. As one of the few remaining examples of substantially intact WPA construction within the Base, the WPA canal is considered to be an important historical resource. The WPA canal will unavoidably be demolished to allow for implementation of the Project. Mitigation included in the EIR provides for recordation and documentation of the affected WPA canal. Notwithstanding, demolition of the WPA canal is recognized as a significant historical resources impact. Cumulative impacts to historical resources are also considered significant.

The Program Environmental Impact Report (PEIR), Mitigation Monitoring Reporting Plan and Statement of Overriding Considerations adopted for SP-4 are consistent with the Public Resources Code, and State California Environmental Quality Act (CEQA) Guidelines and the March Joint Powers Authority's local CEQA Guidelines.

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

The previously approved Specific Plan (SP-4) included the development of 3.555 million square feet of leasable floor area within a 236-acre (gross) medical campus, with a broad range of health-care related and supporting uses including: an acute-care hospital; medical offices; research and education, imaging and surgery facilities; medical-related retail uses; supporting mixed-uses that are non-medical in nature; and residential care uses including independent living, assisted care, skilled nursing and memory care centers. In addition, the project included the development of supporting facilities such as: a heli-stop; all necessary utilities including storm water management detention/retention basins; a 25,000 square foot central utility plant and up to 2.5 million square feet of parking structure(s). The General Plan land use designation for the Specific Plan is Medical Campus (SP-4).

The proposed project is a Specific Plan Amendment (SP-7) to the previously approved March LifeCare Campus Specific Plan (SP-4). Although the uses and square footage for the proposed project are the same as was analyzed in the Final EIR, the conceptual layout of the Specific Plan area is proposed to be revised. The proposed project analyzed in this Initial Study proposes the following modifications to SP-4:

- Modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility.
- Modification to the circulation system to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area.
- Elimination of the "Parking Core" due to changes in the circulation system and a desire to provide long-term employee parking closer to employment areas, especially hospital uses where employees would be working night shifts.
- In addition, because land uses are proposed in the SPA within given areas of the project site, the "Flex Zones" and "Building Zones 1 and 2" concepts included in SP-4 have been

eliminated; however, all design standards and regulations are preserved.

Development of the proposed project (SP-7) would require the same extension of existing infrastructure and services and construction of new infrastructure as was originally analyzed in the Final EIR, including:

- Street improvements – the public roadways (e.g., Riverside Drive, Meyer Drive, March LifeCare Drive) would be improved during the development of the Specific Plan. The private- and public-road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual planning areas and land uses as detailed site planning for the Specific Plan occurs.
- Water distribution facility improvements – all existing pipeline within the Specific Plan area will be replaced, with the exception of the existing 14-inch diameter pipeline in Meyer Drive. Additionally, a new Pressure Reducing Station will be installed to accommodate water flow needs for proposed and existing uses.
- Sewer collection facility improvements – off-and on-site improvements will be completed including upgrading an existing 15-inch gravity line with a proposed 18-inch sewer pipeline off-site. All existing sewer mains within the Specific Plan area will be replaced.
- Storm drain improvements – Cactus and Heacock channels will be upgraded to protect the Specific Plan area from off-site flows and eliminate existing flooding conditions.
- Utilities – a new substation will be installed on the campus, with backbone electrical conduit system installed in the right-of-way landscaped area of the roads. A gas main and two master meters will be installed to serve the Specific Plan area.
- Other public services – the Riverside County Sheriff's Department (RCSD) and the Riverside County Fire Department (RCFD) will continue to provide service to the Specific Plan area.
- SP-7 will maintain all building and open space design standards established under the original SP-4.

The Specific Land Use Applications Associated with the revised Specific Plan include the following:

General Plan Amendment (GP11-02): The proposed General Plan Amendment would change the General Plan designation for the March LifeCare Campus Specific Plan, previously approved in 2009, from "SP-4" to "SP-7".

Specific Plan Amendment (SP-7): This is the first Amendment to the approved March LifeCare Campus Specific Plan (SP-4). Changes proposed under this SPA are listed earlier in this section.

Tentative Parcel Map No. 36035, Schedule "E": The proposed parcel map will subdivide approximately 236 acres (gross), associated with the March Lifecare Campus Specific Plan Amendment (SP-7), into 36 parcels, not including lots for easements, drainage and street improvements.

Plot Plan No. 11-03: Plot Plan 11-03 includes the Master Plot Plan and associated Master Plans (Master Plot Plan Package) for the March LifeCare Campus development. Master Plans include the Master Plot Plan Layout; Master Phasing Plan; Conceptual Grading & Erosion Control Plan: Proposed Drainage & WQMP System; Proposed Water System; Proposed Reclaimed Water Plan; Sewer Plan; Utility Demo Plan; Dry Utility Plan; Striping Plan; Zone Map; and other associated Master Plans deemed necessary for the full development of the Project.

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

Surrounding land uses include offices and a new industrial business park to the north, and residential neighborhoods to the east. Uses to the south and west include former March Air Force Base buildings, as well as the active March Air Reserve Base runway.

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

March Air Reserve Base; Army Corp. of Engineers; Department of Fish & Game

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation / Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	☐ Greenhouse Gases

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature

7/13/11
Date

Grace I. Williams
Printed Name

March Joint Powers Authority
For

11a 300

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analyses Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.

   c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.

   d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.

7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

10) The explanation of each issue should identify:

a) the significance criteria or threshold, if any, used to evaluate each question;

b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and

c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

SAMPLE QUESTION

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced 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?	☐	☐	☒	☐

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

a, b) Potential Impact: Have a substantial adverse effect on a scenic vista; and substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Impact Analysis: As previously identified Appendix A of the Draft EIR, the Project site is not located near a scenic vista, trees, rock outcroppings or historic buildings along a scenic highway. As a result, the impacts of the proposed project would be similar to those of the previously approved SP-4. No further analysis is required.

c, d) Substantially degrade the existing visual character or quality of the site and its surroundings; and create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Impact Analysis: The Proposed Project would not increase the overall building area within the Project site; however, portions of five proposed Zone Areas (or Planning Areas) will have higher height limitations than previously identified in SP-4. For example, portions of Zones 2, 3, 5, 6 and 7 include areas that were originally a part of the SP-4 central parking area that provided a height limitation of 60'. Due to the realignment of roads around the American Forces Network facility, as well as the recently updated telecasting needs of the AFN, having a centralized parking area is no longer feasible. As such, former parking structure areas are now proposed for the placement of streets and building areas that are proposed at 85' maximum. The whole of Zone 1, previously limited to an 85' height limitation, now provides a 135' height limitation to accommodate the needs of future hospitals. The Specific Plan provides design guidelines that are not only sustainable in nature (e.g. buildings are required to exceed CALGreen standards by no less than 20 percent), but mimic the same level of architectural detail as originally approved under SP-4. As a result, the impacts of the proposed project would be similar to those of the previously approved SP-4. No further analysis is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II.	AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:				
	a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
	b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
	c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

a-e) Impact Analysis: As identified in the NOP/Initial Study (Appendix A of the Draft EIR), no portions of the Project site are currently under active cultivation, nor is the Project area or surrounding land designated as farmland of local, regional or statewide importance. The site is not zoned for agricultural uses, nor designated for agricultural purposes by the General Plan. Further, no Williamson Act contracts are in place for the proposed Project site. Thus, no impacts to agriculture and forestry resources would occur as a result of the proposed project and no further analysis is required.

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)?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

a) Potential Impact: Conflict with or obstruct implementation of the applicable air quality plan.

Impact Analysis: The Final EIR provided an evaluation of the consistency of SP-4 with the latest (2007) Air Quality Management Plan (AQMP) prepared by the South Coast Air Quality Management District (SCAQMD) to demonstrate attainment with the 8-hour federal ozone standard and fine particulate matter ($PM_{2.5}$) standard. This evaluation examined two criteria to assess consistency of SP-4 with the AQMP.

The first criterion examined in the Final EIR evaluated whether SP-4 would result in an increase in either the frequency or severity of existing air quality violations or delay attainment of air quality standards or targeted emission reductions. The analysis in the Final EIR determined that because the construction or operation would not result in a violation of local air pollutant concentration significance thresholds established by SCAQMD, that SP-4 would be consistent with this criterion. Because the proposed project does not change the mix, density, or square footage of uses within the Specific Plan area, it would not result in an increase of motor vehicle trips or other operational emissions beyond those analyzed in the Final EIR (e.g., VRPA Technologies,, 2011), nor does it result in an increase in proposed on-site building area that might generate emissions beyond those already analyzed. Thus, emissions related to Project operations and consumption of energy would be consistent with what was analyzed in the Final EIR. With regard to construction air quality emissions specifically, the proposed Specific Plan Amendment would not result in more than 1.4 million square feet of development proceeding forward concurrently during any two year period, nor would more than 30-acres of land be disturbed at any one time for grading purposes. (See Final Program EIR pp. 3-19 through 3-20.) Thus, although the proposed project would eliminate the central core of structured parking in favor of a broader distribution of parking facilities, the overall amount of actual construction would not be increased beyond what was analyzed in the Final EIR. In sum, the proposed project would not result in an increase in either construction or operational emissions beyond those already analyzed and mitigated for in the Program EIR, and thus this Specific Plan Amendment would be fully consistent with the conclusions in the Final EIR. Therefore, the proposed project would not create a new significant impact and would also be consistent with the AQMP in terms of air quality attainment.

The second criterion examined in the Final EIR evaluated whether SP-4 would be consistent with land use development assumptions used to develop the AQMP. Specifically, analysis in the Final EIR determined that air emissions would be similar to those envisioned under the March JPA General Plan, which was adopted prior to development of the 2007 AQMP and that, based on this, SP-4 would not exceed the assumptions of the currently adopted AQMP. The proposed project would not result in an increase in the development intensity proposed in the March JPA General Plan. Therefore, the proposed project would not exceed the assumptions of the currently adopted AQMP and would be consistent with the conclusions in the Final EIR.

In summary, the Final EIR found that that SP-4 was consistent with and would not impede or otherwise conflict

with the AQMP. The proposed project would not change any of the conclusions of the Final EIR with regard to this threshold because SP-7 does not modify the density, intensity or character of uses in the Specific Plan. Thus, build-out of the area would involve the same type of air emissions as were evaluated in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no mitigation measures would be required.

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b) Potential Impact: Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Impact Analysis: The Final EIR evaluated whether implementation of SP-4 would result in a violation or contribute to an existing violation of air quality standards. This evaluation was conducted separately for construction-related emissions and operational emissions.

Construction Emissions

With regard to construction-related activities, the Final EIR determined that SP-4 emissions would have a less than significant impact for criteria pollutants with the exception of daily mass emissions of reactive organic gases (ROG) during the combined building, coating (painting) and paving phases during Phase I construction. Final EIR Mitigation Measures 4.9.1 through 4.9.12 would reduce impacts related to emissions during construction to less than significant levels.

Mitigation Measure 4.9.1: The contractor(s) shall apply for all appropriate SCAQMD permits for all actions associated with site demolition and construction, including crushing operations.

Mitigation Measure 4.9.2: The construction contractor shall apply soil stabilizers to all disturbed areas if the area is to remain inactive for more than five consecutive days. For prolonged periods of inactivity, soil stabilizers shall be reapplied per SCAQMD Fugitive Dust Best Available Control (BAC) Measures and High Winds Contingency Control Measures.

Mitigation Measure 4.9.3: The construction contractor shall replace all ground cover in disturbed areas within 30 days of the time construction is completed in that area; and that dust suppression (i.e., watering) shall be required for all disturbed areas where ground cover has not yet been re-established.

Mitigation Measure 4.9.4: The construction contractor shall water all active disturbed surfaces, including any unpaved hauls road, four times per day throughout the construction period.

Mitigation Measure 4.9.5: The construction contractor shall water down all soils/debris/fill materials being loaded or unloaded at the site, within 15 minutes of loading/unloading. Materials shall be saturated to the point that no visible dust plumes are generated during loading/unloading activities.

Mitigation Measure 4.9.6: All construction-related traffic on unpaved roads shall be reduced to 15 mph or less.

Mitigation Measure 4.9.7: No more that 30 acres per day shall be actively developed.

Mitigation Measure 4.9.8: All diesel-fueled construction equipment shall be classified as operating at EPA Tier III or better emission efficiencies.

Mitigation Measure 4.9.9: Construction equipment, including on-road construction trucks and other vehicles greater than 10,000 pounds, shall be shut off when not in use an shall not idle for more than ten minutes.

Mitigation Measure 4.9.10: On-site and off-site queuing of trucks shall be limited to periods when absolutely necessitated by grading or construction activities.

Mitigation Measure 4.9.11: The construction contractor shall install temporary construction power onsite to operate all small construction equipment that would otherwise be powered by diesel or gasoline (e.g., compressors and stucco mixers).

Mitigation Measure 4.9.12: Low or no-VOC paints shall be universally employed in construction painting applications.

Grading, site preparation, and the extent of building construction for the proposed project would be the same as assumed in the Final EIR; neither the overall site area nor building area have changed because SP-7 does not change the density, intensity or character of uses and development for the Specific Plan area. Therefore site-specific emissions associated with building construction and application of architectural coatings would be the same as were originally evaluated. Final EIR Mitigation Measures 4.9.1 through 4.9.12 would still be effective at reducing construction-related emissions to less than significant levels. Consequently, there would be no new significant impacts related to construction emissions and no additional mitigation measures are required.

Operational Emissions

With regard to operational emissions, the Final EIR determined that operational emissions of carbon monoxide (CO), oxides of nitrogen (NO_x), ROG, and particulate matter (PM_{10} and $PM_{2.5}$) would all exceed the daily significance thresholds of SCAQMD. These emissions resulted in the identification of a significant regional air quality impact in the Final EIR. Analysis of localized CO concentrations indicted that there would not be a violation of the state and federal CO standards as a result of SP-4.

The Final EIR identified Mitigation Measures 4.9.13 through 4.9.28 to address significant regional air quality impacts to the extent feasible. However, the Final EIR concluded that these mitigation measures would reduce, but not fully mitigate significant daily emission impacts, which were determined to be significant and unavoidable.

Mitigation Measure 4.9.13: Building and site plan designs shall ensure that the design of the proposed buildings or structures exceed applicable Title 24 requirements by a minimum of 20 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent:

- Increase in insulation such that heat transfer and thermal bridging is minimized;
- Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;
- Incorporate dual-paned or other energy efficient windows;
- Incorporate energy efficient space heating and cooling equipment;
- Incorporate energy efficient light fixtures;
- Incorporate energy efficient appliances;

- Incorporate energy efficient domestic hot water systems;
- Incorporate cool roofs/light-colored roofing;
- Consult with Edison's Saving By Design Team and incorporate their recommendations.

Mitigation Measure 4.9.14: Building and site plan designs shall provide exterior electric outlets available to maintenance and landscape personnel. Separate exterior electric outlets shall also be provided as a power source for auxiliary electric units on heavy-duty diesel delivery trucks.

Mitigation Measure 4.9.15: Landscape plans shall include drought-resistant and smog-tolerant trees, shrubs and groundcover to ensure long-term viability and conserve water and energy.

Mitigation Measure 4.9.16: Landscape designs shall incorporate shade trees around main buildings, particularly along southern elevations, except in cases where such plantings would create operational constraints.

Mitigation Measure 4.9.17: Landscaping within the Project's common areas shall be operated by a computerized irrigation system capable of reading current weather data and making correlating automatic adjustments to independent run times for each irrigation valve. In addition, the computerized irrigation system shall be equipped with flow-sensing and automatic shut-off capabilities in the event of a mainline break or broken head.

Mitigation Measure 4.9.18: Building and site plan designs shall incorporate interior and exterior illumination elements that allow for their selective use and control.

Mitigation Measure 4.9.19: Compact fluorescent light bulbs or equivalently efficient lighting shall be universally employed for all interior lighting applications.

Mitigation Measure 4.9.20: All boilers and emergency generators associated with the proposed facilities shall be natural gas fired.

Mitigation Measure 4.9.21: Low-flush toilets shall be installed within all facilities as specified by the California State Health and Safety Code Section 17921.3.

Mitigation Measure 4.9.22: All showerheads, lavatory faucets, and sink faucets shall comply with the flow rate standards established by the California Energy Commission.

Mitigation Measure 4.9.23: Project facilities with 250 or more employees shall incorporate shower/changing facilities.

Mitigation Measure 4.9.24: Project facilities shall provide lockers as a safe repository for helmets and biking gear.

Mitigation Measure 4.9.25: Project facilities with 250 or more employees shall provide designated preferential parking spaces for carpool vehicles.

Mitigation Measure 4.9.26: Project facilities shall provide designated preferential parking spaces for ultra-low emission vehicles, and alternative and alternative fueled vehicles.

Mitigation Measure 4.9.27: Facilities shall display up-to-date transit routes for the Project area in a visible and convenient location for employees.

Mitigation Measure 4.9.28: All loading dock and delivery areas shall be posted with signs informing truck drivers of California Air Resources Board (CARB) regulations, including the following:

- Truck drivers shall turn off engines when not in use;
- All diesel delivery trucks servicing the Project shall not idle more than five minutes per truck trip per day; and
- Truck drivers shall restrict idling emissions of heavy-duty diesel delivery trucks carrying refrigerated or frozen cargo by using self-contained auxiliary electric power units, or by connection to electric outlets provided by the facility.

The proposed project would not result in an increase of motor vehicle trips compared to those envisioned and analyzed in the Final EIR, nor would the project result in an increase in proposed building area (VRPA Technologies). As noted in the traffic section of this Addendum, impacts would not be greater than those identified in the Final EIR as the density, intensity and character of development under SP-7 is the same as contemplated in SP-4. Consequently, there would be no new significant impacts related to operational emissions and no additional mitigation measures are required.

c) Potential Impact: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors.

Impact Analysis: The proposed project site is within a non-attainment area for the state and federal 8-hour ozone standard, the state 1-hour ozone standard and the state standards for PM_{10} and $PM_{2.5}$. The Final EIR acknowledged that SP-4, including development of the proposed project site, would generate long-term emissions of ozone precursors and particulate matter in excess of the SCAQMD regional thresholds and that because SP-4 emissions of criteria air pollutants are significant on an individual basis, it may contribute substantially to cumulatively significant air quality impacts within a non-attainment area. The Final EIR identified Mitigation Measures 4.9.13 through 4.9.28 to address significant regional air quality impacts to the extent feasible. However, the Final EIR concluded that these mitigation measures would not reduce SP-4 emissions to less than significant levels.

Final EIR Mitigation Measures 4.9.14 through 4.9.28 would be effective at reducing project emissions; although operational emissions would still be significant and unavoidable. Because the proposed project includes the same mix, intensity, and square footage of uses as was analyzed in the Final EIR, operational criteria air pollutant emissions under the proposed project would be similar to those analyzed in the Final EIR.

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d) Potential Impact: Expose sensitive receptors to substantial pollutant concentrations.

The Final EIR contained an analysis of local concentrations of CO, nitrogen dioxide, PM_{10} and $PM_{2.5}$ resulting from both construction activities as well as from operation of uses under SP-4, and found that emissions would not result in localized concentrations above SCAQMD significance thresholds except for PM_{10} which was determined to be a significant and unavoidable impact during peak construction activities even with implementation of all feasible mitigation. In addition, the Final EIR concluded that localized CO concentrations resulting from increases in vehicle traffic generated by operations of SP-4 would be below state and federal 1-

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

hour and 8-hour CO standards.

The proposed project would not result in an increase in PM_{10} emissions as compared to those analyzed in the Final EIR, because it would not result in any additional need for grading beyond that assumed in the Final EIR. Because grading activities represented the worst case analysis for which a significant PM_{10} impact was identified, there would be no difference between construction impacts analyzed for SP-4 and those that would result from the proposed project. The proposed project does not change the density, intensity or character of uses and development originally permitted in SP-4. Consequently, the proposed project would have the same degree of localized construction-related PM_{10} impact as contemplated in the Final EIR. No new or more severe significant impacts would result and no new mitigation measures are required.

e) Potential Impact: Create objectionable odors affecting a substantial number of people.

The Final EIR concluded that SP-4 would not propose and land uses typically associated with odor complaints or emissions. It also discussed the common odor emissions resulting from the proposed mix of land uses including odors from cooking facilities and restaurants and temporary storage of solid wastes in dumpsters. Additionally, odor from diesel equipment exhaust during construction was discussed. The Final EIR found that standard construction requirements would address potential temporary odor impacts associated with construction equipment. Riverside County's solid waste regulations and SCAQMD's Rule 402 were identified as addressing potential odor impacts from solid waste storage and cooking facilities, respectively. The Final EIR found that implementation of SP-4 would have a less than significant impact with regard to the creation of objectionable odors.

The proposed project includes the same uses as the same intensity as was analyzed in the Final EIR; therefore the proposed project would also have a less than significant impact with regard to the creation of objectionable odors. The proposed project is consistent with the analysis contained in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

a) Potential Impact: Have a substantially 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 (CDFG) or U.S. Fish and Wildlife Service (USFWS).

Impact Analysis: The area evaluated in the Final EIR, which is the same as the proposed project site, is mostly disturbed, consisting of existing development and military facilities, ornamental landscaping, and disturbed, open ground. A drainage ditch runs along both the northern and eastern edge of SP-4, adjacent to Cactus Avenue and Heacock Avenue. There were no listed or special-status plant species detected during focused plant

surveys, and no significant impacts to plant species were identified in the Final EIR. The proposed project site is entirely developed and similarly does not support any native plant species or habitats.

Wildlife in the area evaluated in the Final EIR consists of common species associated with grassland, rural, and open space habitats. With the exception of the burrowing owl, no special-status wildlife species were documented in the vicinity of the project site. There is the potential for migratory and/or nesting birds to be located in the area, and the Final EIR determined there would be potentially significant impacts to these species associated with implementation of SP-4. A survey of the project site was completed by a qualified biologist in June 2011 which confirmed the previous conclusions in the Final EIR.

Final EIR Mitigation Measures 4.7.1 through 4.7.3 were included in the Final EIR to reduce impacts to burrowing owl and other nesting birds to less than significant levels. The proposed project is consistent with the analysis contained in the Final EIR, since it encompasses the same physical area and would involve the same modifications to species (and therefore habitat areas) as was analyzed in the Final EIR. The proposed project would therefore result in similar potentially significant impacts to burrowing owl and nesting birds, and would incorporate the following Final EIR mitigation measures to reduce impacts to less than significant.

Mitigation Measure 4.7.1: Mitigation alternatives addressing potential impacts to nesting birds shall be accomplished as follows:

a) If possible, vegetation removal activities shall be scheduled from August 1 to February 14, which is outside the general avian nesting season.

b) If vegetation is to be cleared during the nesting season (generally, February 15 to July 31), within 30 days of ground-disturbing activities, all suitable habitat will be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. The survey results shall be submitted by the Project applicant to the Planning Director. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300-feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.

Mitigation Measure 4.7.2: To avoid take of active burrowing owl nests, clearing and grading in the area of any occupied owl habitat shall be conducted outside the owl nesting season (April 1 to August 31).

Mitigation Measure 4.7.3: In addition, prior to clearing potentially occupied owl habitat outside the owl nesting season (September 1 to March 31) a pre-construction survey shall be conducted no more than 30 days prior to ground-disturbing activities to document the location of any occupied borrows. Any owls present shall be passively or actively relocated following JPA/CDFG approved protocols, and with JPA/CDFG permission, prior to commencement of clearing.

The proposed project is consistent with the analysis contained in the Final EIR. The proposed project does not change the density, intensity or character of development for the Specific Plan area. Moreover, the boundaries of the Specific Plan remain the same. Thus implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

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b-c) Potential Impact: 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 CDFG or USFWS; 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.

Impact Analysis: The Final EIR identified two drainages (Cactus Avenue and Heacock Avenue channels) and concluded that implementation of mitigation measures would reduce impacts to a less than significant level. Implementation of the proposed project would not result in any additional impacts, since the same drainages would be modified in the same way by the proposed project as was analyzed in the Final EIR. Therefore, no new mitigation would be required.

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d) Potential Impact: 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 impeded the use of native wildlife nursery sites.

Impact Analysis: The Final EIR determined that there are no wildlife corridors or linkages that could be affected by SP-4 (including the proposed project site). The proposed project would have the same ground-disturbing activities within the same footprint as were analyzed in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no mitigation is required.

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e) Potential Impact: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Impact Analysis: The Final EIR concluded that no local policies or ordinances protecting biological resources apply to SP-4 (including the proposed project site), and there would be no impacts or required mitigation measures. No new local policies or ordinances protecting biological resources have been adopted affecting the project area subsequent to certification of the Final EIR. Thus, no local policies or ordinances protecting biological resources apply to the proposed project, which would have the same ground-disturbing activities as those evaluated in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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f) Potential Impact: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Impact Analysis: The Final EIR states that SP-4 (including the project site) is located within the Habitat Conservation Plan for the Stephen's kangaroo rat and the Western Riverside County Multi-Species Habitat Conservation Plan. The Final EIR noted that March JPA does not participate in these plans, but that since

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

protected species are not present, there would be no conflict with these plans, resulting in less than significant impacts and no mitigation measures required. The proposed project includes the same ground-disturbing activities within the same development footprint as those evaluated in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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?	☐	☐	☒	☐

a) Potential Impact: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the *CEQA Guidelines*.

Impact Analysis: Two historic resources within the area evaluated in the Final EIR that could be affected by implementation of SP-4: a monument at the main entrance on Riverside Drive and a Works Progress Administration (WPA) Canal which extends southeast from Meyer Drive to the eastern boundary of the area analyzed in the Final EIR. Even with the following mitigation measures that were included in the Final EIR, impacts were considered to be significant and unavoidable:

Mitigation Measure 4.6.1: A historic resources monitor shall be present during the demolition of the main entrance monument on Riverside Drive. The monitor shall have the authority to halt demolition should aspects of the monument appear to conflict with the findings and conclusions of the Project Cultural Resources Investigation. The monitoring shall be conducted in manner consistent with current professional standards and include the authority to halt activities affecting historical resources and permitted to recover, analyze, report, and curate the find(s).

Mitigation Measure 4.6.2: Prior to removal of the WPA canal, recordation and documentation of the canal shall be conducted. Recordation and documentation shall include, but is not limited to: research and documentation regarding the canal's original design and construction; preparation of scaled drawing and cross sections of the canals as it currently exists, to include documentation of crossing (bridges) or

alterations; and a photographic record of the canal in its current state and context. Removal of the WPA canal shall be monitored by a professional archaeological monitor with experience in historic archaeology to record and document attributes not currently or readily visible.

These two historical features are located on the project site and therefore, would be affected by implementation of the proposed project in the same way as was analyzed in the Final EIR. Impacts to these historic resources were addressed in the Final EIR and therefore, the proposed project would not result in any additional impacts, and no new mitigation would be required.

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b, d) Potential Impact: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the *CEQA Guidelines*; disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis: A single buried prehistoric artifact (mano fragment) was recovered within the area analyzed in the Final EIR, which may be indicative of additional buried deposits or it may reflect a single item carried out during previous construction activities. As such, the Final EIR found that there was the potential for significant impacts to buried archaeological resources on the project site. The proposed project includes the same potential ground disturbing activities within the same development foot print as were analyzed in the Final EIR. Final EIR Mitigation Measures 4.6.3 through 4.6.5 would reduce impacts associated with construction to less than significant levels.

Mitigation Measure 4.6.3: Prior to any grading and/or ground altering activities, the Project Applicant will retain a qualified archaeological monitor trained in both prehistoric and historic archaeology to oversee any ground-altering activities (e.g., removal of debris and/or vegetation, grading, or excavation). The archaeological monitor will prepare a Cultural Resources Monitoring Plan (Monitoring Plan), in consultation with the appropriate Indian Tribe, presenting the methodology and protocols to be used during the monitoring program, including the disposition of artifacts. The Monitoring Plan will acknowledge that the Project site is private property and, therefore, all cultural resource materials, with the exception of burials and grave goods, are the property of the property owner. The Monitoring Plan shall stipulate that, as a condition of approval, the property owner will make all cultural resources (i.e., artifacts) available for curation at a professionally acceptable repository (e.g., the University of California at Riverside Archaeological Research Unit, or the Western Center at the East Side Reservoir in Hemet, Riverside County, California), unless the appropriate Indian Tribe requests to repatriate the resources, in which case the property owner shall make the cultural resources available for curation with the appropriate Indian Tribe.

The Monitoring Plan shall further stipulate that all artifacts must be inventoried and prepared for curation in a professional manner. If neither repository is available to accept the collections, they may be temporarily curated at a facility identified in consultation with the cultural resource monitor, the property owner, the appropriate Indian Tribe, and the JPA. The Monitoring Plan shall be reviewed and approved by the JPA prior to the issuance of any grading permits.

Mitigation Measure 4.6.4: At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the appropriate Indian Tribe to notify the Tribe of grading or excavation, and to coordinate with the JPA and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The agreement shall address the treatment of known cultural resources, the designation, responsibilities, and

participation of Native American Tribal monitors during grading, excavation and ground-disturbing activities; Project grading and development scheduling; terms of compensation; and the treatment and final disposition of any cultural resources, sacred sites, and/or human remains discovered on the site.

Mitigation Measure 4.6.5: Because the Project area has been evaluated as having a low probability to contain buried cultural resources, after completion of the first full day of grading for each increment of development, the qualified archaeological monitor will prepare a brief summary of monitoring and offer further monitoring recommendations, in consultation with the appropriate Indian Tribe. These recommendations may include continued full time monitoring, spot check monitoring, or an end to monitoring. These recommendations will be reviewed and approved by the JPA and the Project Applicant prior to proceeding with further monitoring. At any time during monitoring activities, the qualified archaeological and Tribal monitor(s) shall have the authority to temporarily halt any activities that may impact potentially significant cultural resources.

If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or nonhuman bone are inadvertently discovered during ground-disturbing activities, work will stop in that area and the cultural resource monitor(s) will assess the significance of the find in accordance with the Monitoring Plan and, if necessary, develop appropriate treatment procedures, based upon consultation with the professional archaeologist, and taking into account any Native American concerns. If cultural resources are discovered during construction activities, the construction contractor and lead contractor compliance inspector will verify that work is halted until appropriate site-specific treatment measures are implemented, in consultation with the appropriate Indian Tribe.

Mitigation Measure 4.6.6: If human remains of Native American origin are discovered during ground-disturbing activities, the Project will proceed in full compliance with State laws relating to the treatment and disposition of Native American burials (Public Resources Codes Section 5097 and Health and Safety Code 7050.5).

The proposed project is consistent with the analysis contained in the Final EIR and Mitigation Measures 4.6.3 through 4.6.5 would be effective for reducing project impacts to less than significant. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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c) Potential Impact: Directly or indirectly destroy a unique paleontological resource or site or unique feature.

Impact Analysis: The area evaluated in the Final EIR, including the project site, is considered to have a moderate level of sensitivity for paleontological resources. Final EIR Mitigation Measure 4.6.7 would reduce potential impacts to sensitive paleontological resources to less than significant levels.

Mitigation Measure 4.6.7: A paleontological monitoring plan shall be overseen by a qualified paleontological monitor on a full-time basis, once the existing structures have been removed. The extent and duration of the monitoring program would be dependent upon the future redevelopment plans. However, in any case, any excavations exceeding eight feet below the current surface shall be monitored, unless older alluvium is shown to be shallower. The monitoring shall be conducted in a manner consistent with current professional standards and include the authority to halt activities affecting paleontological resources and permitted to recover, analyze, report, and curate the find(s). The most likely repository for curation would be the Western Center at the East Side Reservoir complex, Hemet,

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Riverside County, California.

The proposed project site encompasses the same area evaluated in the Final EIR, and therefore has the same moderate level of sensitivity for paleontological resources. The proposed project is consistent with the analysis contained in the Final EIR and Mitigation Measure 4.6.7 would be effective of ensuring impacts would be less than significant. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐

a) Potential Impact: Exposure of people or structures to potentially substantial adverse effects, including the risk of loss, injury or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction.

Impact Analysis: The Final EIR provided an evaluation of whether implementation of SP-4 would expose people or structures to substantial adverse effects related to strong seismic ground shaking or seismic-related ground failure. The Final EIR included a site-specific Geotechnical Investigation that evaluated the entire SP-4 area (which includes the proposed project site), and determined that there were potentially significant impacts related to seismic failure. Final EIR Mitigation Measure 4.2.1 was proposed to reduce any impacts related to seismic safety to less than significant.

> **Mitigation Measure 4.2.1:** Performance standards and requirements established within the Project Geotechnical Investigation which address exposure of people or structures to potentially substantial adverse effects of strong seismic ground shaking or seismic-related ground failure (including liquefaction) are incorporated into Project site design and construction plans. A qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requirements identified in the Project Geotechnical Investigation.

The Final EIR stated that there are no faults within SP-4; however, there is the potential for strong ground shaking and liquefaction. In accordance with Final EIR Mitigation Measure 4.2.1, a site-specific geotechnical investigation would be prepared, and the recommendations contained within that investigation would be adhered to. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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b-c) Potential Impact: Location 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.

Impact Analysis: As analyzed in the Final EIR, SP-4 (including the proposed project site) contains underlying soils that may have the potential for liquefaction under certain seismic conditions. Based on subsurface conditions, the moderate to high seismicity of the region, any loose fill materials at the project site could be vulnerable to subsidence or collapse. Final EIR Mitigation Measure 4.2.2 would reduce any impacts related to

liquefaction to less than significant levels. The proposed project is consistent with the analysis contained in the Final EIR and no additional mitigation measures are necessary.

> **Mitigation Measure 4.2.2:** The recommendations, performance standards, and requirements established within the Project Geotechnical Investigation which address potential location on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, are incorporated into Project site design and construction plans. A qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requirements identified in the Project Geotechnical Investigation.

The project site is essentially level, and is not susceptible to land sliding. The potential for landslides does not exist, and no additional impacts would occur and no mitigation measures would be required.

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d) Potential Impact: Location on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

Impact Analysis: As analyzed in the Final EIR, near-surface loose soils would require over-excavation and replacement as engineered/compacted fills. There is the potential for unstable soils to underlie SP-4 (including the proposed project site), thus impacts would be potentially significant. Final EIR Mitigation Measures 4.2.3 and 4.2.4 would reduce any impacts related to expansive soils to less than significant. The proposed project is consistent with the analysis contained in the Final EIR, and no additional mitigation measures are required.

> **Mitigation Measure 4.2.3:** The recommendations, performance standards, and requirements established within the Project Geotechnical Investigation which address location on potentially expansive soils shall be incorporated into Project site design and construction plans. Section 2.0 of the Specific Plan [SP-4] Geotechnical Study states that in the event changes occur in the nature or design of the project, further geotechnical analysis will be required. As such, subsequent projects shall be reviewed by the March JPA for consistency with geotechnical findings.

> **Mitigation Measure 4.2.4:** Prior to a building permit issuance, a qualified geotechnical engineer shall be retained on-site to ensure that Project implementation is realized consistent with specifications and requirements outlined in a previously approved Geotechnical Investigation Study.

e) Potential Impact: 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.

Impact Analysis: As identified in the NOP/IS (Appendix A of Draft EIR), the Project site is served by sewer and does not include the use of septic tanks or alternative waste water disposal systems.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VII.	GREENHOUSE GAS EMISSIONS. Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	☐	☐	☒	☐

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

a) Potential Impact: Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment.

The Final EIR identified a less than significant impact from greenhouse gas (GHG) emissions generated from construction and operation of land uses that would be developed pursuant to SP-4. Estimates of SP-4 related GHG emissions in the Final EIR indicated that 89 percent of emissions would be generated by mobile sources (motor vehicles) and the remainder from direct and indirect stationary and area sources. Final EIR Mitigation Measures 4.9.13 through 4.9.28 (see list under Air Quality section), would reduce GHG emissions to a less than significant level.

The proposed project includes the same land uses and square footage analyzed in the Final EIR, and no additional vehicles trips are anticipated under the proposed project (VRPA Technologies 2011). The proposed project would not result in an increase in emissions of CO_2 compared to the emissions predicted in the Final EIR, no additional impacts would occur and no mitigation measures would be required.

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b) Potential Impact: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The Final EIR determined that the development of the uses proposed in SP-4 would comply with applicable strategies outlined by California EPA's Climate Action Team. Subsequent to certification of the Final EIR, there have been no substantive new plans or policies adopted relative to GHG's and climate change that would affect the analysis or determinations of the Final EIR. The state's Climate Change Scoping Plan was adopted prior to public circulation of the Final EIR.

Subsequent to certification of the Final EIR, revisions to the *CEQA Guidelines* which at the time of the Final EIR were only proposed and became effective in March 2010. These revisions resulted in the two potential GHG impact considerations in this impact analysis and the one prior. Both of these questions were addressed in the Final EIR under a single impact statement.

As discussed above, the proposed project would not result in an increase of motor vehicle trips or building square footage compared to that analyzed in the Final EIR. Because operational GHG emissions under the proposed project would be similar to those analyzed in the Final EIR, the proposed project's potential to conflict with applicable plans or policies related to GHG emissions and climate change would also be less than significant, as was the finding in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐

a, b) Potential Impact: Create a significant Hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Impact Analysis: The Final EIR incorporated a Phase I Site Assessment addressing existing on-site hazards, as well as potential hazards associated with the operation of facilities proposed by the SP-4. The Phase I Site Assessment did not identify any areas of special hazardous materials consideration, including soil or groundwater contamination, above- or below-ground storage tanks. However, there is the potential for underground storage tanks to be encountered during ground-disturbing activities. Existing buildings would be demolished under the proposed project, which could contain asbestos-containing materials (ACMs) and lead-based paint (LBP). In addition, underground utility pipelines within 5th Street, have the potential to contain ACMs, LBP, and polychlorinated biphenyls (PCBs). Final EIR Mitigation Measures 4.3.1 through 4.3.8 would be implemented to reduce impacts to a less than significant level.

Mitigation Measure 4.3.1: Prior to project approval any necessary Phase I assessments of buildings affected by demolition/construction activities, shall be prepared and submitted to the March JPA. Prior to demolition/building permit issuance, documented resolution of all issues and concerns, to include compliance with applicable state and local regulations and any environmental restrictions shall be submitted to the March JPA. Resolution actions shall include, as applicable, completion of any necessary Phase II Assessments.

Mitigation Measure 4.3.2: Soil testing for potential PCE vapor intrusion shall be performed during construction or ground disturbing activities in the southeasterly portion of the project site (area AG@ on Figure 4.3.*1 of the Draft EIR*). If PCE vapors are detected, remedial actions shall be completed as required by RCDEH or other lead regulatory agency.

Mitigation Measure 4.3.3: The developer of the deed-restricted former NCP site (Area "E" indicated at EIR Figure 4.3-1) shall provide evidence to the March JPA of compliance with the deed restrictions prior to development of that portion of the Specific Plan. (Deed restrictions are presented at Appendix F to the Project Phase I ESA, EIR Appendix C.) Alternatively, if the former NCO site is proposed for uses currently prohibited under the deed restriction on this property, and not already analyzed in the EIR, such uses would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from DTSC and/or the appropriate regulatory agency in Riverside County shall be

submitted to the March JPA.

Mitigation Measure 4.3.4: If, during the course of Project construction, any underground storage tanks are identified, all activities shall halt. The discovery of any hazardous materials associated with encountered underground tanks, other than those already analyzed in the EIR, would be subject to additional analysis as required by CEQA. Prior to building permit issuance, proof of compliance from the appropriate regulatory agency for the State and/or Riverside County shall be submitted to the March JPA.

Mitigation Measure 4.3.5: Throughout demolition/renovation and site preparation activities, confirmed and suspected asbestos-containing materials shall be handled and disposed of by licensed contractors in accordance with all appropriate regulatory agency guidelines.

Mitigation Measure 4.3.6: Throughout demolition/renovation and site preparation activities, lead based paint will be handled in accordance with local, state, and federal regulatory guidance, and any lead based paint- covered debris will be removed to authorized disposal locations. All building hazardous materials will be abated as required by law and removed prior to demolition activities for disposal to facilities licensed to accept these materials. Documentation for all disposal of all demolition debris will be provided to the March JPA upon completion of demolition activities.

Mitigation Measure 4.3.7: Throughout demolition/renovation and site preparation activities, worker safety precautions shall be maintained in accordance with occupational health and safety standards so as to prevent potential exposure to lead based paint materials, asbestos-containing materials, or other hazardous building materials.

Mitigation Measure 4.3.8: The soil adjacent to those buildings suspected of having LBP shall be evaluated for lead pursuant to guidance and requirements of the Department of Toxic Substances Control. If levels exceeding established DTSC/EPA Preliminary Remediation Goals (PRGs) or California Human Health Screening Levels (CHHSLs) are found, soil remediation shall be completed as required by DTSC and/or RCDEH.

Uses included in the proposed project are consistent with those evaluated in the Final EIR, as are the infrastructure needs of the proposed project. As stated in the Final EIR, less than significant hazardous materials impacts are anticipated. The proposed project is consistent with the analysis contained in the Final EIR and Mitigation Measures 4.3.1 through 4.3.8 would be applicable to the proposed project to reduce impacts to less than significant. There would be no new significant impacts, and no need for additional mitigation measures.

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c) Potential Impact: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Impact Analysis: The Final EIR addressed the potential of uses within SP-4 to result in a release of hazardous materials and Mitigation Measures 4.3.9 and 4.3.10 were included to reduce impacts to less than significant levels.

Mitigation Measure 4.3.9: Prior to project approval, development applicants shall evaluate and determine if the requested uses/facilities are subject to provisions of Public Resources Code Section

21151.4. Based on this evaluation and determination, applicants shall either:

a) Provide the JPA with signed affidavit(s) that the requested facilities/uses are not subject to provisions of Public Resources Code Section 21151.4, or

b) If the requested uses/facilities are determined to be subject to Public Resources Code Section 21151.4, applicable consultation and notification processes shall be conducted prior to certification of any EIR, or approval of any negative declaration for the requested use/facilities.

Mitigation Measure 4.3.10: All soil to be imported to the Project site shall be tested by a qualified soils engineering firm to confirm that the materials are free from contamination as defined by existing regulations. The results of the analysis shall be provided to the March JPA, prior to importation to the site.

The proposed project site is the same area as was evaluated in the Final EIR. The uses proposed on the site are also consistent with those evaluated in the Final EIR. In addition, Final EIR Mitigation Measures 4.3.9 and 4.3.10 would reduce impacts to less than significant levels. The proposed project is consistent with the analysis contained in the Final EIR. There would be no new impacts and no new mitigation would be required.

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d) Potential Impact: 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, create a significant hazard to the public or the environment.

Impact Analysis: As part of the Phase I Site Assessment and Final EIR, a search of federal, state, local, tribal, and proprietary records was conducted, and no hazardous material sites compiled pursuant to Government Code section 65962.5 are located in SP-4 area (which is the same area as the proposed project site). The Final EIR concluded that less than significant impacts would occur. The proposed project is consistent with this conclusion, as proposed uses are consistent with the analysis in the Final EIR. There would be no new significant impacts and no mitigation measures required.

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e, f) Potential Impact: 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, public use airport, or private airstrip, result in a safety hazard for people residing or working in the project area.

Impact Analysis: The Riverside County ALUP defines SP-4 (the same area as the proposed project site) as being within Safety Zone II, and the Final EIR determined that SP-4 was consistent with the ALUP. SP-4 is also within the Draft 2010 March Air Reserve Base/Inland Port Airport Joint Land Use Study, within Accident Potential Zone I and II, but is outside of any identified safety hazards zones. SP-4 area is located in Zones D and E of the Joint Land Use Study, which indicates that lands within these zones are subject to noise and risks associated with aircraft, but that impacts are sufficiently minimal that land use restrictions are generally unnecessary. In addition, SP-4 is not located within any of the safety hazards zones identified in the Air Installation Compatibility Use Zone Report. The proposed project is site is the same area as SP-4; therefore the proposed project is consistent with the analysis in the Final EIR and no new mitigation measures are required.

g) Potential Impact: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Impact Analysis: The Final EIR concluded that SP-4 would have a potentially significant impact related to emergency response and evacuation during construction activity. Final EIR Mitigation Measure 4.3.11 would reduce impacts related to emergency response, and would also be implemented for the proposed project. Additionally, Condition of Approval #62 was added and Condition of Approval #80 was revised, since the June 20th Planning Commission hearing, to address the funding of future fire service needs within the medical campus. The proposed project is consistent with the analysis contained in the Final EIR, and no further mitigation would be required.

Mitigation Measure 4.3.11: Prior to a grading permit issuance, the development contractor(s) shall prepare and submit construction traffic management plans(s) for review and approval by the March JPA. Traffic plans shall be designed to minimize traffic flow interference from construction activities. The plan may include the use of public transportation and satellite parking areas with a shuttle service; it MUST include advance public notice of routing; schedule operations affecting traffic for off-peak hours; minimize obstruction of through-traffic lanes; provide a flag person to guide traffic properly and ensure safety at construction sites. Construction traffic management plans near federal uses to remain shall be coordinated with federal uses to remain, and prepared by a licensed traffic engineer, and shall provide for safe and efficient access and on-site and off-site traffic movements throughout construction activities. Proof of coordination with neighboring federal uses to remain, such as a support letter, shall be supplied to the March JPA at the time of grading permit review.

Condition of Approval #62: WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

Condition of Approval #80: PRIOR TO THE APPROVAL of the Master Plot Plan, the Master

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Developer shall deposit a fee (to be established by the MJPA during the Master Plot Plan process) for the formation of a Community Services District (CFD). Formation of the CFD shall take place prior to the recordation of the map or issuance of any permit. The following improvements shall be maintained by the CFD: street lights, traffic signals, on-and off-site landscaping, on- and off-site drainage, irrigation, street sweeping, graffiti control, street improvements, signage (monuments & directional kiosks), transit facilities, seating areas / trash cans, public realm facilities, detention basins, fire services (public safety tax), interim channels for Heacock, and new drainage crossings along Cactus and Heacock Channels. On- and off-site street maintenance, including street sweeping and graffiti removal shall be provided by the CFD. In the event that facilities and landscaping maintained by a Property Owners Association do not meet standards and conditions, the funding for such shall be included within the CFD.

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.

Impact Analysis: As previously analyzed in the NOP/IS (Appendix A of the Draft EIR), urban fire hazards within the Project vicinity are largely related to structural fires, and are typically due to carelessness and/or negligence. Fire protection services are provided to the Project site by the Riverside County Fire Department. Adherence to local fire department regulations during construction and operation of the Project would be required. The potential for the Project to expose people to, or result in, increased fire hazard in areas with flammable brush, grass, or trees is therefore considered less-than-significant.

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)?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

a – c, f) Potential Impact: Violate any water quality standards or waste discharge requirements; substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site; or otherwise substantially degrade water quality.

Impact Analysis: The Final EIR concluded that implementation of SP-4 would have potentially significant impacts related to water quality. Some receiving waters for stormwater runoff were identified in the Final EIR as impaired, and pollutants of concern (POCs) associated with SP-4 could further affect those receiving waters. However, Final EIR Mitigation Measures 4.4.1 through 4.4.3 would reduce impacts to a less than significant level.

> **Mitigation Measure 4.4.1:** The Project shall replace all existing water quality control systems within the boundaries of the Specific Plan to accommodate the proposed development. The Project shall construct a secondary cutoff channel parallel to the Heacock Channel as well as implement water quality control improvements and detention facilities identified in the Hydrology Report (Appendix D of Final EIR).
>
> **Mitigation Measure 4.4.2:** All site specific uses shall use pervious surfaces. For new developments, identify where permeable pavements, such as crushed aggregate, turf block, unit pavers, pervious concrete, or pervious asphalt could be substituted for impervious concrete or asphalt paving.
>
> **Mitigation Measure 4.4.3:** All site specific uses shall disperse runoff to adjacent pervious areas. Where possible, direct roof downspouts across pervious areas. A maximum 2:1 ratio between impervious and pervious surfaces is required. Receiving pervious area must be relatively flat, and soils should be amended as needed to promote infiltration. Similarly, parking areas must be designed so that runoff can sheet flow to landscaped areas. Where feasible, use curb cuts or no curbs to allow runoff to flow to vegetated areas.

The proposed project would develop the same area analyzed in the Final EIR, and would have the potential to affect water quality to receiving waters (Canyon Lake). The proposed project contains similar impervious surface areas to those analyzed in the Final EIR and is therefore consistent with the analysis contained in the Final EIR, and Final EIR Mitigation Measures 4.4.1 through 4.4.3 would be applicable to the proposed project to reduce impacts to less than significant. No additional mitigation measures would be required.

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d, e) Potential Impact: 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; 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.

Impact Analysis: The Final EIR determined that implementation of SP-4 would substantially alter terrain and

groundcover characteristics by increasing impervious areas and modification of existing drainage patterns. Final EIR included Mitigation Measures 4.4.4 through 4.4.6 to reduce any impacts related to the alteration of drainage patterns to a less than significant level.

> **Mitigation Measure 4.4.4:** All site specific uses shall direct runoff to bioretention facilities, flow-through planters, dry wells, or cisterns. Where runoff from impervious roofs and paved areas cannot be dispersed to landscaping, direct runoff to facilities designed to detain and treat runoff before letting it seep away slowly. Dry wells or infiltration basins may be used if soils are sufficiently permeable and geotechnical considerations allow.
>
> **Mitigation Measure 4.4.5:** The project will replace existing storm drain facilities within the northeast corner, and shall construct the appropriate channels and water quality that will properly manage off-site flows as identified in the Hydrology Report, Appendix D *of the Draft EIR*.
>
> **Mitigation Measure 4.4.6:** The Master Developer shall coordinate with the March JPA prior to the alteration, relocation or upgrade of any storm water drainage, water supply or wastewater conveyance facilities within public right of way in order to reduce the potential for disruptions in service and to ensure that any necessary upgrades are implemented in compliance with applicable requirements.

The proposed project has similar impervious area, and is consistent with the analysis contained in the Final EIR and Final EIR Mitigation Measures 4.4.4 and 4.4.6 would be applicable to the proposed project. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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g, h)Potential Impact: 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; place within a 100-year flood hazard area structures which would impeded or redirect flows.

Impact Analysis: The Final EIR determined that SP-4 would result in potentially significant impacts related to flooding, because much of the project area is subject to known flood hazards. The proposed project is the same site as was analyzed in the Final EIR, and therefore subject to the same flood hazards. However, Mitigation Measures 4.4.7 and 4.4.8 were proposed to reduce impacts to less than significant level.

> **Mitigation Measure 4.4.7:** The Applicant shall define, through accepted floodplain modeling protocols, the extent of any incumbent flood hazards. Modeled floodplain characteristics shall be reviewed and approved by the JPA as approved, shall be the basis for evaluation of potential floodplain alteration resulting from subsequent development activities proposed within the Specific Plan area.
>
> **Mitigation Measure 4.4.8:** For each increment or proposed area of development, the Project Applicant shall prepare detailed site-specific floodplain/flood hazard analyses consistent with JPA requirements. Development within identified flood hazard/floodplain areas shall comply with Federal Floodplain Management Regulations and criteria for the Federal Flood Insurance Program. More specifically, to ensure that construction of new buildings, infrastructure, or other improvements does not adversely affect 100-year flood plain or flood carrying characteristics, pre-development flood conditions site shall be incrementally updated to reflect with-development conditions. Close coordination with the City of Moreno Valley's Floodplain Administrator during project development will be required to resolve any

floodplain impact. Updated floodplain profiles based on with-development conditions shall be reviewed and approved by the JPA. Based on the modeled with-development conditions, diversion, and/or detention of flood flows shall be incorporated in site and development designs in order to address any potential adverse affects to flood plains or flood carrying characteristics. In order to mitigate on-site flood hazards to new buildings, first finished floor elevations of other than Critical Facilities shall be established a minimum of one-foot above the modeled 100-year flood elevation.

All Critical Facilities shall be located outside of 500-year flood limits as determined during detailed site designs for these specific uses. The proposed project is consistent with the analysis contained in the Final EIR, and no new mitigation would be required.

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;

Impact Analysis: The Final EIR determined that SP-4 would result in potentially significant impacts related to flooding, because much of the project area is subject to known flood hazards. The proposed project is the same site as was analyzed in the Final EIR, and therefore subject to the same flood hazards. However, Mitigation Measures 4.4.1 and 4.4.8 (see discussions a-h) were proposed to reduce impacts to less than significant level.

j) Expose people or structures to inundation by seiche, tsunami, or mudflow.

Impact Analysis: As identified in the NOP/IS (Appendix A of Draft EIR), the Project site is located approximately four miles from Lake Perris. Seiche hazards at this distance are not considered significant. The Project site is not located proximate to coastal waters, and as such, is not subject to tsunami hazards. No volcanoes are identified on the Project site, and the site has not historically been affected by volcanic activity. Impacts related to tsunami, seiche, or volcanic hazards would not affect the Project.

X.	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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

a) Physically divide an established community.

Impact Analysis: As identified in the NOP/IS (Appendix A of the Draft EIR), the Project involves the construction of healthcare related facilities on property that is currently underutilized. The Project does not propose elements or activities that would disrupt or divide an established community. Based on the preceding discussion, the Project's potential to disrupt or divide the physical arrangement of an established community is considered less-than-significant.

b) Potential Impact: 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.

Impact Analysis: The Final EIR provided a land use analysis of SP-4 (which encompasses the same area as the proposed project site) and concluded that there would be less than significant impacts related to potential inconsistencies with goals and policies of the General Plan, Zoning Ordinance, and other relevant land use regulations, programs, or policies. The current General Plan land use designations for the Specific Plan is Medical Campus (see Figure 4), which will not change under the proposed project. Because the proposed project includes the same land uses at the same intensity as was analyzed in the Final EIR, the proposed project would be consistent with General Plan goals and policies. The proposed project is also consistent with the analysis contained in the Final EIR. There would be no new significant land use impacts associated with the proposed project, and no new mitigation would be necessary.

The Final EIR provided an evaluation of whether implementation of SP-4 would result in significant land use incompatibilities. The Final EIR determined that there is the potential for new facilities to significantly affect existing radio frequency for the March Air Reserve Base and Defense Media Center communications (recently renamed American Forces Radio and Television Service, AFRTS), which, if it occurred, would represent in a significant land use incompatibility. The proposed project includes only such uses as were anticipated and evaluated in the Final EIR, and would therefore not result in any impacts other than those previously analyzed in the Final EIR. In addition, the proposed project retains the building height overlay that radiates from the AFRTS facility. The proposed project is therefore consistent with the analysis contained in the Final EIR, there would be no new environmental impacts and no additional mitigation would be required.

The designated height limitation within SP-4 is 60 feet for parking structures surrounding the AFRTS facility, and 85 feet for other areas beyond the parking structures. The proposed project would remove the central parking area, and increase the height limit of certain areas around the AFRTS facility to 85 feet, and other areas east of the AFRTS facility to135 feet (maximum) to accommodate proposed hospital uses (see Figure 4-4 of the Specific Plan Amendment). Because of the proximity of the project site to MARB, the applicant was required to complete a Federal Aviation Administration

(FAA) form 7460-1. The form was forwarded to the MARB for review and a finding of no obstruction to MARB operations was delivered to the FAA on June 7, 2011. A finding of consistency was issued by the FAA on June 30, 2011.

The Riverside County Airport Land Use Plan (ALUP) defines the SP-4 area, including the proposed site, as being within Safety Zone II, and the Final EIR determined that SP-4 in its entirety is consistent with the 1984 ALUP. SP-4 (including the proposed project area) is also within the Draft 2010 March Air Reserve Base/Inland Port Airport Joint Land Use Study (Joint Land Use Study), within Accident Potential Zone I and II, but is outside of any identified safety hazards zones. SP-4 (which is the same areas as the proposed project) is located in Zones D and E of the Joint Land Use Study, which indicates that lands within these zones are subject to noise and risks associated with aircraft, but that impacts are sufficiently minimal that land use restrictions are generally unnecessary. Potential impacts associated with the proposed project are consistent with the analysis contained in the Final EIR. No new significant impacts and no new mitigation measures are required.

The Final EIR concluded that implementation of Mitigation Measure 4.1.3 would reduce any impacts related to lighting to less than significant.

Mitigation Measure 4.1.3: All exterior lighting shall be downward directed, or shall be otherwise designed and oriented to prevent light overspill.

The proposed project is consistent with the uses anticipated in the Final EIR, and Mitigation Measure 4.1.3 would be applicable to the proposed project. Moreover, Project lighting will adhere to the following lighting standards within the March JPA Development Code:

1. All outdoor lighting associated with nonresidential uses shall be shielded and directed away from surrounding residential uses. Such lighting shall not exceed 0.5 foot-candles, minimum maintained of illumination beyond the property containing the nonresidential use, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.

2. All parking areas of five or more spaces shall have a minimum maintained lighting of 1 foot-candle illumination per square foot of parking area for visibility and security during hours of darkness generally distributed over the entire parking surface.

3. Use of the following forms of outdoor lighting shall be prohibited between midnight and dawn:
   a. The operation of searchlights for advertising purposes; and
   b. The illumination of outdoor public recreational facilities, unless a specific recreational activity requiring the lighting is already in progress. Security lighting shall be provided.

4. Overhead roof lighting is prohibited.

5. Outdoor lighting within residential areas, except for street lighting, shall be on poles or other supports not exceeding 12 feet in height. Such lighting shall be designed to project downward and shall not create glare on adjacent properties.

6. All exterior commercial doors during the hours of darkness shall be illuminated with one (1)

foot-candle, minimum maintained of light on the surface.

7. Aisles, passageways, and recesses related to and within a building complex, during the hours of darkness, shall be illuminated to fifty one hundredth (0.5) foot-candles, minimum maintained, on the surface.

8. All lighting shall be enclosed in vandal resistant fixtures.

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c) Potential Impact: Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impact Analysis: The Final EIR states that SP-4 (including the project site) is located within the Western Riverside County Habitat Conservation Plan for the Stephen's kangaroo rat and the Western Riverside County Multi-Species Habitat Conservation Plan. The Final EIR noted that March JPA does not participate in these plans, but that since protected species are not present, there would be no conflict with these plans, resulting in less than significant impacts and no mitigation measures required. The proposed project includes the same ground-disturbing activities within the same development footprint as those evaluated in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

XI.	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?	☐	☐	☒	☐

a, b) The potential impacts associated with mineral resources were determined to be less than significant in the NOP/Initial Study (Appendix A of the Draft EIR) and therefore not evaluated in the Final EIR. This issue was determined to be less than significant, since no significant mineral resources are present in the area. No further analysis is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XII.	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?	☐	☐	☒	☐

a) Potential Impact: 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.

Construction Noise

The Final EIR determined that implementation of SP-4 could result in potentially significant construction noise impacts in relation to standards established in previously certified March JPA documentation. The Final EIR determined that the potential existed for maximum received noise levels due to construction under SP-4 to exceed 75 dBA in a 12-hour period. The Final EIR determined that Mitigation Measures 4.10.1 through 4.10.4

would reduce construction noise impacts to a less than significant level.

Mitigation Measure 4.10.1: The construction contractor shall ensure that construction activities occur only between the hours of 7:00 a.m. and 7:00 p.m. Construction shall not be permitted on Saturdays, Sundays or holidays. Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans

Mitigation Measure 4.10.2: The construction contractor shall ensure that heavy construction equipment operations shall not exceed 75 dBA Leq (12 hrs) at off□site receptors during the permitted construction hours (7:00 a.m. to 7:00 p.m.). Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans. The construction contractor shall prepare a Construction Equipment Schedule and Operation Plan demonstrating modeled compliance with this Mitigation Measure. This Plan shall be reviewed and approved by the JPA prior to the issuance of correlating development permits.

Mitigation Measure 4.10.3: The construction contractor shall ensure that all construction equipment is properly maintained with operating mufflers and air intake silencers no less effective than those originally installed by the manufacturer. No equipment shall have an un□muffled exhaust. Correlating language shall be incorporated on all construction bid documents, construction specifications, and construction plans.

Mitigation Measure 4.10.4: Site and development-specific noise impact studies shall be conducted for all future construction activities within the project site. Mitigation Measures 4.10.1 through 4.10.3 (listed previously) or equivalent noise reduction measures shall be provided for construction noise impacts determined to be potentially significant.

Because the same uses are being proposed as were evaluated in the Final EIR and the development footprint is not being expanded, noise generated by construction activities under the proposed project would be similar to that which was analyzed in the Final EIR. With implementation of Final EIR Mitigation Measures 4.10.1 through 4.10.3, the proposed project would have a less than significant impact with regard to exposure of persons to noise levels in excess of applicable standards and no additional mitigation is required.

Vehicle Noise

The Final EIR determined that SP-4 could result in potentially significant vehicle noise impacts to sensitive receptors. The Final EIR determined that these impacts would be mitigated to a less than significant level by implementation of Mitigation Measures 4.10.5 through 4.10.7.

Mitigation Measure 4.10.5: Prior to issuance of building permits, site and use□specific noise studies shall be completed for any future projects involving the development of sensitive land uses. Employing standard building construction standards will ensure that interior noise levels will not exceed the maximum acceptable condition of 45 dBA CNEL. These, or equivalent measures identified through site□specific acoustical analyses shall be implemented.

Mitigation Measure 4.10.6: Concurrent with approval of development plans and roadway plans within the Specific Plan area, proposed truck routes shall be identified and delineated. Truck routes shall be approved by the march JPA.

Mitigation Measure 4.10.7: Trucking operations shall be restricted to designated routes, times, and

speeds as determined and approved by the March JPA.

The proposed project would not result in an increase in traffic (VRPA Technologies, 2011); therefore traffic noise would be similar to what was analyzed in the Final EIR. In addition, Final EIR Mitigation Measure 4.1.5 would reduce impacts associated with the proposed project to a less than significant level. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

General Operational Noise

The Final EIR determined that SP-4 could result in potentially significant general operational noise, primarily delivery truck activities associated with hospital uses and air handling equipment. The Final EIR determined that these impacts would be mitigated to a less than significant level by implementation of Mitigation Measures 4.10.8 through 4.10.12.

Mitigation Measure 4.10.8: Project operational noise impacts as received at off-site land uses shall be presumed to be potentially significant. Accordingly, site and development-specific noise impact analyses shall be prepared for all future development within the Specific Plan area demonstrating compliance with applicable JPA and City of Moreno Valley noise standards, as follows:

- Operational noise generated by the Project as received by any off-site sensitive land use within the Base shall not exceed 70 dBA CNEL.
- Operational noise generated by the Project as received at City of Moreno Valley receptors shall not exceed 55 dBA Leq between 10:00 p.pm and 7:00 a.m. and 60 dBA Leq between 7:00 a.m. and 10:00 p.m.

Mitigation Measure 4.10.9: If future uses cannot meet the performance standards imposed by Mitigation Measure 4.10.8, then those impacts would be subject to additional environmental review required by CEQA.

Mitigation Measure 4.10.10: Project operational noise impacts as received at Specific Plan land uses shall be presumed to be potentially significant. Accordingly, site and development-specific noise impact analyses shall be prepared for all future development within the Specific Plan area demonstrating compliance with applicable JPA noise standards as follows:

- Operational noise generated by the Project as received by sensitive land use within the Specific Plan area shall not exceed 70 dBA CNEL.

Mitigation Measure 4.10.11: Interior space noise attenuation within the Specific Plan area shall be achieved consistent with CCR Title 24 California Building Standards requirements.

Mitigation Measure 4.10.12: If future uses cannot meet the performance standards imposed by Mitigation Measures 4.10.10 and 4.10.11, then those impacts would be subject to additional environmental review required by CEQA.

The impacts of the proposed project are consistent with the analysis contained in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

Peak Noise Events

The Final EIR determined that SP-4 could result in potentially significant noise impacts associated with peak

noise events (i.e., helicopter and ambulance activities). The Final EIR determined that these impacts would still be significant and unavoidable even with implementation of Mitigation Measures 4.10.13 through 4.10.18.

> **Mitigation Measure 4.10.13:** If helipad(s) are proposed, these facilities shall be located a minimum of 500 feet from the Specific Plan's easterly property boundary (Heacock Street), thereby minimizing potential noise exposure of proximate residential land uses within the City of Moreno Valley. Coordination with the DMC shall be completed prior to site specific project approval.
>
> **Mitigation Measure 4.10.14:** Concurrent with approval of development plans and roadway plans within the Specific Plan area, proposed ambulance routes shall be identified and delineated. Ambulance routes within the Specific Plan area shall be as approved by the March JPA.
>
> **Mitigation Measure 4.10.15:** The Applicant shall coordinate with the City of Moreno Valley in the planning of ambulance routes.
>
> **Mitigation Measure 4.10.16:** Noise-sensitive land uses within the Project area not directly associated with the helipad shall be located such that they are a minimum of 600 feet from the center of the helipad, and the buildings designed to maintain an interior noise level of 45 dBA CNEL or less.
>
> **Mitigation Measure 4.10.17:** The orientation and design of the hospital grounds associated with the helipad shall be such that they minimize noise associated with the helipad to potential exterior gathering places; and that the hospital building design is such that interior noise levels are maintained at 45 dBA CNEL or less.
>
> **Mitigation Measure 4.10.18:** All proposed ambulance routes shall be implemented in accordance with Mitigation Measures 4.10.14 and 4.10.15.

The proposed project would include operations similar to those addressed in the Final EIR, and retains setback requirements for proposed landing areas. Therefore, the proposed project would result in a similar significant and unavoidable impact with regard to exposure of future occupants to noise levels in excess of standards of March JPA as was addressed in the Final EIR.

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b) Potential Impact: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

The Final EIR determined that SP-4 would result in potentially significant vibration impacts resulting from construction activities, and that this impact would be mitigated to a less than significant level by Final EIR Mitigation Measure 4.10.19.

> **Mitigation Measure 4.10.19:** Heavy construction equipment operations (equipment and activities capable of producing groundborne vibration levels of 87 VdB or greater) are prohibited within 63 feet of occupied Specific Plan land uses. This requirement may be waived if the developer provides, and the JPA accepts, substantiating analysis demonstrating that vibration levels received at the closest occupied land use will not exceed 75 VdB.

Construction of the facilities included in the proposed project would be similar to that discussed in the Final

EIR. Standard construction equipment used for grading was assessed in the Final EIR and Mitigation Measure 4.10.19 would reduce construction-related vibration impacts of the proposed project to less than significant levels. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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c) Potential Impact: A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Vehicle Noise

The Final EIR determined that SP-4 would result in a less than significant noise impact resulting from vehicle traffic contributions to ambient noise levels. The proposed project would not result in an increase in traffic compared to that analyzed in the Final EIR (VRPA Technologies, 2011). The proposed project is consistent with the analysis contained in the Final EIR as SP-7 does not change land uses or the building square footages. Thus, there would be no change in noise sources or receptors as a result of SP-7. New mitigation would be required.

Operational Noise

The Final EIR determined that SP-4 would result in significant and unavoidable noise impact resulting from operational noise associated with helicopter and ambulance operations. The proposed project is consistent with the analysis contained in the Final EIR as SP-7 does not change land uses or the building square footages. Thus, there would be no change in noise sources or receptors as a result of SP-7. No new mitigation would be required.

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d) Potential Impact: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

The Final EIR determined that implementation of SP-4 could result in potentially significant construction noise impacts in relation to noise increases above existing ambient levels. As stated previously, Final EIR Mitigation Measures 4.10.1 through 4.10.3 were identified and determine to reduce construction noise impacts to a less than significant level.

The proposed project would result in construction noise in the same areas considered in the Final EIR as SP-7 does not change land uses or the building square footages. Thus, there would be no change in noise sources or receptors as a result of SP-7. With implementation of Final EIR Mitigation Measures 4.10.1 through 4.10.3, the proposed project would have a less than significant impact with regard to temporary increases in ambient noise levels. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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e) Potential Impact: For a project located within an airport land use plan or, where such a plan has not

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

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.

The Final EIR determined that SP-4would result in a less than significant noise impact from operations of the March Inland Port in relation top both military and civilian activities. As the proposed project would be located within the area considered for this analysis, this conclusion would also apply to the proposed project. The proposed project is consistent with the analysis contained in the Final EIR as SP-7 does not change land uses or the building square footages. Thus, there would be no change in noise sources or receptors as a result of SP-7. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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f) Potential Impact: For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

The Final EIR determined that SP-4 would result in a potentially significant noise impact from emergency helicopter operations of the proposed helipad. The proposed project does not modify any of the requirements for helicopter operations originally included in the Specific Plan and analyzed in the EIR. Mitigation measures 4.10.13, 16, and 17, which address helicopter operations and were described above, will be implemented for the proposed project. Thus, impacts of the proposed project would be the same as were analyzed in the Final EIR. No impacts would occur and mitigation measures related to air operations noise levels are not required.

XIII.	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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

a-c) Impact Analysis. The potential impacts associated with population and housing was determined to be less than significant in the NOP/Initial Study (Appendix A of the Draft EIR) and therefore not evaluated in the Final EIR. The proposed project is consistent with analyses in the Final EIR as SP-7 does not change land uses or building square footages. Thus, there would be no change to the Project's potential population and housing impacts. Thus, the proposed project would not increase the area's population beyond existing projections. No further analysis is required.

XIV.	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?	☐	☐	☒	☐

a) Potential Impact: Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities; or result in the need for a new or physically altered governmental facilities, the construction of which could cause significant impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection, or other public services.

The Final EIR concluded that no substantial adverse physical effects would occur from the construction of new or altered government facilities needed to maintain service ratios, response times, or other performance objectives for fire protection services, police protection services, or other public services. In addition, the Final EIR included Mitigation Measures 4.11.1 through 4.11.4.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Mitigation Measure 4.11.1: Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million spare feet of commercial/industrial occupancy. Prior to subsequent project approval associated with the Specific Plan, the applicant shall provide MJPA a letter from CalFire identifying that the project will either meet this requirement or not be subject to this requirement.

Final EIR Mitigation Measure 4.3.11 would reduce impacts related to emergency response, and would also be implemented for the proposed project. Additionally, Condition of Approval #62 was added and Condition of Approval #80 was revised, since the June 20th Planning Commission hearing, to address the funding of future fire service needs within the medical campus. The proposed project is consistent with the analysis contained in the Final EIR, and no further mitigation would be required.

Mitigation Measure 4.3.11: Prior to a grading permit issuance, the development contractor(s) shall prepare and submit construction traffic management plans(s) for review and approval by the March JPA. Traffic plans shall be designed to minimize traffic flow interference from construction activities. The plan may include the use of public transportation and satellite parking areas with a shuttle service; it MUST include advance public notice of routing; schedule operations affecting traffic for off-peak hours; minimize obstruction of through-traffic lanes; provide a flag person to guide traffic properly and ensure safety at construction sites. Construction traffic management plans near federal uses to remain shall be coordinated with federal uses to remain, and prepared by a licensed traffic engineer, and shall provide for safe and efficient access and on-site and off-site traffic movements throughout construction activities. Proof of coordination with neighboring federal uses to remain, such as a support letter, shall be supplied to the March JPA at the time of grading permit review.

Condition of Approval #62: WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

Condition of Approval #80: PRIOR TO THE APPROVAL of the Master Plot Plan, the Master Developer shall deposit a fee (to be established by the MJPA during the Master Plot Plan process) for the formation of a Community Services District (CFD). Formation of the CFD shall take place prior to the recordation of the map or issuance of any permit. The following improvements shall be maintained by the CFD: street lights, traffic signals, on-and off-site landscaping, on- and off-site drainage, irrigation, street sweeping, graffiti control, street improvements, signage (monuments & directional kiosks), transit facilities, seating areas / trash cans, public realm facilities, detention basins, fire services (public safety tax), interim channels for Heacock, and new drainage crossings along Cactus and Heacock Channels. On- and off-site street maintenance, including street sweeping and graffiti removal shall be provided by the CFD. In the event that facilities and landscaping maintained by a Property Owners Association do not meet standards and conditions, the funding for such shall be included within the CFD.

Because the proposed project includes the same mix, intensity, and square footage of uses as was analyzed in the Final EIR, impacts associated with the need for new governmental facilities or physical modification of existing facilities will be the same as was analyzed in the Final EIR and no new mitigation would be required.

XV. 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?	☐	☐	☒	☐

a-b) The potential impacts associated with recreation was determined to be less than significant in the NOP/Initial Study (Appendix A of the Draft EIR) and therefore not evaluated in the Final EIR. The proposed project is consistent with analyses in the Final EIR as SP-7 does not change land uses or the concept of the medical campus. SP-7 simply makes minor changes to circulation, height units and parking, which have no relation or bearing on public services. Thus, no impacts would occur and new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI.	TRANSPORTATION / TRAFFIC. Would the project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c)	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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

a, b) Potential Impact: Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street. That is, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratios on roads or freeways, or congestion at intersections; exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designed roads or highway.

Impact Analysis: The Final EIR provided a traffic and circulation analysis of the build out of SP-4, which encompasses the entirety of the proposed project site, and concluded that there would be significant and unavoidable impacts to 20 intersections, 18 roadway segments, and five I-215 segments. Final EIR Mitigation Measures 4.8.1 through 4.8.13 would reduce, but not avoid, significant traffic impacts to the study area intersections and roadway/freeway segments through contribution to the March JPA Transportation Uniform Mitigation Fee (TUMF) program (March JPA Resolution #JPA 10-01), which establishes the monetary rates for all new projects applicable beginning January 20, 2010. No feasible mitigation was determined to exist for the freeway segments and impacts would remain significant and unavoidable. The Final EIR also determined that implementation of SP-4 would not result in conflicts with adopted policies, plans, or program supporting alternative transportation.

Mitigation Measure 4.8.1: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Cactus Avenue at the I-215 Southbound Ramp:

- Eliminate southbound (off-ramp) left-turn movements by allowing only right-turn movements (forcing all southbound-to-eastbound movements to use the southbound loop off-ramp); and
- Add a second left-turn lane in the westbound direction.

Mitigation Measure 4.8.2: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Alessandro Boulevard at the I-215 Northbound Ramp:

- Provide a second eastbound left-turn lane.

Mitigation Measure 4.8.3: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Alessandro Boulevard at the I-215 Southbound Ramp:

- Restripe the southbound approach to provide two right-turn lands and one left-turn lane.

Mitigation Measure 4.8.4: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Oleander Avenue at the I-215 Northbound Ramp:

- Add a free-flow westbound right-turn lane with commensurate improvements on the northbound

on-ramp to accommodate the free-flow operations. This requires widening of the north side of Oleander Avenue for a distance of approximately 600 feet from this intersection.

Mitigation Measure 4.8.5: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Oleander Avenue at the I-215 Southbound Ramp:

- Widen the southbound off-ramp to provide two left-turn lands and one optional through-or-right-turn lane.

Mitigation Measure 4.8.6: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Ramona Expressway at the I-215 Northbound Ramp:

- Widen the westbound approach to provide a free-flow right-turn lane, with commensurate widening on the on-ramp to provide two lanes at the throat before merging to one lane.

Mitigation Measure 4.8.7: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Ramona Expressway at the I-215 Southbound Ramp:

- Widen the southbound off-ramp to provide two left-turn lanes and one optional through-or-right-turn lane; and
- Widen eastbound approach to provide a separate right-turn lane.

Mitigation Measure 4.8.8: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Alessandro Boulevard at the I-215 Northbound Ramp:

- Widen the northbound off-ramp to provide two left-turn lanes, one optional left-or through lane, and a separate right-turn lane.

Mitigation Measure 4.8.9: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at the intersection of Van Buren Boulevard at Trautwein Road:

- Add a second westbound left-turn land and provide right-turn overlap phasing;
- Convert the eastbound right-turn lane to an optional eastbound through-or-right-turn lane; and
- Convert the southbound right-turn lane to an optional southbound through-or-right-turn lane.

Mitigation Measure 4.8.10: The Project shall pay Development Impact Fees (DIF) that will be employed for the following improvements at Alessandro Boulevard between Meridian Parkway/Sycamore Canyon Boulevard and the I-215 Southbound Ramps:

- Add an eastbound through lane.

Mitigation Measure 4.8.11: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at Van Buren Boulevard between Trautwein Road and Barton Street:

- Add a third eastbound through lane.

Mitigation Measure 4.8.12: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at Van Buren Boulevard between Barton Street and the I-215 Southbound Ramps:

- Add one to tow through lane(s) to the existing four or five lane segment to reach a total of six travel lanes.

Mitigation Measure 4.8.13: Consistent with the provisions of the March JPA TUMF Ordinance, the project Applicant shall contribute TUMF that will be employed for the following improvements at Heacock Street between John F. Kennedy/Meyer Drive and Iris Avenue:

- Add one to two through lane(s) where two of three lanes currently exist, to achieve a uniform four-lane configuration along this roadway segment.

The proposed project includes the same land uses and intensity as was originally analyzed in the Final EIR, and would not generate additional trips and would not substantially affect LOS or intersections and segments in the project area beyond what was analyzed in the Final EIR (VRPA Technologies, 2011). The proposed project would not result in an increase in the traffic evaluated in the Final EIR, would not create any new significant unavoidable impacts or increase the severity of the significant unavoidable impacts identified in the Final EIR. Implementation of the proposed project would not therefore require additional mitigation measures.

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c) Potential Impact: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risk.

Impact Analysis: The Final EIR concluded that implementation of SP-4 would not result in change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risk. The proposed project includes the same land uses and the same intensity as was analyzed in the Final EIR, and does not introduce any uses that could affect air traffic patterns and is consistent with the analysis contained in the Final EIR. The proposed project would not result in any new significant impacts, and would not require mitigation measures.

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d) Potential Impact: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or compatible uses (e.g., farm equipment); inadequate vehicular access and internal circulation.

Impact Analysis: The Final EIR evaluated whether SP-4 would substantially increase hazards to a design feature, result in emergency access inadequacies, or cause inadequate internal circulation. The Final EIR included access improvements, at the discretion of March JPA, in addition to site-specific design recommendations. The Final EIR concluded that impacts of increased traffic hazards, inadequate site access, or internal circulation would be less than significant. In order to avoid potentially significant impacts for the proposed project, Final EIR Mitigation Measure 4.8.14 would be required.

Mitigation Measure 4.8.14: Prior to a grading permit issuance, the development contractor(s) shall prepare and submit construction traffic management plan(s) for review and approval by the March JPA.

Traffic plans shall be designed to minimize traffic flow interference from construction activities. The plan may include the use of public transportation and satellite parking areas with a shuttle service; it MUST include advance public notice of routing; schedule operations affecting traffic for off-peak hours; minimize obstruction of through-traffic lanes; provide a flag person to guide traffic properly and ensure safety at construction sites. Construction traffic management plans near federal uses to remain shall be coordinated with federal uses to remain, and prepared by a licensed traffic engineer, and shall provide for safe and efficient access and on-site and off-site traffic movements throughout construction actives. Proof of coordination with neighboring federal uses to remain, such as a support letter, shall be supplied to the March JPA at the time of grading permit review.

The proposed project includes the same land uses as the same intensity as was analyzed in the Final EIR. All modifications to roadways and ingress/egress included in the proposed project will be required to meet applicable roadway and driveway design standards, thereby avoiding the creation of potential design features that would increase hazards. The proposed project is consistent with the analysis contained in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

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e) Potential Impact: Result in inadequate parking capacity.

Impact Analysis: Impact Analysis: The Final EIR concluded that potential parking impacts associated with SP-4 would be less than significant and no mitigation would be required because the Master Developer would be required to submit a shared parking study simultaneously with the submittal of a master plot plan. The proposed project provides a total of 6,968 parking spaces to meet a total demand for 5,577 parking spaces within the Specific Plan area, increasing parking availability without changing the mix, intensity, or square footage of proposed uses compared to what was analyzed in the Final EIR. Thus, the proposed project will not result impacts related to the overall availability of parking.

The proposed project includes a shared parking program in satisfaction of SP-4's requirement that a Shared Parking Study be prepared in connection with the Master Plot Plan. These proposed modifications under the Specific Plan Amendment include elimination of the "Parking Core" in favor of a broader distribution of parking within the area north of Meyer Drive, providing long-term employee parking closer to employment areas than was previously proposed. As designed, uses within Zones 1, 4, 7, 9, 10 and 11 will be self-parked. The Master Developer will develop and manage the shared parking facilities for uses within Zones 2, 3, 5, and 6, consistent with the Phasing strategy within Table 3-3 of the Specific Plan Amendment. These requirements are intended to ensure that adequate parking will be available to accommodate the increase of new uses at the time they begin operations.

A parking analysis was prepared to analyze the adequacy of parking to support buildout of the proposed project, as well as buildout of each of its three proposed development phases. This analysis, *Parking Demand and Share Use Study*, was prepared by Choate Parking Consultants in June 2011, and is provided in Appendix M of the March Lifecare Campus Specific Plan. The study also found that each of the zones that would be involved in the proposed project's shared parking system (Zones 2, 3, 5, and 6) would have adequate parking to meet demand, with the exception of Zone 3 (see Table A, below). Based on the analysis provided in the parking study, Zones 2, 5 and 6, which are near Zone 3, will have sufficient excess parking availability to

support uses within Zone 3.

Table A: Parking Demand and Availability for the Proposed Project's Share Parking Program

	Parking Demand	Parking Provided	Parking Excess / (Deficit)
Zone 2	1,055	1,555	500
Zone 3	1,033	150	(883)
Zone 5	675	850	175
Zone 6	564	795	231
TOTAL	**3,327**	**3,350**	**23**

Source: Choate Parking Consultants, *Parking Demand and Share Use Study*, June 2011

After analyzing the proposed project's shared parking program for project buildout, the *Parking Demand and Shared Use Study* also analyzed parking demand and availability for each phase of project development, and concluded that adequate parking would be available at the conclusion of each of the three proposed phases of project development.

The overall shared parking strategy for the proposed project includes the construction of surface parking facilities to serve the first phase of development. Within Zones 2, 3, 5 and 6 parking structures will come online in Phase 2 (for Zones 2 and 6) and Phase 3 (for Zone 5). Section 3.4.4 of the Specific Plan requires that: "Conversions of surface parking areas to structured parking will be accomplished such that applicable parking standards will continue to be met during the construction period for structured parking." Thus, the proposed parking strategy would provide sufficient parking for each phase of development and would also provide the necessary parking facilities to support project build-out.

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f) Potential Impact: Conflict with adopted policies, plans, or programs supporting alternative transportation.

Impact Analysis: The Final EIR concluded that no conflicts with adopted policies, plans, or programs supporting alternative transportation would result from implementation of SP-4, and no mitigation measures are required. The proposed project includes the same land uses and intensities as analyzed in the Final EIR, and is therefore consistent with adopted policies, plans, or programs supporting alternative transportation. Therefore, the proposed project would not result in any additional impacts, and no new mitigation measures are required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII.	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).	☐	☐	☒	☐
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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	☐	☐	☒	☐

a) Potential Impact: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB).

Impact Analysis: The Final EIR concluded that impacts would be less-than-significant and would not require mitigation. Implementation of the proposed project involves the same uses at the same intensity as was analyzed in the Final EIR, and would not result in or require the construction of new wastewater treatment facilities or expansion of existing facilities. Existing wastewater treatment facilities remain sufficient to meet the proposed project needs. The proposed project is consistent with the analysis contained in the Final EIR and no mitigation would be required.

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b) Potential Impact: Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities or expansion of existing facilities. The construction of which could cause significant environmental effects.

Impact Analysis: As outlined in the Final EIR, water system improvements would be designed, constructed, and maintained in accordance with WMWD, EMWD, March JPA, and Riverside County requirements. The Final EIR concluded that impacts would be less-than-significant and would not require mitigation. Because the proposed project involves the same uses and development intensity as was analyzed in the Final EIR, and there have been no changes in the available capacity of water and wastewater facilities serving the project site subsequent to certification of the Final EIR, existing facilities remain sufficient to meet the proposed project needs. The proposed project is consistent with the analysis contained in the Final EIR and no mitigation would be required.

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c) Potential Impact: Require the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Impact Analysis: The Final EIR concluded that implementation of SP-4 would not result in significant impacts to storm water drainage facilities. The proposed project involves the same uses, development intensity, and building coverage as was analyzed in the Final EIR, and is therefore consistent with the analysis contained in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact

d) Potential Impact: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Impact Analysis: The Final EIR determined that build out of SP-4 would result in less than significant impacts to water supply, and would not require new or expanded water supplies. Although less than significant impacts were identified, the Final EIR included Mitigation Measures 4.5.1 through 4.5.5 that would further reduce any effects to water supply and would ensure monitored compliance with Western Municipal Water District (WMWD) conditions of approval.

> **Mitigation Measure 4.5.1:** The Applicant shall utilize and comply with guidelines established by WMWD. Proof of compliance shall be required prior to project approval.
>
> **Mitigation Measure 4.5.2:** To the satisfaction of WMWD, the Project Applicant shall construct any necessary serving water facilities.
>
> **Mitigation Measure 4.5.3:** The Project Applicant shall pay all charges as specified in WMWD's Rules and Regulations Governing Water Service and Water Users, Water Rate Schedules and Water Rate Schedules by Service Area, Cost Recovery Changes, and Connection and Added Facilities Charges and Fees.
>
> **Mitigation Measure 4.5.4:** Project landscaping shall be designed and implemented consistent with applicable requirements of WMWD and the March JPA. In addition, landscaping shall comply with 60 percent of the local evapotranspiration or applicable WMWD standards for landscaping, whichever is more stringent.
>
> **Mitigation Measure 4.5.5:** All Project landscaped areas and supporting infrastructure, including but not limited to piping, controls, and related appurtenances, shall be designed and installed to accommodate potential recycled water use.

The proposed project involves the same uses and development intensity as was analyzed in the Final EIR, and there have been no changes in the water supply available to the project site subsequent to certification of the Final EIR. The proposed project is therefore consistent with the analysis contained in the Final EIR. Implementation of the proposed project would not result in any additional impacts, and no new mitigation would be required.

e) Potential Impact: Result in a determination by the wastewater treatment provider which serves or may serve the Project that is has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments; exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Impact Analysis: As outlined in the Final EIR, all water system improvements proposed and required of SP-4 would be designed, constructed, and maintained in accordance with WMWD, EMWD, March JPA, and Riverside County requirements. WMWD wastewater treatment facilities would serve SP-4 (which includes the proposed project site). Because the proposed project involves the same uses and development intensities as

were analyzed in the Final EIR, and there have been no changes in the available capacity of wastewater facilities serving the project site subsequent to certification of the Final EIR. The wastewater treatment plant serving SP-4 would provide adequate capacity for the projected and anticipated development. Because the uses envisioned for the proposed project are consistent with the overall buildout of the surrounding area, the proposed project would not result in inadequate capacity to serve projected demand in addition to the provider's existing commitments; or exceed wastewater treatment requirements of the applicable RWQCB. The proposed project is consistent with the analysis contained in the Final EIR. There would be no new impacts and no mitigation would be required.

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f) Potential Impact: Exceed landfill's permitted capacity to accommodate the project's solid waste disposal needs; or conflict with federal, state, and local statutes and regulations related to solid waste.

Impact Analysis: The Final EIR determined that solid waste impacts associated with SP-4 would be less than significant with implementation of Final EIR Mitigation Measures 4.11.2 through 4.11.4.

> **Mitigation Measure 4.11.2:** Prior to a demolition permit issuance, the contractor(s) must submit a construction and demolition waste management plan for March JPA review and approval that will recycle and/or salvage at least 50 percent of non-hazardous construction and demolition debris. Contractor(s) must develop and implement a construction management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris cannon be counted toward this 50 percent requirement.
>
> **Mitigation Measure 4.11.3:** Prior to building permit issuance, the contractor(s) must submit a report from a registered geotechnical engineer, or a specialist approved by the MJPA, verifying compliance with approved construction and demolition waste management plans.
>
> **Mitigation Measure 4.11.4:** Prior to issuance of certificate of occupancy, the contractor(s) must submit documentation to the March JPA that demonstrates compliance with approved construction waste management plans requirements of 50 percent waste reduction.

Because the proposed project involves the same uses and development intensity as were analyzed in the Final EIR, and there have been no changes in the available landfill capacity subsequent to certification of the Final EIR, the proposed project is consistent with the analyses in the Final EIR, and no additional mitigation is required.

g) Potential Impact: Comply with federal, state and local statutes and regulations related to solid waste.

The Final EIR concluded that SP-4 would comply with applicable federal, state and local statutes and regulations, and no mitigation measures are required. Because the proposed project involves the same uses and development intensities as were analyzed in the Final EIR, the proposed project is consistent with the analysis in the Final EIR, and no new mitigation measures are required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII.	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?	☐	☐	☒	☐

As demonstrated in response to threshold criteria I through XVII, because the proposed project does not alter the mix, intensity, or square footage of uses; involves the same development area; and will remove the same existing onsite features as was analyzed in the Final EIR, the proposed project will result in the same impacts as were analyzed in the Final EIR in relation to the mandatory findings set forth in paragraphs a-d, above.

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

Public Hearing - MJPA
Agenda Item No. 11a

Meeting Date: July 20, 2011

Action: **APPROVE THE FOLLOWING COMPONENTS INVOLVING THE MARCH LIFECARE SPECIFIC PLAN LOCATED ON 236 GROSS ACRES AT THE SOUTHWEST CORNER OF CACTUS AVENUE AND HEACOCK STREET: 1) ADOPT RESOLUTION #JPA 11-29 CERTIFYING THE CEQA ADDENDUM TO THE MARCH LIFECARE CAMPUS SPECIFIC PLAN FINAL PROGRAM EIR (SCH #2008071021); 2) ADOPT RESOLUTION #JPA 11-30 APPROVING GENERAL PLAN AMENDMENT GP 11-02; 3) WAIVE THE FIRST READING OF ORDINANCE #JPA 11-02 RECOMMENDING APPROVAL OF THE MARCH LIFECARE SPECIFIC PLAN AMENDMENT AND AMENDING THE MARCH JPA ZONING MAP TO REFLECT "SPECIFIC PLAN (SP-7)" FOR THE MARCH LIFECARE CAMPUS SITE AND DIRECTING STAFF TO PLACE THIS ITEM ON A FUTURE COMMISSION AGENDA FOR THE SECOND READING AND FORMAL ADOPTION; AND 4) ADOPT RESOLUTION #JPA 11-31 APPROVING TENTATIVE PARCEL MAP 36035, APPROVING THE MASTER PLOT PLAN WITH OTHER ASSOCIATED MASTER PLANS (PP 11-03) AND APPROVING THE REVISED CONDITIONS OF APPROVAL**

Planning Commission Proposed Motions:

1) Move that the Lead Agency Certify the Addendum to the March LifeCare Final Program Environmental Impact Report (SCH#2008071021) and direct staff to file a Notice of Determination in accordance with the Agencies Local CEQA Guidelines;
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-30 Approving General Plan Amendment #11-02;
3) Waive the First Reading of Ordinance #JPA 11-02, an Ordinance of the March Joint Powers Commission, approving Specific Plan Amendment SP-7 and amending the March

JPA Zoning Map to reflect "Specific Plan (SP-7)" for the March LifeCare Campus, and direct staff to place it on a future agenda for second reading and formal adoption; and

4) Move that the Joint Powers Commission adopt Resolution #JPA 11-31, Approving Tentative Parcel Map No. 36035, Master Plot Plans PP 11-03 with Associated Master Plans; and Approving the Project Conditions of Approval as revised.

Applicant: March Healthcare Development, LLC.

Site/Location:

The March LifeCare Campus Project is located in the March JPA Planning Area, east of the I-215 Freeway, within the northeast corner of former March Air Force Base properties (See Figure 1). The 236-acre Specific Plan is bounded by Cactus Avenue to the north, Heacock Street to the east, military facilities and vacant properties to the west, and a recreational open space to the south.

Background:

The proposed General Plan Amendment (GP 11-02), Specific Plan Amendment (SP-7), Tentative Parcel Map (PM36035) and Master Plot Plan with Associated Master Plans (PP 11-03) [herein referred to as "Project"] appeared before the March Joint Powers Authority Planning Commission on July 6, 2011. The Planning Commission adopted Resolution #PC 11-01, recommending that the Joint Powers Commission certify the Addendum to the March LifeCare Final Program Environmental Impact Report (SCH#2008071021); #PC 11-02, recommending that the Joint Powers Commission approve General Plan Amendment # 11-02, Tentative Parcel Map No. 36035 and Master Plot Plans PP 11-03, subject to revised Conditions of Approval; and Resolution #PC 11-03 recommending that the Joint Powers Commission approve Specific Plan Amendment SP-7 and amend the March JPA Zoning Map to reflect "SP-7" for the March LifeCare Campus.

The following modifications to conditions of approval were recommended by JPA staff at the public hearing:

Condition of Approval No. 8: ~~The proposed project will have a cumulative adverse impact on Public Services. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population.~~ The project proponents/developers shall participate in the Development Impact Fee (DIF) program as adopted by the March Joint Powers Commission to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Condition of Approval No. 77: PRIOR TO PROJECT APPROVAL, individual Applicants within Zones 1, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate consistency with shared parking strategies as identified within the March LifeCare Campus Parking Study. **As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.**

Condition of Approval No. 100: PRIOR TO CERTIFICATE OF OCCUPANCY, individual applicants within Zones 1, 2, 3, 5, 6 and 7 of the Specific Plan shall demonstrate through the form of a shared parking agreement, that the required parking for the Project, as approved, have been met. **As per the Parking Study, shared parking within zones may occur among users within Zones 1 and 7, while shared parking across different zones may occur between Zones 2, 3, 5, and 6. Maximum walking distances must be maintained as per the Parking Study.**

The following issues of potential concern were identified during the July 6, 2011 Planning Commission Hearing by Commissioner Stewart.

1. FIRE SERVICES: Commissioner Stewart stated the conditions of approval for Fire services, as written, may not adequately address the potential need for a fire station within the limits of the medical campus in the future and that clearer thresholds are needed to guarantee that a new fire station will be located on the campus prior to Project completion. However, in subsequent discussions with the Riverside County Fire Department on July 6th and 7th, CalFire identified the existing Mitigation Measure 4.11.1 within the Final EIR is consistent with language in their June 14, 2011 letter and no further thresholds are needed for the establishment of a new fire station.

   4.11.1 Based on national fire standards, one new fire station and/or engine-company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Prior to any subsequent project approval associated with the Specific Plan, the applicant shall provide the MJPA a letter from CalFire identifying that the project will either meet this requirement or not be subject to this requirement.

To further address Commissioner Stewart's concern, however, JPA staff and CalFire staff have developed the following new condition to address the need for fire services in the future of the Project:

WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, and assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any

resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

2. LIGHTING: Commissioner Stewart identified that existing mitigation measures as it relates to development lighting do not adequately provide specific lumens or footcandle requirements that would address light pollution in the project area. He recommended that JPA staff obtain the Dark Sky ordinance from the City of Moreno Valley and incorporate standards from said ordinance into the Specific Plan.

On July 6th JPA staff contacted the City of Moreno Valley's Planning Department to obtain the city's Dark Sky ordinance as requested by the Commission. City planning staff stated the ordinance has not been adopted and will be appearing before City Council on July 12th. They also provided the following link, to the latest Planning Commission meeting on the matter: http://65.214.188.76/sirepub/pubmtgframe.aspx?meetid=501&doctype=agenda.

As per the City of Moreno Valley minutes for the July 12th City Council meeting, on October 20, 2009, the City Council provided direction for staff to review existing lighting standards and provide proposed dark sky provisions for consideration. The review of existing lighting ordinance standards is a direct result of the settlement agreement reached on January 7, 2010, between the Sierra Club, Highland Fairview and the City regarding approval of the Highland Fairview Corporate Park Project and the Sketchers warehouse building.

The current City of Moreno Valley Municipal Code lighting requirements include provisions to curb on-site lighting such as the current limit for lighting at property lines to a maximum of 0.5 foot candle and residential lighting fixture limit of twelve feet in height. All existing lighting provisions and other Code provisions within the City of Moreno Valley's Municipal Code are consistent with the March JPA's lighting provisions in its current Development Code (Section 9.08.100). Some of the current lighting standards however, do not facilitate a dark sky approach or assist in promoting energy efficiency.

The reasoning behind proposed modifications to current Moreno Valley lighting practices include:

- Permitting reasonable uses of outdoor lighting for nighttime safety, utility, security, and enjoyment while preserving the ambiance of the night;
- Curtailing and reverse any degradation of the nighttime visual environment and the night sky;
- Minimizing glare and obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary;
- Conserving energy and resources to the greatest extent possible;
- Helping protect the natural environment from the negative effects of night lighting.

Pursuant to the direction provided by their City Council, Moreno Valley staff developed major modifications proposed to the existing lighting standards that included the following:

a. Revised development and performance standards including maximum wattage of light bulbs for single-family residential, multiple-family residential (100 watts) and non-residential (commercial and industrial) properties (250 watts);

b. All lighting to include full cutoffs to prevent excess trespass for residential multiple family and all non-residential properties.

c. A further reduction of permitted light trespass or spillover lighting on adjacent properties for all non-residential and multi-family residential properties to not exceed 0.25 foot candle minimum maintained lighting measured from within five (5) feet of any property line.

d. The inclusion of height limits for hillside residential lighting of 8 feet, with all other residential areas not to exceed 12 feet; and non-residential lighting height limits of 30 feet, except within 100 feet of a residential use, where the maximum height would be 20 feet and walkway/courtyard lighting with a maximum of 12 feet in height.

e. The addition of lighting curfews for outdoor lighting for non-residential uses requiring all lighting to be reduced by 50 percent beginning at 10:00 p.m. or the close of business, whichever is later, until dawn or the start of business, whichever is earlier.

f. The addition of athletic field lighting standards to include horizontal cutoffs to reduce vertical lighting above the fixture for new lighting and retrofit fixtures and a maximum lighting value for lighting recreational athletic fields to be an average maintained 50 candle/foot^2.

g. The modification of existing street light standards to indicate that the installation of street lighting is solely for the purpose of illuminating the public right of way in conformance to the city street lighting standards, which include the provision that the developer will pay all costs related to the installation of street lighting and establish a method for the payment of maintenance and operations.

The City of Moreno Valley's Planning Commission reviewed proposed revisions related to lighting for general site, street and athletic field/park lighting citywide, on April 14, 2011 and unanimously recommended that the City Council not amend lighting provisions within the Municipal Code to include a dark sky emphasis for general site, street and athletic field/park lighting.

Issues of concern related to their recommendation for denial included, but were not limited to, the following:

a) That revisions to existing Development Code standards would be intrusive to both residential homeowners and commercial/industrial projects;
b) That curfew lighting would have the potential to create reduced lighting conditions and the potential for reduced lighting within parking lot peripheries; and
c) That the reduction of lighting in the later night hours may lead to potential public safety issues and that some provisions such as the night lighting curfew and light wattage requirements may be difficult to enforce.

As of the writing of this staff report, the City of Moreno Valley's City Council continued the proposed revisions to the Municipal Code lighting standards to a March 2012 date to enable City

staff to examine any updates to Federal lighting regulations in 2012, and compare them to the proposed ordinance language.

According to the California Building Standards Commission (CBSC), there are currently no federal laws or regulations for light pollution reduction, but the EPA has been petitioned to consider "atmospheric discoloration" caused by nighttime lighting in regulations related to the Clean Air Act. In the meantime, the Federal government defers all development regulations and standards related to lighting (and other measures) to individual state codes. As it relates to light pollution standards within the state, the CBSC received and accepted a petition this year concerning modifications to mandatory Section 5.106.8, Light Pollution Reduction, in the 2010 California Green Building Standards (CALGreen) Code. The petitioner alleged that compliance with the section would reduce nighttime illumination of building sites to a level that does not meet minimum safety requirements. The petitioner contended that the regulations are unreasonable, arbitrary and capricious and likely to result in muggings and rapes, with victims seeking legal redress from CBSC and individual commissioners. Despite the exceptions for emergency and security lighting in the section, CBSC staff was in agreement that modifications were needed, and that they should be considered on an emergency basis to avert any danger to public safety that the petitioner has claimed.

In light of the information provided to JPA staff by the City of Moreno Valley, and information obtained from CBSC reports, all mitigation measures and Specific Plan design standards for the March LifeCare Campus are recommended to remain the same. Project lighting as designed and conditioned is in compliance with incumbent California Title 24 standards. The review of future Project photometrics as required under Mitigation Measure 4.1.3 will ensure that proposed lighting standards are consistent with the Specific Plan Amendment as well as the March JPA Development Code which requires the following standards:

1. All outdoor lighting associated with nonresidential uses shall be shielded and directed away from surrounding residential uses. Such lighting shall not exceed 0.5 foot-candles, minimum maintained illumination beyond the property containing the nonresidential use, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.

2. All parking areas of five or more spaces shall have a minimum maintained lighting of 1 foot-candle illumination per square foot of parking area for visibility and security during hours of darkness generally distributed over the entire parking surface.

3. Use of the following forms of outdoor lighting shall be prohibited between midnight and dawn:
   a. The operation of searchlights for advertising purposes; and
   b. The illumination of outdoor public recreational facilities, unless a specific recreational activity requiring the lighting is already in progress. Security lighting shall be provided.

4. Overhead roof lighting is prohibited.

5. Outdoor lighting within residential areas, except for street lighting, shall be on poles or other supports not exceeding 12 feet in height. Such lighting shall be designed to project downward and shall not create glare on adjacent properties.

6. All exterior commercial doors during the hours of darkness shall be illuminated with one (1) foot-candle, minimum maintained of light on the surface.

7. Aisles, passageways, and recesses related to and within a building complex, during the hours of darkness, shall be illuminated to fifty one hundredth (0.5) foot-candles, minimum maintained, on the surface.

8. All lighting shall be enclosed in vandal resistant fixtures.

On a phone conversation with Mark Gross of the City of Moreno Valley Planning Department on 7/13/11, beyond the preservation of dark skies in Moreno Valley, the City Council was interested also in promoting energy efficiency in the City. As written, the March LifeCare Campus Specific Plan Amendment promotes energy efficiency beyond incumbent Title 24 standards. For example, Mitigation Measure 4.9.13 requires the following

4.9.13 Building and site plan designs shall ensure that the design of the proposed buildings or structures exceed applicable Title 24 requirements by a minimum of 20 percent. Any combination of the following design features may be used to fulfill this mitigation provided that the total increase in efficiency meets or exceeds 20 percent:

a. Increase in insulation such that heat transfer and thermal bridging is minimized;
b. Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;
c. Incorporate dual - paned or other energy efficient windows;
d. Incorporate energy efficient space heating and cooling equipment;
e. Incorporate energy efficient light fixtures;
f. Incorporate energy efficient appliances;
g. Incorporate energy efficient domestic hot water systems;
h. Incorporate solar panels into the electrical system;
i. Incorporate cool roofs/light - colored roofing;
j. Consult with Edison's Saving By Design Team and incorporate their recommendations.

In light of this information, all mitigation measures and Specific Plan design standards for the March LifeCare Campus are recommended to remain the same. As mitigated and conditioned, the Project will exceed energy efficiency standards outlined within incumbent California Title 24 standards.

3. NOISE: Commissioner Stewart identified that the Project is located within close proximity to March Air Reserve Base and as such, special caution must be taken to ensure that future uses are protected from noise impacts generated by the airport. March JPA staff stated that in 2009 extensive mitigation measures were incorporated into the Project to address concerns regarding noise. To address potential conflicts in the future with airport noise, or other noise associated with the operation of a medical campus, the following measures are required:

a) Specific noise impact studies are required for all future construction activities within the project site (MM 4.10.4);
b) Specific noise impact studies are required for all future projects that involve sensitive land uses (MM 4.10.5, 4.10.8);
c) Building materials must be incorporated to ensure that interior building noise levels (on all sensitive building types including hospitals) do not exceed the maximum acceptable condition of 45 dBa CNEL. Specific acoustical analyses must be implemented (MM 4.10.5, 4.10.16, 4.10.17);

d) Operational noise generated by the Project as received by any off-site sensitive land use within the Base shall not exceed 70 dBA CNEL (MM 4.10.8, 4.10.10);
e) Operational noise generated by the Project as received at City Moreno Valley receptors shall not exceed 55 dBA Leq between 10:00 p.m. and 7:00 a.m. and 60 dBA Leq between 7:00 a.m. and 10:00 p.m. (MM 4.10.8);
f) If helipad(s) are proposed, these facilities shall be located a minimum of 500 feet from the Specific Plan's easterly property boundary (Heacock Street), thereby minimizing potential noise exposure of proximate residential land uses within the City of Moreno Valley. (MM 4.10.13, 4.10.16, 4.10.17)
g) 4.10.18 All proposed ambulance routes shall be implemented in accordance with Mitigation Measures 4.10.14 and 4.10.15.

As a result of prior environmental work for the Project, no further mitigation measures and/or conditions of approval are required.

4. PUBLIC SAFETY TAX: Related to the issue of Fire and Safety, the Commission requested that the JPA look into establishing a Public Safety Tax for the funding of future Fire Services. In response to the Commission's request JPA staff not only explored the costs and benefits of establishing a Public Safety Tax for the Project, but also reviewed the tax increment projection for the Project in 30 years. The projection reviewed by JPA staff showed a contribution of more than $54 million to Fire services. As mentioned in the first Issue of Concern discussion, the JPA staff and CalFire staff have developed the following condition of approval to further address the need for Fire Services in the future of the Project:

WITHIN 30 DAYS OF PROJECT APPROVAL, the Master Developer shall coordinate with the March JPA to secure a Riverside County Fire Department (RCFD) approved consultant for the preparation of a Fire Services Impact Analysis for the Planning Area. Said study shall identify existing Fire services and facilities in the area, define overall Project impacts to Fire Services, assess any agreements currently in place with the County, assess future funding sources projected for the Planning Area to determine what is needed to meet the Fire service demands (capital and operational costs) of the Project without compromising the level of services provided for neighboring communities. Said study shall be coordinated closely with Fire staff. Upon the completion of said study, the Master Developer shall enter into a mutually-agreed upon Development Agreement with the Riverside County Fire Department (RCFD) to ensure for the adequate provision of fire and emergency services. Such Agreement may result in the Master Developer providing funding toward an engine-company, equipment (ex. ladder truck), station facility or any other suitable capital improvement as identified within the Fire Service Impact Analysis. Said Agreement would be limited to the proportional impact of the Project at full build-out. The means of funding for any capital improvement and operational costs shall be at the discretion of the March JPA and the Master Developer. As an alternative to the DA, and if deemed appropriate under the Fire Services Impact Analysis, a public safety tax may be established through the March JPA, the parameters of which will be to the satisfaction of all parties, with the same intent for funding adequate Fire service for the Project. The Fire Services Impact Analysis and any resulting agreements shall be brought back to the March Joint Powers Commission for review no later than 180 DAYS OF PROJECT APPROVAL. RCFD is responsible for enforcing laws, codes and standards to effectively and efficiently provide fire and life safety, education, planning, engineering, enforcement and inspection services to the

March JPA Planning Area. As such, the RCFD reserves the right to negotiate funding for all necessary and appropriate improvements with the Master Developer for the adequate protection of the March LifeCare Campus.

History:

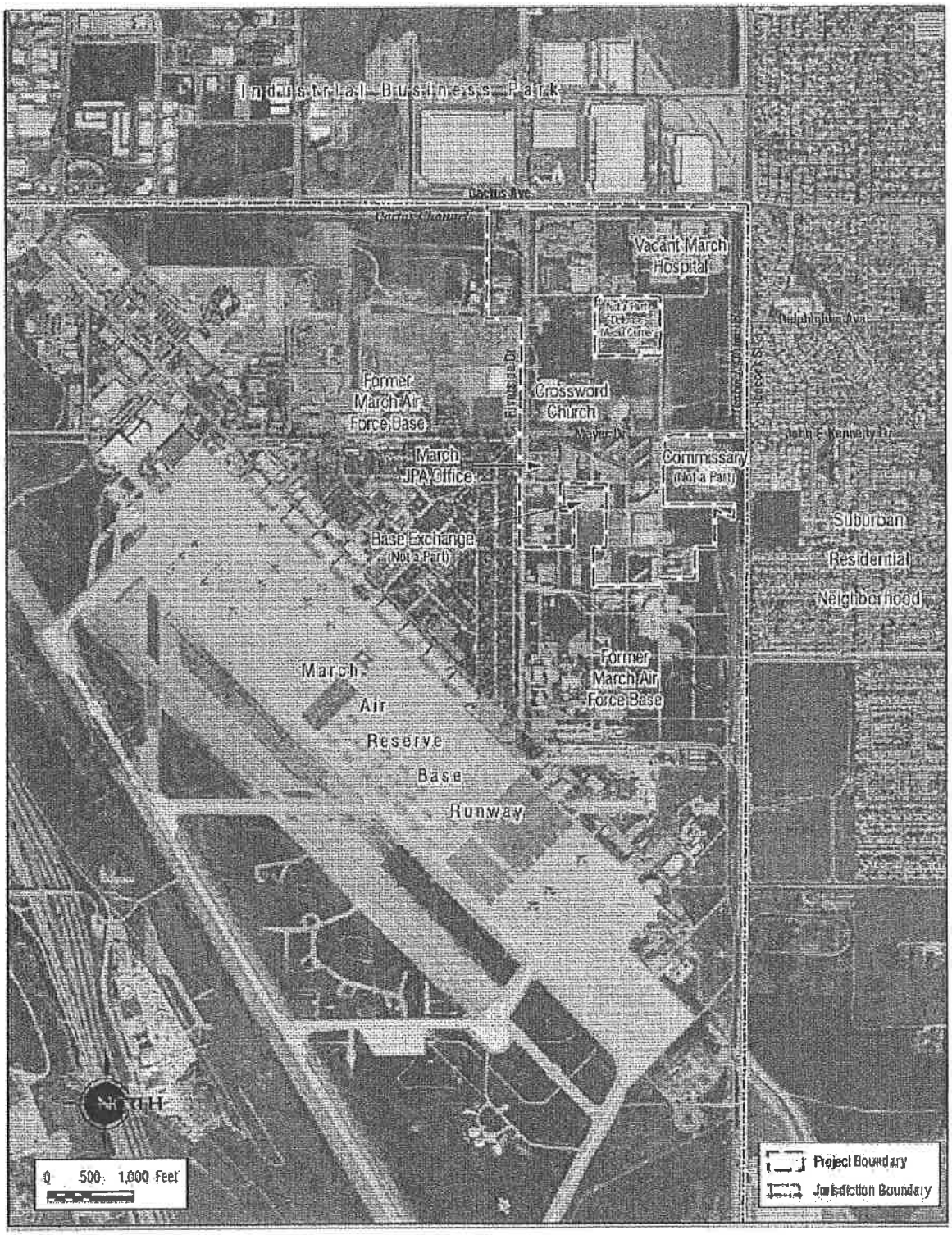
The March LifeCare Campus Project was originally approved on December 2, 2009 by the March Joint Powers Commission as Specific Plan 4 (SP-4), with an associated General Plan Amendment and a Change of Zone to "Specific Plan". The Specific Plan was designed as a Form-Based Code which established "regulating zones" that provided the framework of how the overall medical campus, with associated uses as shown on Table 1, would be developed over time. The development standards for each "regulating zone" were intended to regulate the scale, character and configuration of buildings based on the zones they are proposed in, not on the actual use itself. This approach fostered predictable design results and guarantees a high-quality public realm zone by using physical form (rather than separation of uses) as the organizing principle for the Project. Although each form based zone allowed a measure of flexibility for future uses, the ultimate mix of land uses is required to conform to the buildout scenario illustrated on Table 1.

Table 1. Permitted Uses as Approved under SP-4

Permitted Use	Anticipated Building Square Footage
General Medical Office	1,990,000
Commercial Retail	315,000
Research and Education	200,000
Institutional Residential	700,000
Wellness Facilities	40,000
Mixed Use	310,000
ALL PERMITTED USES	3,555,000

Source: March LifeCare Specific Plan, Section 3.0, P. 13.

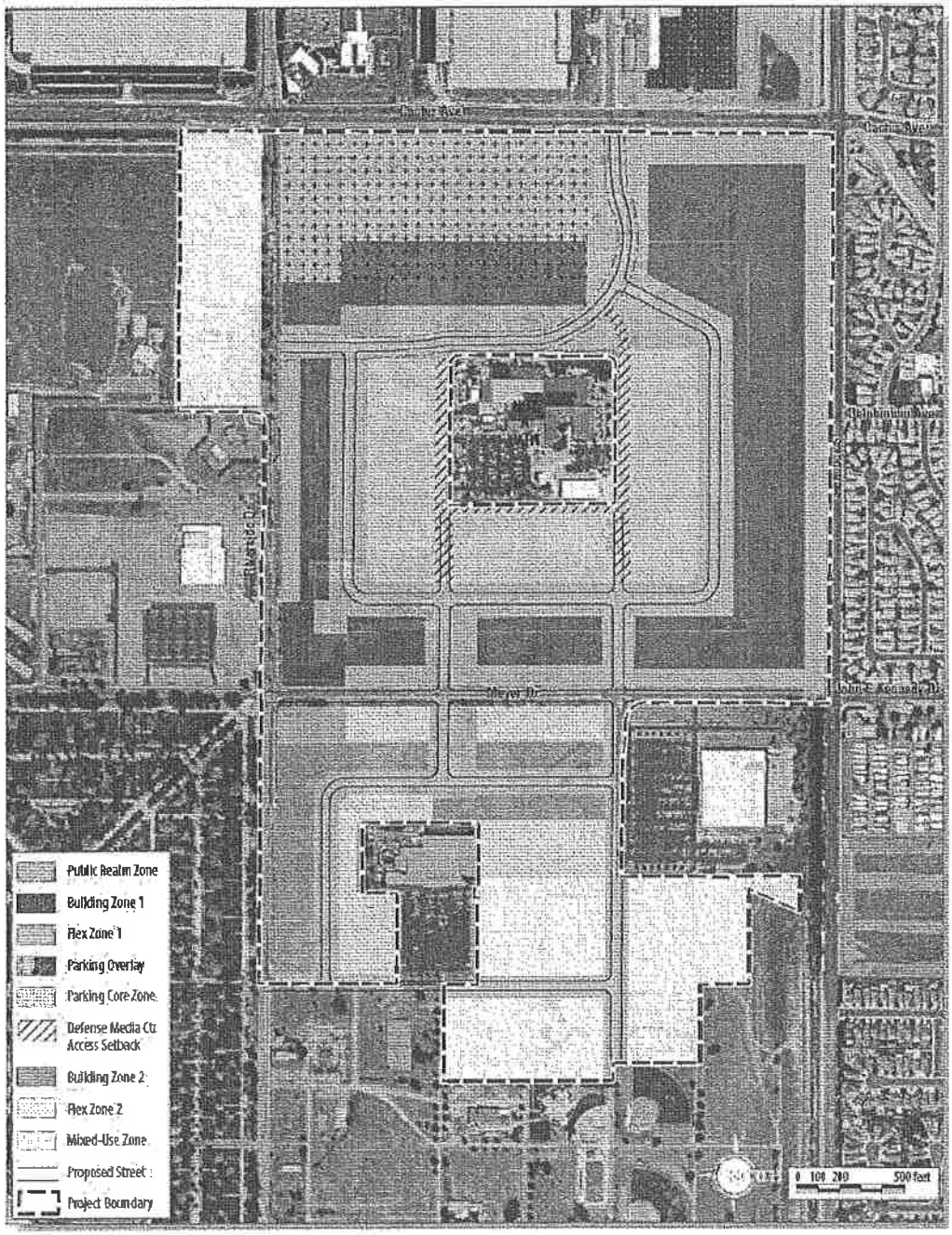
Figure 1. Site Location



The following Zones were previously approved under the SP-4 Regulating Plan (See Figure 2), and they were adopted as a method that would control the placement and design of buildings and open spaces: *Public Realm Zone; Building Zone 1 (B1); Building Zone 2 (B2); Flex Zone 1*

(FX1); Flex Zone 2 (FX2); Parking Core Zone (PC); Mixed Use Zone (MU); and Parking Overlay (PO).

Figure 2. SP-4 Regulating Plan (2009)



PROPOSED PROJECT:

The proposed Project is a Specific Plan Amendment (SP-7) to the previously approved March LifeCare Campus Specific Plan (SP-4). Although the uses and square footage for the proposed project are the same as was analyzed in the Final EIR, the conceptual layout of the Specific Plan area is proposed to be revised. The Project proposes modifications to SP-4 that include the following:

- The "Flex Zones" and "Building Zones" concepts included in SP-4 have been replaced with a more traditional approach of organizing the Specific Plan Area into Zone Areas (also known as Planning Areas); however, all design standards and regulations (as summarized in the previous discussion) are preserved (see Figure 3). The new organization of Zone areas will better guide the overall Phasing of the Project (see Figure 4).
- Modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility (see Figure 5).
- Modify the circulation system to accommodate the first phase primary use within the northeastern corner of the site as opposed to the northwestern area (see Figure 6).
- Remove the "Parking Core" area due to changes in the circulation system, to address telecasting concerns associated with the Armed Forces Network facility (formerly DMC), and to better facilitate the parking needs of individual users such as hospitals.

Development of the proposed project (SP-7) would require the same extension of existing infrastructure and services and construction of new infrastructure as was originally analyzed in the Final EIR, including:

- Street improvements – the public roadways (e.g., Riverside Drive, Meyer Drive, March LifeCare Drive) would be improved during the development of the Specific Plan. The private- and public-road infrastructure within the Specific Plan will be designed to achieve efficient and safe access to and from individual planning areas and land uses as detailed site planning for the Specific Plan occurs.
- Water distribution facility improvements – all existing pipeline within the Specific Plan area will be replaced.
- Sewer collection facility improvements – off-and on-site improvements will be completed including upgrading an existing 15-inch gravity line with a proposed 18-inch sewer pipeline off-site. All existing sewer mains within the Specific Plan area will be replaced.
- Storm drain improvements – Cactus and Heacock channels will be upgraded to protect the Specific Plan area from off-site flows and eliminate existing flooding conditions.
- Utilities – a backbone electrical conduit system will be installed in the right-of-way landscaped area of the roads. A gas main and two master meters will be installed to serve the Specific Plan area.
- Other public services – the Riverside County Sheriff's Department (RCSD) and the Riverside County Fire Department (RCFD) will continue to provide service to the Specific Plan area.

Similar to the original SP-4, the proposed project (SP-7) would provide open space throughout the development with courtyards and plazas that would be incorporated into building layout and campus design.

Figure 3. Proposed Regulating Plan

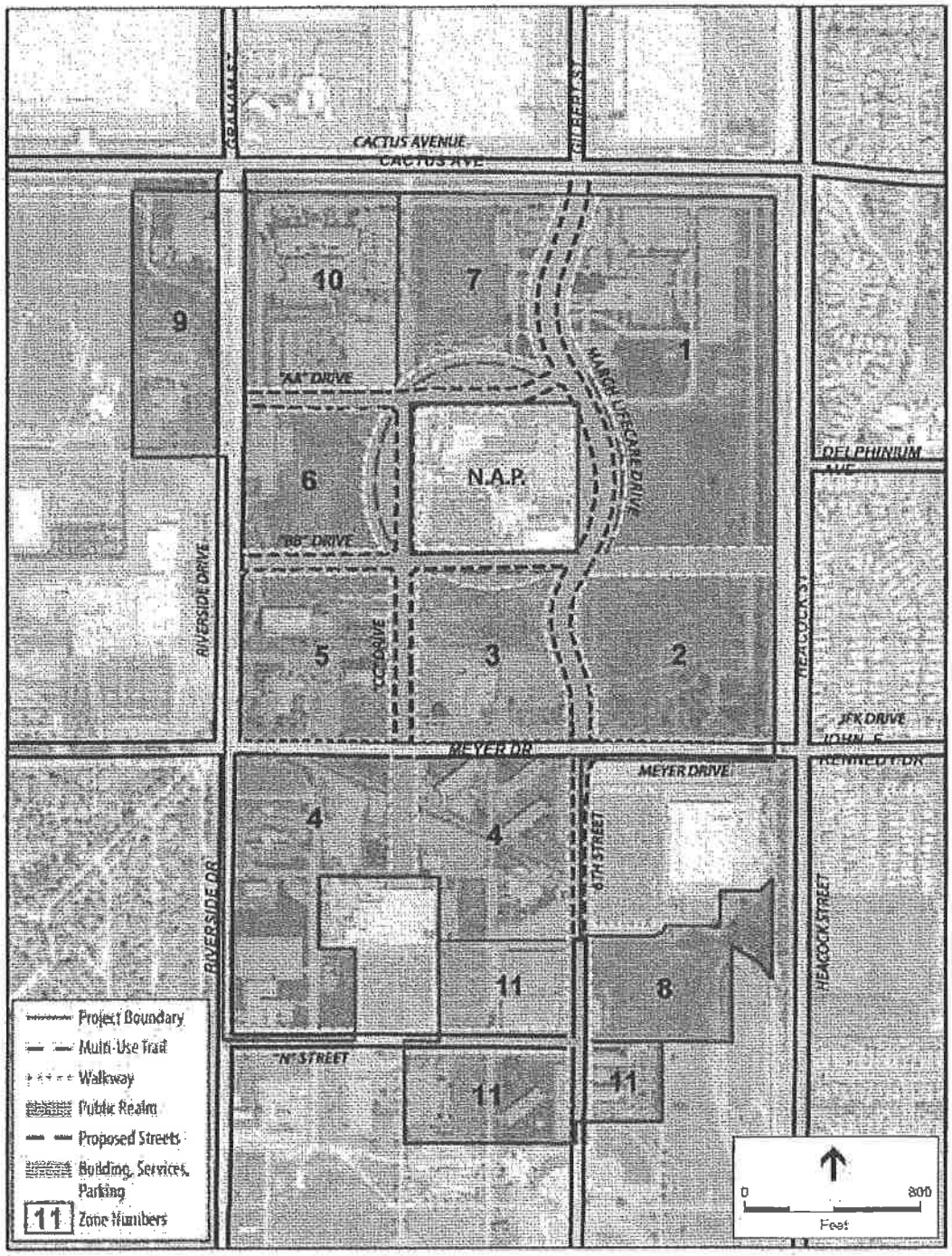


Figure 4. Proposed SP-7 Phasing Plan

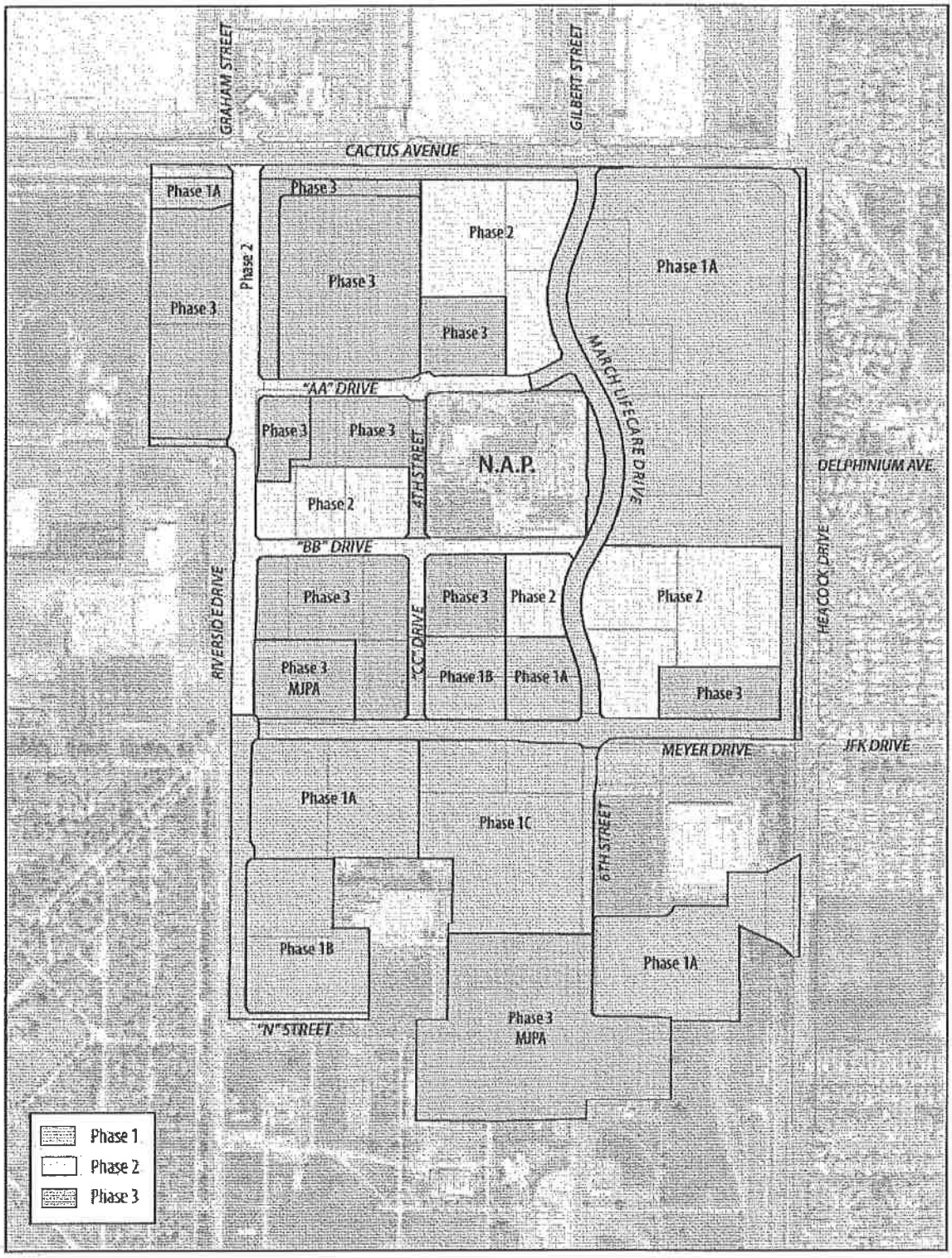


Figure 5. Proposed SP-7 Height Limitations

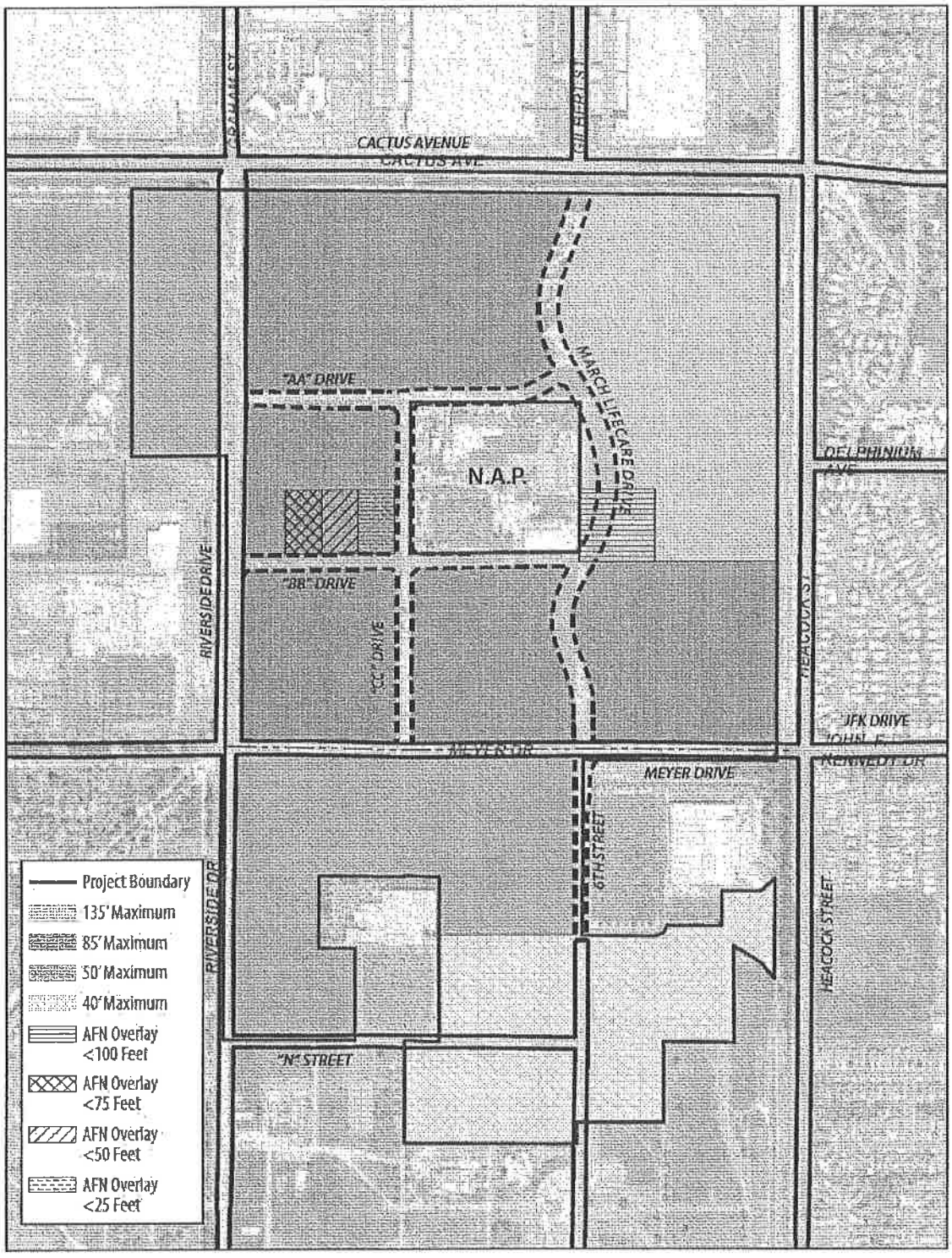
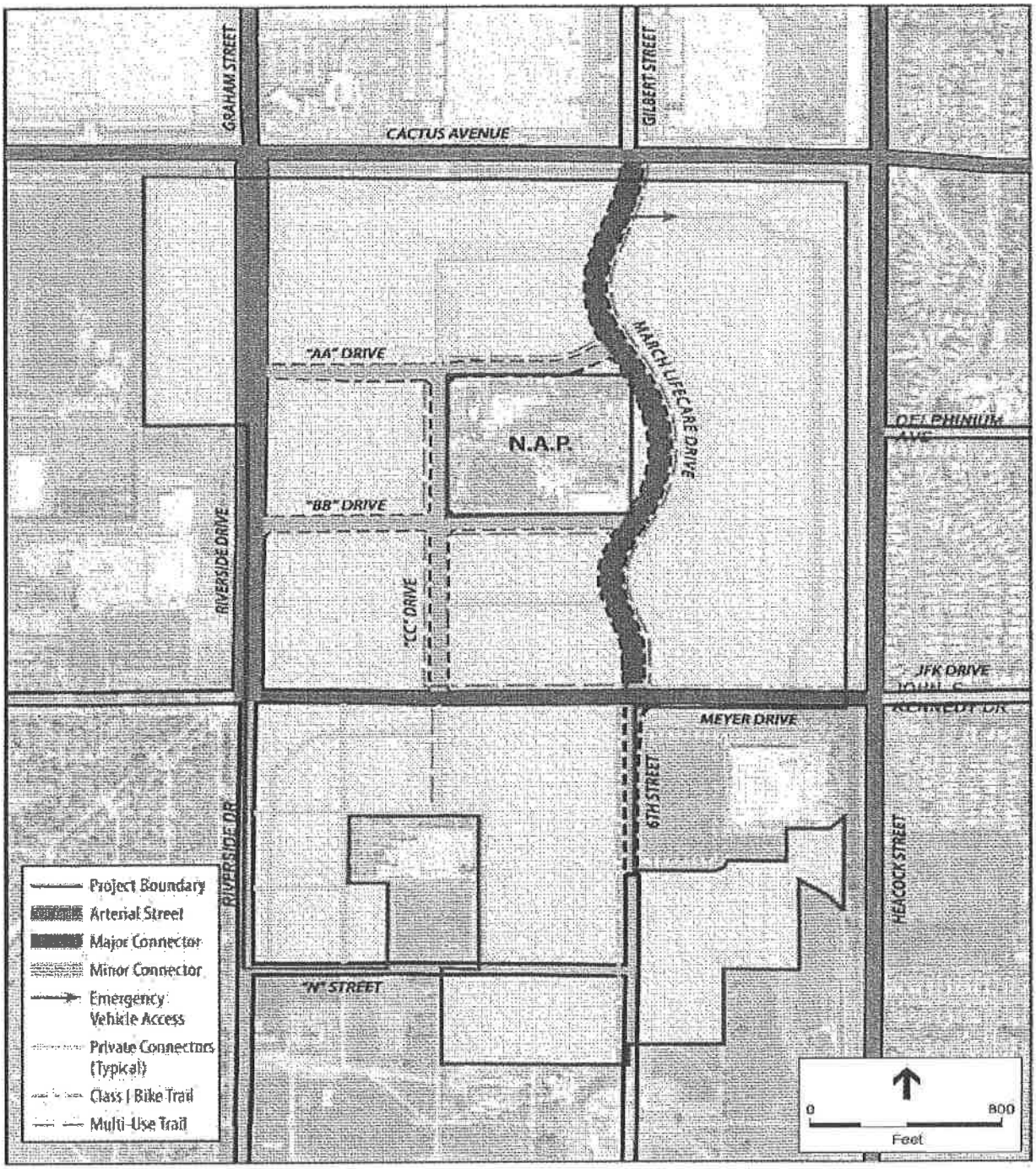


Figure 6. Proposed SP-7 Circulation Plan



PARCEL HISTORY:

April 1, 1996: March Air Force Base was realigned to an Air Reserve Base. Approximately 4,400 acres of former Air Force Base were declared surplus property and made available for the future development of employment uses.

September 15, 1999: The March Joint Powers Commission adopted the existing General Plan which identifies the Northeast Corner of the March Joint Powers Authority Planning Area as appropriate for development of employment uses with a mix of Business Park, Office, and Mixed Use.

December 2, 2009: The March Joint Power Commission adopted a Program Environmental Impact Report, a General Plan Amendment and Change of Zone for a 236-acre medical campus that was approved as the March LifeCare Campus Specific Plan (SP-4). The Project outlined the development of a comprehensive healthcare campus that would include more than 3.55 million square feet of medical and healthcare related projects.

SURROUNDING PROPERTIES/ZONING:

Location	GP Designation/Zoning	Existing Land Use
Site	Medical Campus (SP-4)	MJPA Administrative Office/Conference Center, various Military Reserve offices, Communications facility, Air Force Office of Special Investigations (AFOSI), Utility Vault, CrossWord Church, Path of Life, vacant buildings and land.
North	City of Moreno Valley	Warehousing facilities/Business Park offices
West	Historic District, Medical Campus (SP-4)	Military Facilities, Green Acres Housing, Vacant land
South	Park/Recreation/Open Space	Moreno Valley Regional Park
East	City of Moreno Valley	Single Family Residential

SUMMARY OF APPLICATIONS:

General Plan Amendment (GP11-02): The proposed General Plan Amendment would change the General Plan designation for the March LifeCare Campus Specific Plan, previously approved in 2009, from "Medical Campus (SP-4)" to "Medical Campus (SP-7)".

General Plan Amendment Overview:
The proposed March LifeCare Specific Plan Amendment is consistent with the original General Plan objective of developing a mixed use campus on the Northeast Corner of the JPA Planning Area. The programmatic nature of the Specific Plan Amendment necessitates an amendment to several components of the General Plan, including the land use plan, the street system plan, and the bicycle facilities plan.

The proposed General Plan Amendment is consistent with the objectives of the General Plan Land Use Element, the 2005 Air Installation Compatibility Use Zone (AICUZ) study and the

March ARB March Inland Port Comprehensive Land Use Plan (CLUP). The objectives of the Housing, Noise, and Safety Elements of the General Plan are met by the emphasis on employment related uses and the prohibition of single and multi-family residential uses within March LifeCare Campus. The objectives of the General Plan Open Space and Conservation Elements are met by the provision of open space, protection of riparian habitat, prevention of flooding through Best Management Practices (BMPs) and Low Impact Development (LID) measures, provision of drought tolerant landscape tracts and preservation of significant habitat in the adjacent Cactus and Heacock Channels. The objectives of the Transportation Element are met by the proposed street circulation system, prepared in accordance with the recommendations of the traffic analysis. A breakdown of the General Plan Amendment land use request shows that the proposed Project is consistent with what was originally approved for the March LifeCare Campus in 2009:

BUILDOUT UNDER EXISTING GENERAL PLAN and PROJECT LAND USES				
Current GP Land Use	**Gross Acres**	**Net Acres**	**Buildout (Square Feet Building Area)**	**Buildout Intensity (Average FAR)**
Project – Specific Plan (Medical Campus "SP-4)	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area	0.85 Total (0.49 Building Area Only)
Project – Specific Plan (Medical Campus "SP-7")	236	165.2	6,055,000 SF Total (3,555,000 SF Building Area	0.85 Total (0.49 Building Area Only)

Sources/Notes: March JPA General Plan Land Uses; Net Acreage defined as 70 percent of Gross Acreage, March JPA General Plan, Pages 131-132; Buildout Intensities from March JPA General Plan, Page 1-40; "Buildout Capacity" or Intensity of each land use is defined as the average FAR.

Specific Plan Amendment (SP-7): This is the first Amendment to the approved March LifeCare Campus Specific Plan (SP-4). Changes proposed under this SPA include, but are not limited to, the following: a) modification of the street layout plan; b) modification of all figures within the SP document to reflect the new street layout; c) remove the central parking area and assign parking locations per Zone Area and modify parking strategies throughout the campus; d) replace the approved Regulating Plan with a Zone Area Plan; e) redesign of the Public Realm Zone; f) modify transit and non-vehicular circulation; g) modify utility layouts to reflect the new street layout; i) modify height limits in portions of five Zone Areas from 60 and 85 feet, to 85 and 135 feet (consecutively) and assign overlay zones for height limitations associated with the Armed Forces Network (AFN) facility; j) incorporate a better defined Project phasing plan; and k) modify design emphasis locations.

Specific Plan Amendment Application Overview:
The SP Amendment will replace the original "Regulating Zones" Plan with a "Zone Area" Plan. The new regulating format provides a clearer framework for the phasing of the Specific Plan Project over time. The development standards for each "Zone Area" is intended to regulate the scale, character and configuration of buildings based on the zones they are proposed in, not on the actual use itself. This approach fosters predictable design results and guarantees a high-quality public realm zone by using physical form (rather than separation of uses) as the organizing principle for the Project. The Zone Areas are identified as the following within the Specific Plan Amendment:

Public Realm (PR)
The PR is intended to be a linear "Campus Commons," providing unique locations with a strong sense of place, civic character, and lasting value. This linear "Campus Commons" offers a variety of distinct open spaces for community gathering, active and passive recreation, reflection, and healing. These open spaces are contiguous and constitute an "open space loop" (See **Figure 4-2a**, Public Realm and Design Emphasis Locations). The PR is complemented by publicly accessible open space areas required on each parcel located north of Meyer Drive, which contribute to an attractive and interesting meandering open space corridor. Additionally, the PR is the organizing spine of the March LifeCare Campus; it accommodates the primary motorized and non-motorized circulation. The primary pedestrian access to all buildings is taken from and oriented to the Public Realm. Section 4.4, Open Space, sets forth the Development Standards for the Public Realm.

Zone 1 General Medical
The General Medical Office land use type includes a broad range of general health care uses. The intent of the General Medical Office land use type in Zone 1 is to allow development of a general care hospital, medical office buildings and a wide range of other secondary health care services, as shown in **Table 4-1**: Permitted Land Uses. This land use type will provide a location for physicians and other health personnel to practice a wide range of medicine. A general hospital is one in which patients with multiple types of ailments are given care.

Zone 2 General Medical/Mixed Use
In contrast to a general hospital, a specialty hospital is one that that treats a specific type of patient, such as cancer treatment centers, children's hospitals, or maternity hospitals. Zone 2 may provide for this type of hospital and/or other General Medical use. The Mixed Use land use type is anticipated to provide opportunities for the location of a broad range of health care-related and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus. The mixed uses envisioned for Zone 2 may include but are not limited to lodging for overnight visits by family and friends and other supportive secondary commercial/retail uses. (See **Table 4-1**: Permitted Land Uses.)

Zone 3 Retail/Mixed Use
The Retail (a.k.a. Medical and Commercial) and Mixed Use land use types are intended to provide locations for the sale of goods or commodities in small quantities primarily to users of the March LifeCare Campus, including patients, visitors to the Campus, doctors and other employees of businesses located at the campus and commercial retail uses that may complement but do not necessarily fit into the other parts of the campus, as shown in **Table 4-1**: Permitted Land Uses. Zone 3 will provide the core of these types of uses in a centralized location for the entire campus. Additionally, and unique to Mixed Uses in Zone 3, Outpatient Centers are allowed, as they complement the Medical Retail uses.

Zone 4 Institutional Residential/Medical Retail
Zone 4 is primarily intended for the placement of institutional-residential buildings (senior continuum) as allowed in **Table 4-1**: Permitted Land Uses, which shall be oriented and configured to enhance the campus character established by the PR Zone 4 may also contain open space, either as publicly accessible open spaces, plazas and/or walkways that are contiguous and visually connected with the Public Realm, or as private yard space intended for tenant use only, which may be physically and visually separate from the Public Realm. Ancillary retail facilities may be allowed within this zone.

Zone 5 Wellness/General Medical
The Wellness and General Medical land use types in Zone 5 include uses that contribute to the mental and physical soundness of March LifeCare Campus users. Wellness Facilities will provide uses that allow visitors and employees to assume responsibility for the quality of their lives and to function optimally throughout their days. Zone 5 is anticipated to include fitness centers, massage therapy centers, and physical rehabilitation centers, among other uses. Zone 5 also includes existing, and may include future, uses which support the spiritual wellness of individuals. (See Table 4-1: Permitted Land Uses.) Zone 5 is bordered by the PR on two sides that will make the pedestrian experience pleasant and accessible for all who may wish to walk to this area.

Zone 6 Mixed Use (MU)
The MU zone is intended to accommodate non-institutional residential uses with a broad range of health care-related and commercial retail uses as permitted by Section 3.1, Land Uses, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, the MU zone accommodates surface and structured parking and vehicular access, publicly accessible open space areas, and private yards.

Zone 7 General Medical/Research & Education
The Research and Education land use type is intended to accommodate buildings used for study and teaching. It is anticipated that these will include areas to conduct investigations into a wide range of medical theories, for example a cancer research center. Additionally, it is anticipated that instructional and informational areas will be accommodated in this land use type. These might include substance addiction control centers or stress management centers. Such uses complement the General Medical land uses such as hospitals and medical offices. It is envisioned that the education and research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 7 at the main entrance to the March LifeCare Campus and fronting on the PR.

Zone 8 Open Space/Drainage Basin
The Specific Plan is responsible for retaining all incremental increase in storm water drainage on-site. One detention basin is proposed to mitigate the increased runoff from the site, located at the southeast corner of the Specific Plan area in Zone 8, thus providing convenient discharge locations for the proposed storm drain system and direct outlet to the Heacock Channel. All redirected off-site flows will outlet into this proposed dispersion basin southerly of the existing commissary. The basin size was established to serve as a water quality, 100-year on-site mitigation basin and a dispersion basin. The length of the weir along the basin's southern edge was chosen to be the same as the existing flood pattern width at this location. It is expected that the excess flow from Heacock Channel will be intercepted by the proposed cutoff channel and dispersed south of Meyer Drive in an effort to mimic and perpetuate the existing flood patterns.

Zone 9 Research & Education/Medical Retail
Zone 9 is the only zone within the Specific Plan located west of Riverside Drive. The Research and Education land use type is intended to accommodate buildings used for study and teaching. Some existing and planned educational facilities are anticipated for Zone 9, located at the southwest corner of Riverside Drive and Cactus Avenue. Commercial retail use will also be allowed as a secondary permitted use at this site as indicated on **Table 4-1**. Since this zone is somewhat removed from the main campus core, such uses complement the educational uses so students do not have to drive to get basic services. It is envisioned that the education and

research component will support the healing work of the overall campus while providing an individualized campus setting in Zone 9 at one of the main entrances to the March LifeCare Campus.

Zone 10 General Medical/Medical Retail/Research & Education
Zone 10 is currently an existing military facility but will ultimately be a prime component of the education, research and general medical setting in conjunction with Zones 7 and 9. Future development within this zone would complement the uses in the adjacent zones. Vehicular access to Zone 10 will be from Riverside Drive and "AA" Drive. Surface parking is planned in Zone 10.

Zone 11 Mixed Use (MU)
Zone 11 was included as Mixed Use in the previous Specific Plan; no changes are proposed. This zone is intended to accommodate both existing and/or proposed uses with a broad range of health care-related uses as permitted by Table 4-1, Permitted Land Uses. However, Zone 11 also allows for existing institutional residential and transitional housing uses that have been located elsewhere within the MHD area, and as shown in Table 4-1: Permitted Land Uses. In addition to buildings, Zone 11 accommodates surface parking and vehicular access, publicly accessible open space areas, and private yards.

To help accommodate the various phases of the March LifeCare Campus development, and to ensure that the Project will be implemented as outlined within the Development and Disposition Agreement (DDA) for the Project, the following applications were filed for concurrent processing with the General Plan Amendment (GP 11-02) and Specific Plan Amendment (SP-7).

Tentative Parcel Map No. 36035, Schedule "E": The proposed parcel map will subdivide approximately 236 acres (gross), associated with the March Lifecare Campus Specific Plan Amendment (SP-7), into 36 parcels, not including lots for easements, drainage and street improvements. The parcel map will establish parcels for the development of a 3,555,000-square foot state-of-the-art, integrated healthcare campus and supporting facilities. As implemented, the Specific Plan will establish a wide array of general healthcare services, including hospitals, general and specialty medical offices, medical retail, research and education, a wellness center, senior center, independent/assisted living facilities, skilled nursing facilities, and related support facilities.

Plot Plan No. 11-03: Plot Plan 11-03 includes the Master Plot Plan and associated Master Plans (Master Plot Plan Package) for the March LifeCare Campus development. Master Plans include the Master Plot Plan Layout; Master Phasing Plan; Conceptual Grading & Erosion Control Plan: Proposed Drainage & WQMP System; Proposed Water System; Proposed Reclaimed Water Plan; Sewer Plan; Utility Demo Plan; Dry Utility Plan; Striping Plan; Zone Map; and other associated Master Plans deemed necessary for the full development of the Project.

ADDENDUM TO THE PROGRAM ENVIRONMENTAL IMPACT REPORT:

Overview: Under CEQA, the Lead Agency is required to prepare an Addendum to a previously-certified EIR if minor changes or additions are necessary to a prior certified EIR, but none of the conditions calling for preparation of a subsequent or supplemental EIR have occurred (*CEQA Guidelines* Section 15164). CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). Once an EIR has been certified, a

subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met (*CEQA Guidelines* Section 15162(a)):

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

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

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

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

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

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

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

This Addendum has been prepared because the proposed project is generally consistent with the overall project evaluated in the Final EIR, and major changes to that project are not proposed. The document finds that the proposed project does not require major revisions to the Final EIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed project, as explained in detail in the following analysis, have been analyzed and mitigated accordingly in the Final EIR, and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the supporting analysis of this Addendum, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the Final EIR and are applicable to the proposed project are identified within this analysis.

STAFF RECOMMENDATIONS:

Staff recommends that the March Joint Powers Commission approve the General Plan Amendment, the Specific Plan Amendment and related applications in conformance with the recommended motions in the staff report.

Attachments:

1) Resolution #JPA 11-29 Certifying the EIR Addendum.
2) Resolution #JPA 11-30 Approving the General Plan Amendment.
3) Ordinance #JPA 11-02 Recommending Approval of the March LifeCare Specific Plan Amendment.
4) Resolution #JPA 11-31 Approving Tentative Parcel Map 36035, Approving the Master Plot Plan with other associated Master Plans (PP11-03) and Approving the revised conditions of approval.
5) Notice of Determination.
6) Final EIR and Adopted MMRP (available at MJPA office).
7) Specific Plan Amendment (available at MJPA office).

RESOLUTION #JPA 11-19

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING PLOT PLAN 11-01 FOR THE CONSTRUCTION OF A 600,000 SQUARE FOOT WAREHOUSE FACILITY WITH ANCILLARY OFFICE AT 14600 INNOVATION DRIVE WITHIN THE INDUSTRIAL ZONING DISTRICT OF THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5)

RELATED FILES: ZONING 11-01 AND VARIANCE 11-01

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

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

WHEREAS, the Meridian Specific Plan Amendment SP-5 was adopted by the March JPA in 2010 implementing revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and revisions to the land use designations, located in the northwestern portion of Riverside County, California just west of Interstate 215 and south of Alessandro Boulevard ("SPA Area"); and

WHEREAS, on February 28, 2011, the LNR Property Corporation and affiliates, including LNR CPI Meridian BTS 223 LLC, and LNR CPI Meridian BTS 356 LLC submitted certain land use applications (collectively the "Project Entitlements") requesting the following:

1. A request ("Z 11-01") to redistribute buildable square footage within the Accident Potential Zones as defined in March JPA Resolution #JPA 08-01; and

2. A Plot Plan application (" PP 11-01") to authorize development of a 600,000 square warehouse facility with ancillary office on Lots 5 and 6 of Unit 1 located at the southerly terminus of Innovation Drive, east of Meridian Parkway ("Subject Site"); and

3. A Variance application ("VA 11-01") to exceed the maximum height standard as required by the Development Regulations set forth in the Meridian Specific Plan Amendment (SP-5) by 5'-6"; and

WHEREAS, the requested redistribution of buildable square footage within the Accident Potential Zones application and Variance application are closely and intricately related to the Plot Plan, thus staff has scheduled all applications before the Commission of the March Joint Powers Authority ("Commission") for final determination;

WHEREAS, the Project Entitlements were reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

WHEREAS, per Section VII-C.2.B.2 of the Meridian Specific Plan Amendment SP-5, projects subject to discretional review (i.e. rezoning, conditional use permit, variance or ALUC review) shall go through Plot Plan public hearing process in compliance with Section 9.02.070 of the Development Code, with the exception that no Planning Commission hearing is required and that the sole public hearing shall be before the March Joint Powers Commission; and

WHEREAS, on May 18, 2011, the March Joint Powers Authority Commission ("Commission") conducted a duly noticed public hearing pursuant to the March JPA Development Code on the Plot Plan, at which time all persons wishing to testify in connection with the Plot Plan were heard and the Plot Plan was comprehensively reviewed; and

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

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

SECTION 1. 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, considered, and approved an Addendum to the certified FEIR and SEIR prior to making any decision on the Project. (See Resolution #JPA 11-16)

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan 11-01 in accordance with Section 9.02.070 of the March Joint Powers Authority Development Code:

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

The Plot Plan proposes development of a warehouse facility that is compatible with the "Industrial" land use classifications for the Subject Site as identified in the General Plan and Meridian Specific Plan Amendment (SP-5). Further, development of the Subject Site in the manner proposed by the Plot Plan would promote implementation of the following specific General Plan Goals & Policies:

a. Land Use Goal 1: *Provide 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.*

The Plot Plan proposes development of a warehouse facility that takes advantage of the Subject Site's regional setting while maintaining design compatibility in the surrounding planning area by adhering to the design requirements of the March Business Center Design Guidelines.

b. Land Use Goal 4: *Develop an identity and foster quality development in the Planning Area.*

The Plot Plan proposes a quality development that is attractively designed and consistent with the design requirements of the March Business Center Design Guidelines.

2. The Plot Plan complies with all applicable zoning and other applicable regulations. The Subject Site is located within the boundaries of the Meridian Specific Plan Amendment (SP-5). In accordance with the information contained in the SEIR, development of the warehouse facility proposed by the Plot Plan is consistent with all development regulations and standards contained in the Meridian Specific Plan Amendment (SP-5).

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

4. The Plot Plan conforms with the applicable requirements of the Redevelopment Plan.

5. The location, design and operation of the proposed project will be compatible with existing and planned land uses in the vicinity. The project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the subject development is compatible with existing and planned development in the vicinity.

SECTION 3. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission herby approves Plot Plan 11-01, as shown on the attached Exhibit "A," attached hereto and incorporated herein by this reference, subject to the conditions of approval attached hereto as Exhibit "B" to this Resolution.

SECTION 4. The Chair of the March Joint Powers Authority Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

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

ADOPTED AND APPROVED this 18th day of May, 2011.

Marion Ashley, Chairman,
March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Authority Commission, do hereby certify the foregoing Resolution #JPA 11-19 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 18th day of May, 2011, by the following vote of the Commission:

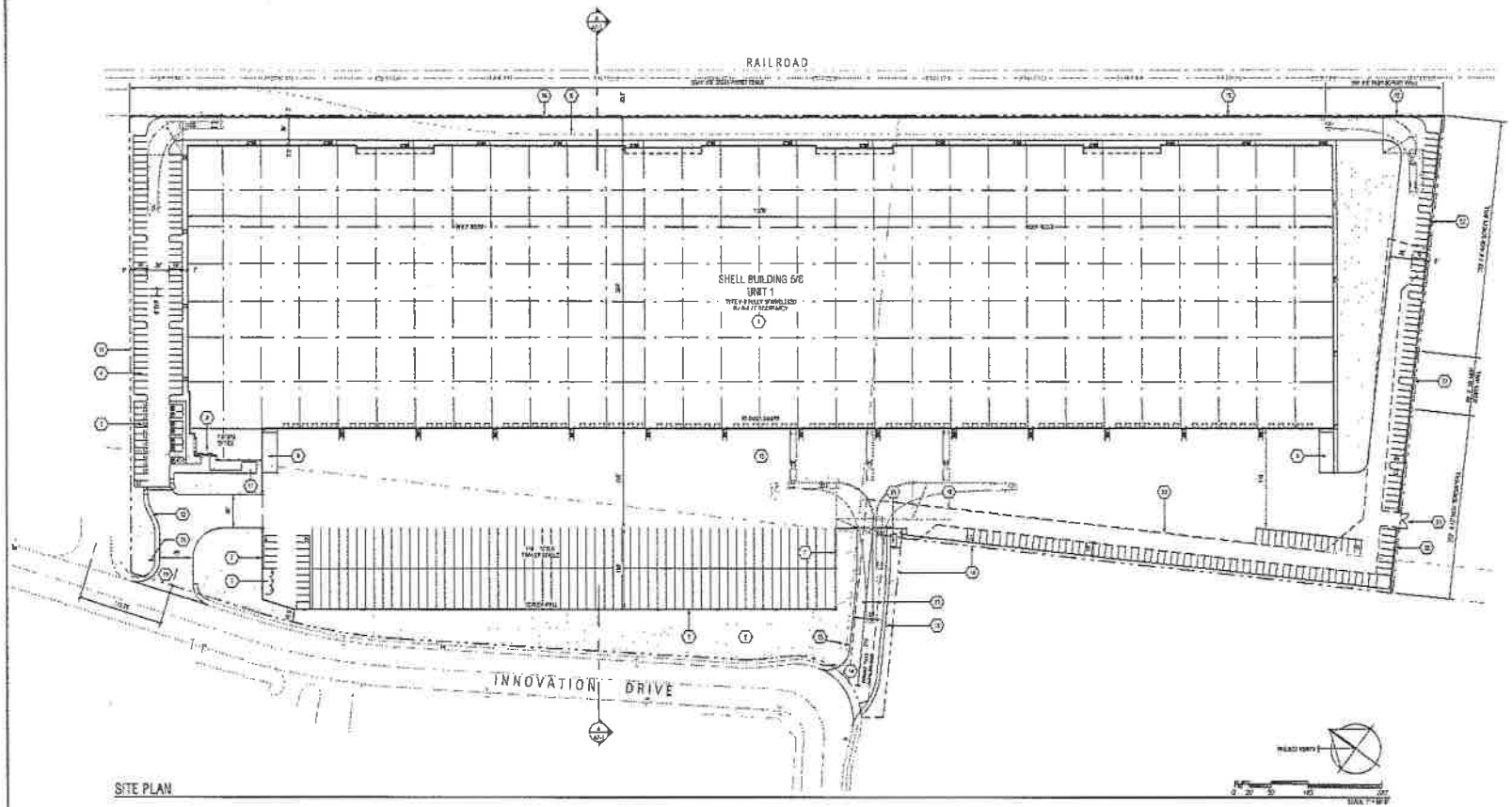
Ayes:	Busch, Stewart, Melendrez, Batey, Buster, Yarbrough, Gardner, Ashley
Noes:	None
Absent:	None
Abstain:	None

Date: May 18th, 2011

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

EXHIBIT "A"

Plot Plan 11-01



SITE PLAN

VICINITY MAP



STANDARD JPA NOTES

1. ALL NON-STRUCTURAL SITE IMPROVEMENTS SHALL BE MAINTAINED BY THE SITE OWNER, HIS HEIRS OR SUCCESSORS-IN-INTEREST.

2. ALL INTERIOR STREETS SHALL BE DESIGNED AND CONSTRUCTED TO BE FULLY OPERATIONAL.

3. A 5 FT. SHIELD SHALL BE FULLY PROTECTED WITH TWO 3-INCH BUTTERWORTH OR SHALL BE EQUIVALENT AS DETERMINED BY THE BUILDING OFFICIAL, AT ALL LOCATIONS ON THE SIDING OF THE E.S.S. PANEL. SPECIAL PLANS SHALL MARK THE EXACTLY LOCATION OF ELECTRICAL SERVICE PANELS. CONTRACTOR PLANS SHALL INDICATE SIZE, TYPE, LOCATION OF UTILITY METER

4. NOISE REDUCTION EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL SUCH, OR EQUIVALENT TO THE HEIGHT OF ANY MECHANICAL UNITS, AT A MINIMUM, EQUIPMENT SHALL BE SCREENABLE A PARAPET WALL MEASURING 24" ABOVE ALL PORTIONS OF THE BUILDING, TO THE EXTENT PERMITTED BY LAW. SURFACE MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL. GARAGE MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEWS BY A COMBINATION OF ENCLOSURE WALLS AND INTERIOR LOCATIONS.

5. ALL ARCHITECTURAL APPURTENANCES OR LANDSCAPING SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6 FEET OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS SHALL HAVE A 24" SHIELD BY PLACED IN A WIRE MESH SHIELD AND PAINTED TO MATCH THE PREVAILING BUILDING COLOR.

6. ANY EXTERIOR PHASES OR LIGHT FIXTURES SHOWN ON ARCHITECTURAL PLANS SHALL BE SHIELDED AND DIRECTED DOWNWARD SO AS NOT TO CAST LIGHT OR GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY. ALL EXTERIOR LIGHTING SHALL BE ARCHITECTURALLY INTEGRATED WITH THE BUILDING STYLE, MATERIALS AND COLORS AND SHALL BE SHOWN ON THE BUILDING ELEVATIONS.

7. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. CONCRETE LIGHT POLE BASES SHALL BE LIMITED TO RADIUS THE PRIMARY BUILDING ZONE OR LIMITED TO MEDIA PARKING, SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.

8. ALL SCREENING OF ALL PARKING IS REQUIRED BY LANDSCAPE AND CONFORMS TO LANDSCAPED AREAS, BY LANDSCAPE BERMS, BY SCREENING WALL OR BY A COMBINATION OF THESE ELEMENTS.

9. ROOF TOP EQUIPMENTS SHALL BE SCREENED FOR OFFICE, COMMERCIAL AND MIXED USE DEVELOPMENTS. INDUSTRIAL AND RESEARCH PARK DEVELOPMENTS SHOULD ENSURE THAT ROOF TOP VENTS, FANS & PUBLIC RIGHT OF WAY AND ADJACENT LAND USES.

10. ALL GRADING OPERATIONS SHALL BE CONDUCTED WITHIN A LIMITED GRADING SCHEDULE. WITH DAILY WATERING IN SUMMER DAYS. SUFFICIENT WATER SHALL NOT OPEN SITE THROUGH STORM WATER. WHERE EXCESSIVE DUST IMPACTS ARE ANTICIPATED FOR THE DURATION OF THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES TO MINIMIZE DUST IMPACTS. THESE MEASURES SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL INCORPORATE A MINIMUM OF 90% OPACITY.

11. WHERE CONVENIENT, SITES AND MASS-DEVELOPMENTS VEHICULAR ACCESS POINTS ARE RECOMMENDED ACCESS WHICH SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS PRESSURE COLORED STAMPED CONCRETE, BRICKWORK, OR SIMILAR PAVING TREATMENTS. LOCATION AND ADDITIONAL DETAILS OF SIGNATURE ENTRY SHALL BE SUBJECT TO THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ENTRANCE PAVING COLORS & PATTERNS SHALL BE NOT PERMITTED.

12. ALL EXTERIOR METAL MUST BE PAINTED OR OTHERWISE TREATED TO MATCH THE APPROVED PROJECT PALETTE.

13. ALL GATES SHALL OPERATE IN A MANNER WHICH DOES NOT IMPEDE THE FREE FLOW OF TRAFFIC WITHIN THE PROJECT. ALL GATES SHALL BE EQUIPPED WITH EMERGENCY OPERATORS AND SHALL COMPLY TO THE STANDARDS TO REMOVE MORE MANUALLY.

14. ANY USE WHICH WOULD AFFECT A SPECIFIC KIND OF PLANTING LIGHT OR NOISE SHALL BE PRE-INCLUDED BY THE LANDSCAPE ARCHITECT. ALL LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS AND SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. ALL PLANTING AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND SHALL BE SERVICED BY AN AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVED AREAS. SPECIAL ATTENTION SHALL BE GIVEN TO PROPER WATERING OF SLOPES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW FOR DIFFERING WATER REQUIREMENTS OF DIFFERENT PLANT MATERIAL GROUPINGS.

15. ALL LANDSCAPING SHALL BE PROVIDED WITH APPROVED PERMANENT METHODS OF IRRIGATION AND MAINTENANCE. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. ALL PLANTING AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM AND SHALL BE SERVICED BY AN AUTOMATIC IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVED AREAS. SPECIAL ATTENTION SHALL BE GIVEN TO PROPER WATERING OF SLOPES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ALLOW FOR DIFFERING WATER REQUIREMENTS OF DIFFERENT PLANT MATERIAL GROUPINGS.

16. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE DEVELOPER SHALL SUBMIT A DUST CONTROL PLAN FOR APPROVAL BY THE BUILDING OFFICIAL. THE DUST CONTROL PLAN SHALL INCLUDE THE FOLLOWING MEASURES AS A MINIMUM REQUIREMENT:

17. ALL EXPOSED SURFACES (E.G. PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWICE DAILY OR AS OFTEN AS NECESSARY TO CONTROL DUST EMISSIONS.

18. ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED.

19. PRIOR TO ISSUANCE OF THE PROJECT'S 1ST BUILDING PERMIT, THE DEVELOPER SHALL PROVIDE EVIDENCE THAT APPROVED TRUCK ROUTE PLAN AT ALL SCHOOL DRIVEWAY LOCATIONS.

20. PRIOR TO ISSUANCE OF THE PROJECT'S 1ST BUILDING PERMIT, THE DEVELOPER SHALL PROVIDE EVIDENCE THAT APPROVED TRUCK ROUTE PLAN AT ALL SCHOOL DRIVEWAY LOCATIONS.

21. ALL EXTERIOR AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A CONFORMANCE MATRIX AND A NON-REMOVABLE SITE PLACEMENT OF SITE IMPROVEMENTS IN COMPLIANCE WITH CONDITIONS OF APPROVAL. ANY DEVELOPMENT REQUIRING APPROVAL OF A PLOT PLAN SHALL NOT BE ISSUED UNTIL THE PLOT PLAN IS APPROVED BY THE PLANNING DEPARTMENT.

22. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH EXHAUST MUFFLERS AND MAINTAINED IN GOOD WORKING CONDITION.

23. PRIOR TO THE ISSUANCE OF GRADING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUDING BUT NOT LIMITED TO, SCHOOL FEES, AND DIF AND PUBLIC FACILITIES FEES.

24. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUDING BUT NOT LIMITED TO, SCHOOL FEES, AND DIF AND PUBLIC FACILITIES FEES.

25. IN ACCORDANCE WITH PERMITTED ENERGY USAGE LIMITS AND PROGRAMMING AT THE TIME OF GRADING OR AND NOT CONSTRUCTION, ALL PROJECT WORK OF THE APPLICABLE SITE RESIDENCE SHALL COMPLY WITH THE APPLICABLE RULES ADOPTED BY AGENCY(IES) ACKNOWLEDGED OR PRELIMINARY OR CONFORMANCE WITH THE SANITARY DISTRICT MANAGEMENT PLAN

MITIGATION MEASURES

MITIGATION M-1: THE PROJECT SHALL IMPLEMENT STANDARD NOISE MEASURES

MITIGATION M-1.1: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER SHALL SUBMIT A NOISE STUDY PREPARED BY A QUALIFIED ACOUSTICAL CONSULTANT TO THE CITY OF RIVERSIDE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE NOISE STUDY SHALL DEMONSTRATE THAT THE PROJECT WILL COMPLY WITH THE CITY'S NOISE STANDARDS. THE NOISE STUDY SHALL BE PREPARED BY A QUALIFIED ACOUSTICAL CONSULTANT AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- A DETAILED ANALYSIS OF NOISE REDUCTION REQUIREMENTS AND NOISE ATTENUATION MEASURES NECESSARY TO ENSURE THAT EXTERIOR NOISE LEVELS AND INTERIOR NOISE LEVELS FROM EXTERNAL SOURCES MEET THE CITY'S STANDARDS.
- THE ANALYSIS SHALL BE BASED ON THE FINAL SITE PLAN, BUILDING ELEVATIONS, AND BUILDING SECTIONS.
- THE ANALYSIS SHALL INCLUDE, BUT NOT BE LIMITED TO, RECOMMENDATIONS REGARDING THE USE OF NOISE BARRIERS, BUILDING DESIGN, AND CONSTRUCTION METHODS TO REDUCE NOISE LEVELS.
- THE ANALYSIS SHALL DEMONSTRATE THAT THE PROJECT WILL COMPLY WITH THE CITY'S NOISE STANDARDS.

MITIGATION M-1.2: THE PROJECT SHALL IMPLEMENT ALL NOISE REDUCTION MEASURES RECOMMENDED IN THE NOISE STUDY PREPARED FOR THE PROJECT.

MITIGATION M-1.3: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER SHALL SUBMIT A NOISE STUDY PREPARED BY A QUALIFIED ACOUSTICAL CONSULTANT TO THE CITY OF RIVERSIDE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE NOISE STUDY SHALL DEMONSTRATE THAT THE PROJECT WILL COMPLY WITH THE CITY'S NOISE STANDARDS. THE NOISE STUDY SHALL BE PREPARED BY A QUALIFIED ACOUSTICAL CONSULTANT AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- A DETAILED ANALYSIS OF NOISE REDUCTION REQUIREMENTS AND NOISE ATTENUATION MEASURES NECESSARY TO ENSURE THAT EXTERIOR NOISE LEVELS AND INTERIOR NOISE LEVELS FROM EXTERNAL SOURCES MEET THE CITY'S STANDARDS.
- THE ANALYSIS SHALL BE BASED ON THE FINAL SITE PLAN, BUILDING ELEVATIONS, AND BUILDING SECTIONS.
- THE ANALYSIS SHALL INCLUDE, BUT NOT BE LIMITED TO, RECOMMENDATIONS REGARDING THE USE OF NOISE BARRIERS, BUILDING DESIGN, AND CONSTRUCTION METHODS TO REDUCE NOISE LEVELS.
- THE ANALYSIS SHALL DEMONSTRATE THAT THE PROJECT WILL COMPLY WITH THE CITY'S NOISE STANDARDS.

MITIGATION M-1.4: THE PROJECT SHALL IMPLEMENT ALL NOISE REDUCTION MEASURES RECOMMENDED IN THE NOISE STUDY PREPARED FOR THE PROJECT.

MITIGATION M-2: THE PROJECT SHALL COMPLY WITH ALL APPLICABLE AIR QUALITY REGULATIONS

MITIGATION M-2.1: PRIOR TO ISSUANCE OF BUILDING PERMITS, THE DEVELOPER SHALL SUBMIT A DUST CONTROL PLAN TO THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) FOR REVIEW AND APPROVAL. THE DUST CONTROL PLAN SHALL BE PREPARED IN ACCORDANCE WITH SCAQMD RULE 403 AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING MEASURES:

- ALL ACTIVE CONSTRUCTION AREAS SHALL BE WATERED AT LEAST TWICE DAILY, OR AS NECESSARY TO CONTROL DUST.
- ALL UNPAVED ROADS AND PARKING AREAS SHALL BE WATERED AT LEAST TWICE DAILY, OR AS NECESSARY TO CONTROL DUST.
- ALL STOCKPILES OF SOIL AND OTHER MATERIALS SHALL BE COVERED OR WATERED AT LEAST TWICE DAILY, OR AS NECESSARY TO CONTROL DUST.
- ALL TRUCKS HAULING SOIL AND OTHER MATERIALS SHALL BE COVERED OR WATERED AT LEAST TWICE DAILY, OR AS NECESSARY TO CONTROL DUST.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN GOOD WORKING CONDITION AND SHALL BE EQUIPPED WITH EXHAUST MUFFLERS AND MAINTAINED IN GOOD WORKING CONDITION.
- ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH EXHAUST MUFFLERS AND MAINTAINED IN GOOD WORKING CONDITION.

MITIGATION M-2.2: THE PROJECT SHALL IMPLEMENT ALL DUST CONTROL MEASURES RECOMMENDED IN THE DUST CONTROL PLAN PREPARED FOR THE PROJECT.

KEYNOTES

1. PAINTED CONCRETE TILT UP CONSTRUCTION WITH CONTROL JOINTS AS SHOWN.
2. SHADED AREA INDICATES PAINTED CONCRETE HARDSCAPE PER GRADING AND PAINTING OF CONCRETE CURBS AT ALL INTERIOR ROADWAYS.
3. PAINTED CONCRETE TILT-UP AND ARCHITECTURAL PRECAST BUILDING WITH ARCHITECTURAL REVEALS AND PAINTED FINISH. SEE ELEVATIONS FOR COLOR AND FINISH SCHEDULE.
4. TYPICAL STANDARD PARKING STALL SIZE OF 9'-0" (OR 8'-6" - 8'-0" COMPACT) X 18'-0" STALL WITH 24'-0" DRIVE AISLE.
5. ENTRANCE TYPE, SEE PLAN FOR ADDITIONAL DETAILS.
6. PAINTED STRIPING ON STALLS AS SHOWN ON PLAN.
7. 1'-0" CONCRETE CURB AT STALLS WHERE NOT SHOWN. PROVIDE CURB AT ALL PERIMETER LANDSCAPE AREAS.
8. ACCESSIBLE PARKING STALLS WITH SIGNAGE AND PAINTED STRIPING PER CBC 11B-502.6 AND 11B-502.7. SEE PLAN FOR SPECIFIC QUANTITY AND LOCATION OF ACCESSIBLE STALLS.
9. ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO BUILDING ENTRANCE SHALL BE PROVIDED AS SHOWN ON THE SITE PLAN.
10. 6" CONCRETE CURB AT PLANTER.
11. 6" CONCRETE PAVED RAMP.
12. 6" CONCRETE PAVED LANDING PER CBC 11B-405.7.4.
13. ON SITE ACCESSIBLE SIGNAGE PER CBC 11B-502.6. SIGNAGE TO BE 8' WIDE AT FRONT OF HC PARKING STALLS AND 9' WIDE ELSEWHERE.
14. PAINTED CROSS HATCH AREA.
15. ON SITE ACCESSIBLE SIGNAGE PER CBC 11B-502.6. SIGNAGE TO BE 8' WIDE AT FRONT OF HC PARKING STALLS AND 9' WIDE ELSEWHERE.
16. EXISTING CURB CUT FOR DRIVEWAY.
17. 6" SLOPE FROM TOP OF CURB TO FINISH GRADE AT ALL PLANTER AREAS.
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UTILITY PROVIDERS

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

PROJECT DATA

SITE AREA:	1,174,007 SF 26.95 AC
BUILDING AREA:	
GROUND FLOOR	600,000 SF
MEZZANINE	0 SF
TOTAL	600,000 SF
COVERAGE:	51.11 %
PARKING REQUIRED:	
20,000 SF OFFICE @ 3.3/1000	66 STALLS
0 - 50,000 SF @ 1/1000	50 STALLS
50,000 - 200,000 SF @ 0.33/1000	80 STALLS
200,000 S.F. + @ 0.25/1000	75 STALLS
TOTAL STALLS REQUIRED	242 STALLS
AUTO PARKING PROVIDED:	
STANDARD STALLS	291 STALLS
CARPOOL STALLS 6% MIN	13 STALLS
TOTAL STALLS PROVIDED	244 STALLS
BIKE PARKING:	
REQUIRED @ 1/20 AUTO STALLS	13 SPACES
PROVIDED	13 SPACES
LANDSCAPE AREA PROVIDED:	130,886 SF 11.14 %
MINIMUM SETBACKS REQUIRED:	
FRONT BUILDING	20'
FRONT LANDSCAPE	15'
SIDE BUILDING	0'
SIDE LANDSCAPE	5'
REAR BUILDING	25'
REAR LANDSCAPING	5'

RGA
Office of Architectural Design
17291 Irvine Parkway Suite 100
Irvine, CA 92618
T 949-341-0020
F 949-341-0023

MERIDIAN LOT 5/6
UNIT 1

INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

LNR Property Corporation

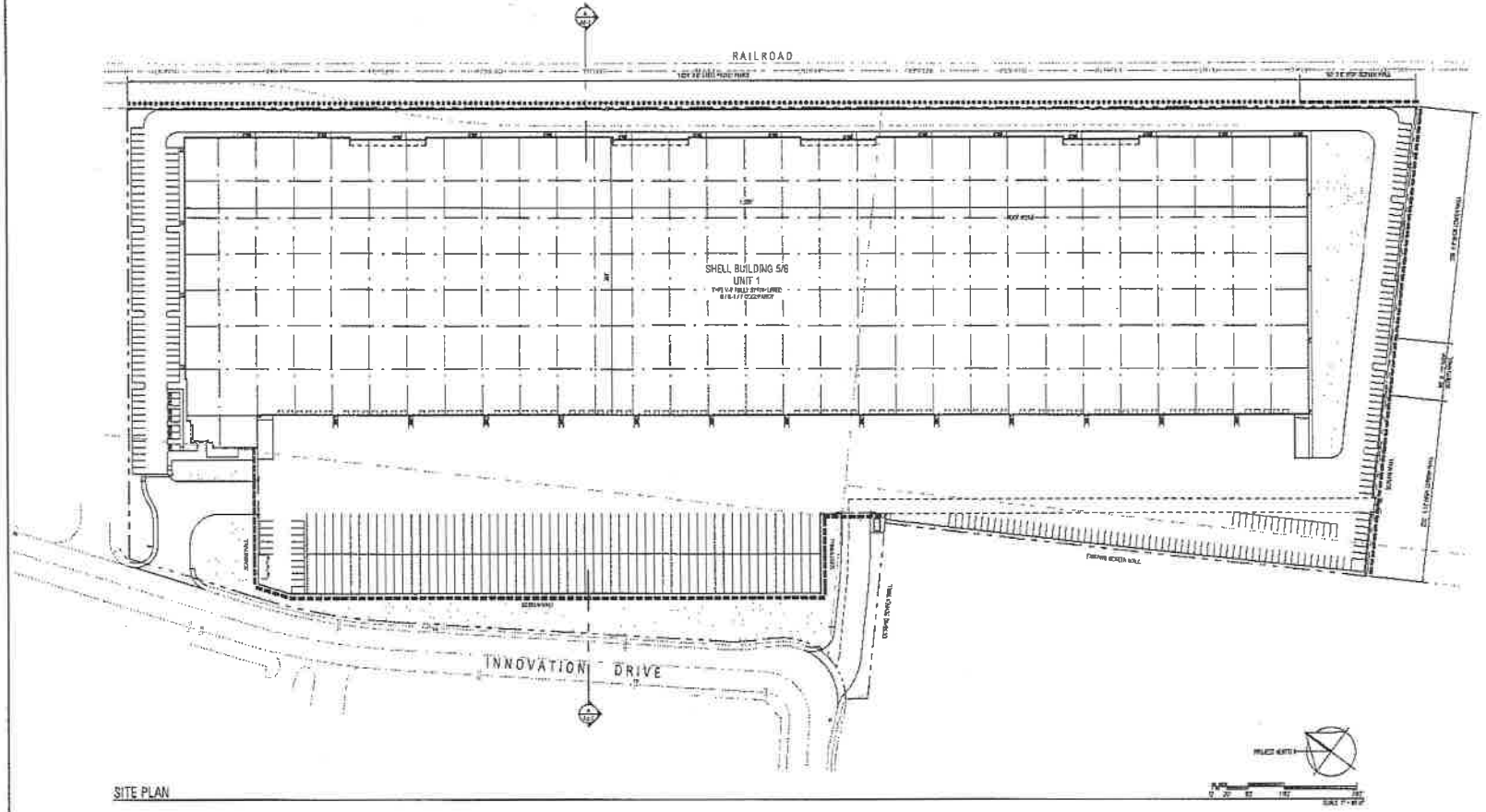
LNR RIVERSIDE, LLC
4350 VON KARMAN AVE. SUITE 200
NEWPORT BEACH, CA 92660
949-863-6300
949-885-9501 FAX
JOHN SCHAEFER

NO	DATE	DESCRIPTION
1	10/30/06	SCHEMATIC DESIGN

PROJECT NO. 7010.06
OWNER PROJECT NO. MERIDIAN
CAD FILENAME 7010-SITE-PLAN
DRAWN BY CT
CHECKED BY EH
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RGA, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE
SITE PLAN

SHEET A1-1-P

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SITE PLAN

VICINITY MAP



SCREENING LEGEND

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MERIDIAN LOT 5/6
UNIT 1

INNOVATION DRIVE
RIVERSIDE, CA 92518

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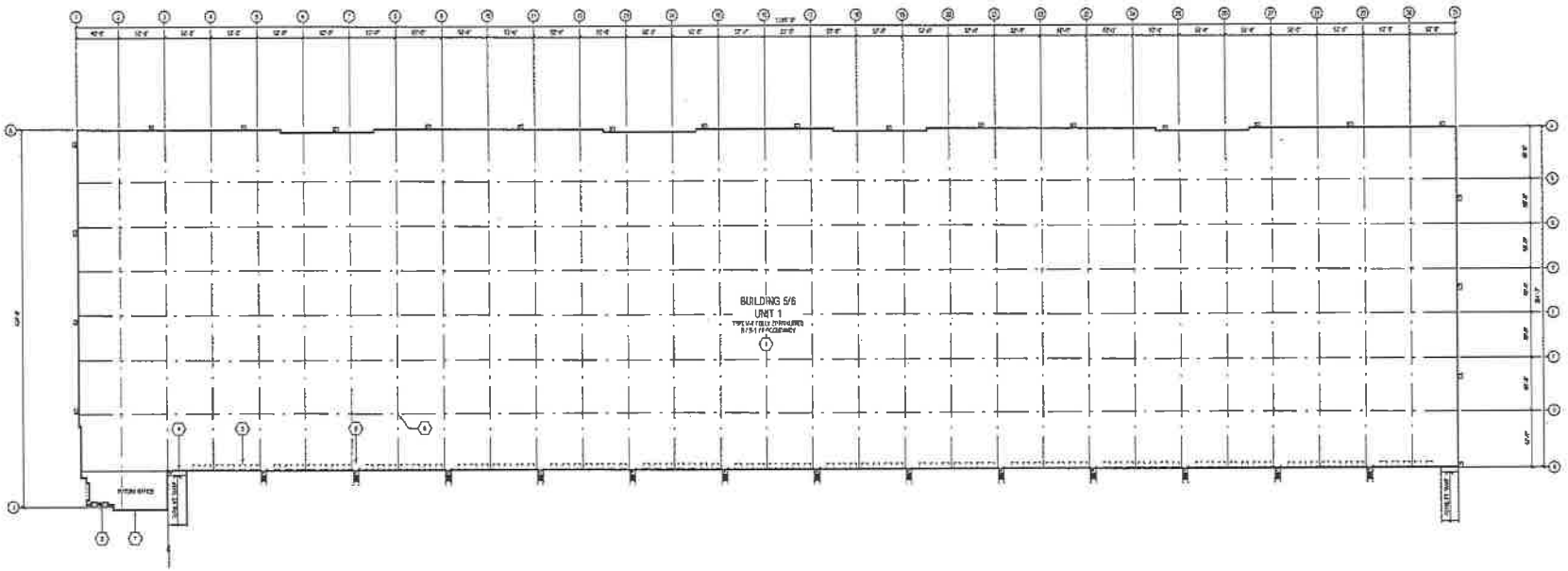
LNR RIVERSIDE, LLC
4350 VON KARMAN AVE. SUITE 200
NEWPORT BEACH, CA 92660
949-885-8500
949-885-8501 FAX
JOHN SCHAEFER

NO	DATE	DESCRIPTION

SCREENING PLAN

SHEET A1-2-P

104 263

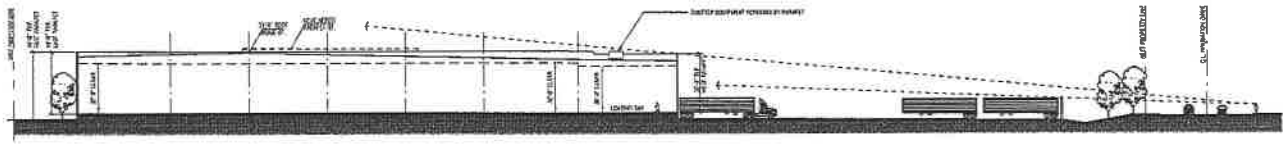


FLOOR PLAN



KEYNOTES

MITIGATION MEASURES



SITE / BUILDING SECTION

A

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MERIDIAN LOT 5/6
UNIT 1

INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

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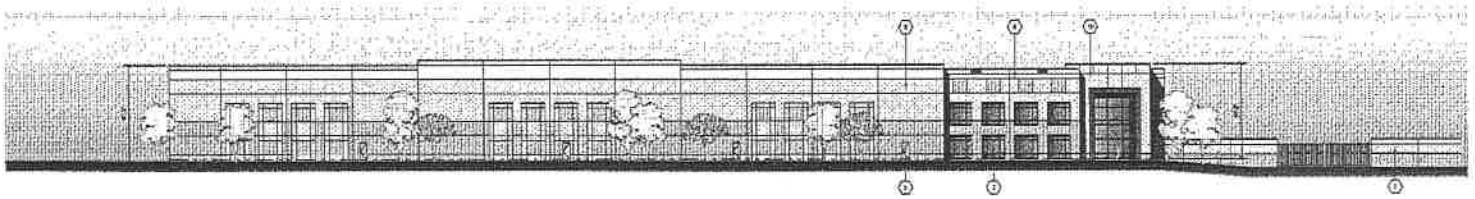
LNR RIVERSIDE, LLC
4350 VON KARMAN AVE. SUITE 200
NEWPORT BEACH, CA 92660
949-885-4900
949-885-4901 FAX
JOHN SCHAEFER

NO	DATE	DESCRIPTION
1	04/06/2011	SCHEMATIC DESIGN

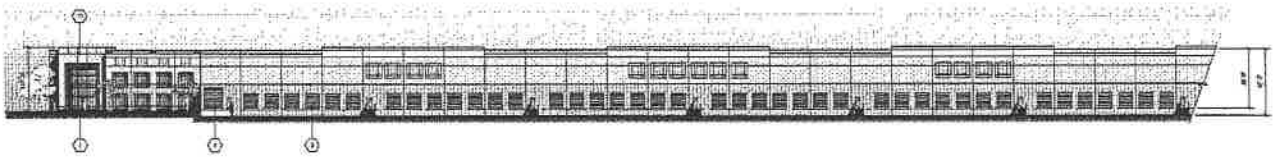
FLOOR PLAN

A2-1-P

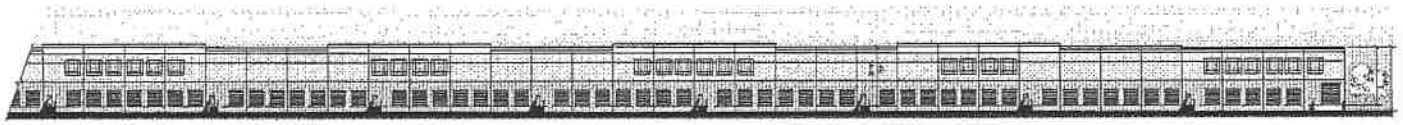
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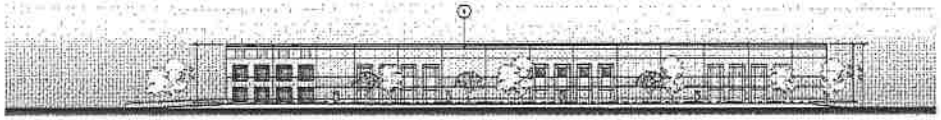
NORTH ELEVATION



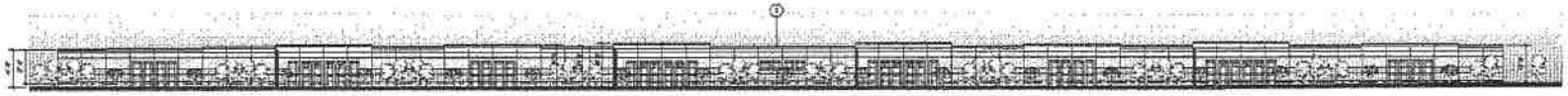
PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

KEYNOTES

FINISH SCHEDULE

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[illegible]

CONSULTANT

PROFESSIONAL SEAL

MERIDIAN LOT 5/6
UNIT 1

INNOVATION DRIVE
RIVERSIDE, CA 92518

MERIDIAN

LNR Property Corporation

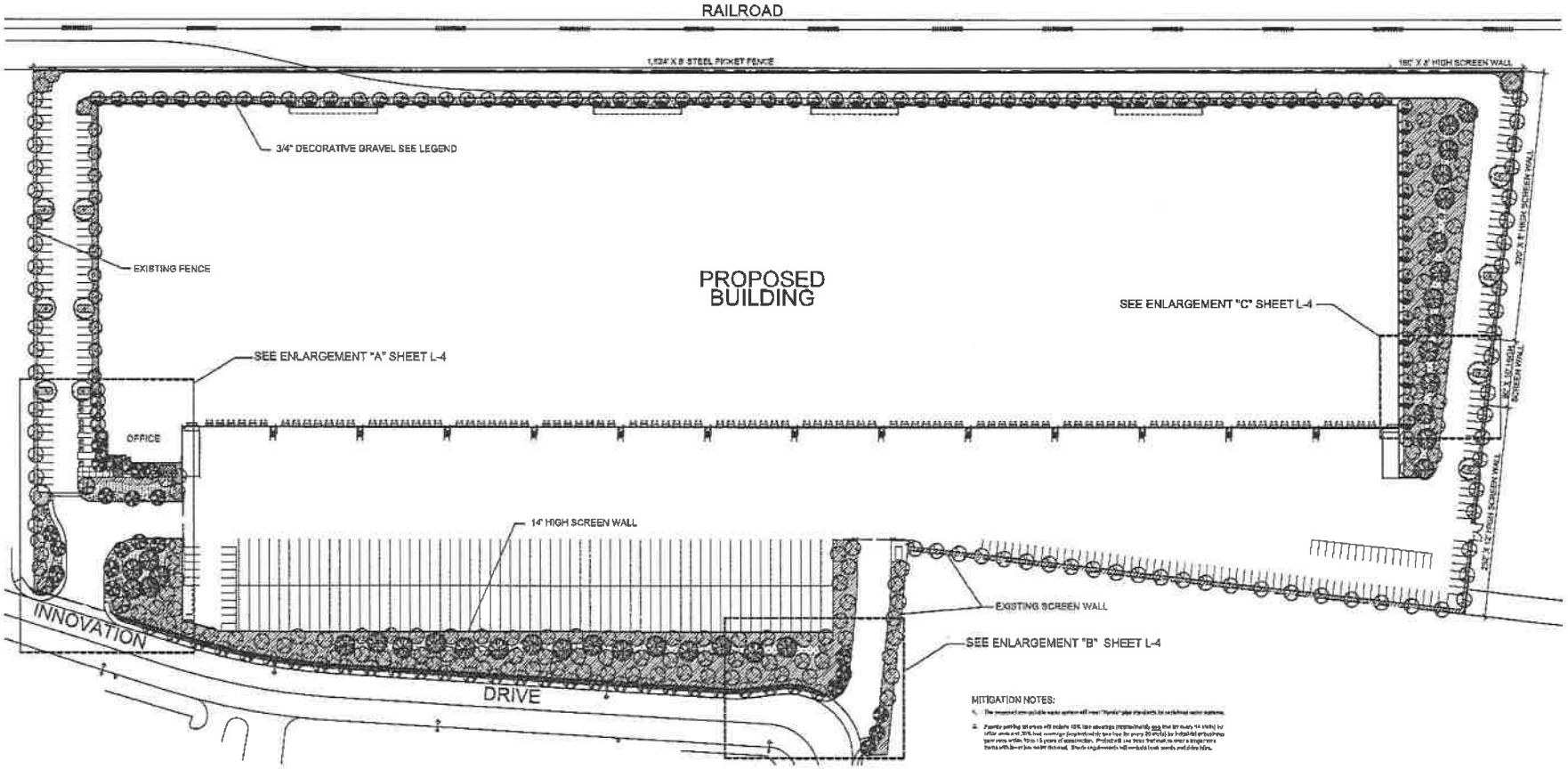
LNR RIVERSIDE, LLC
4350 VON KARMAN AVE, SUITE 200
NEWPORT BEACH, CA 92660
949-885-8500
949-885-8501 FAX
JOHN SCHAEFER

NO	DATE	DESCRIPTION
1	04/26/2017	SCHEMATIC DESIGN

ELEVATIONS

SHEET A3-1-P

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MITIGATION NOTES:

1. The required non-potable water system will meet Florida pipe standards for reclaimed water systems.
2. Parking lot areas will include 10% tree coverage (approximately one tree for every 10 stalls) by utilizing a mix of 30% tree coverage (equivalent to one tree for every 20 stalls) for hybrid arrangements (one every other row) for 15 years of construction. Protected use areas that are in areas designated for hillside or low water demand. Shade requirements will exclude trash, and other bins.

PLANT LEGEND

TREES

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	BRAHEA ARMATA (PREVIOUSLY ERIOBOTRYA JAPONICA)	BOXTHORN TREE	24" BOX	LOW
	CERCIS OCCIDENTALIS (PREVIOUSLY ACCEPTED AS CERCIS CANADENSIS ACCEPTED TREE)	WESTERN REDBUD (FLOWERING ACCENT TREE)	24" BOX STD.	LOW
	EUCALYPTUS SIDEROPHLOIA (PREVIOUSLY ACCEPTED AS E. POLYANTHEMOS)	RED IRON BARK EUCALYPTUS	15 GAL.	LOW
	GEIJERA CANESCENS 'RIVERSIDE' (PREVIOUSLY ACCEPTED AS G. PARVIFLORA)	FOREST HAZE	24" BOX STD.	MED
	OLEA EUROPEA (PREVIOUSLY ACCEPTED AS O. EUROPAEA SUBSP. EUROPAEA)	OLIVE	48" BOX MULTI-TRUNK	LOW
	PRUNUS ILICIFOLIA (PREVIOUSLY ACCEPTED AS P. ILICIFOLIA SUBSP. ILICIFOLIA)	HOLLY LEAF CHERRY	15 GAL. 24" BOX	LOW
	RHUS LANCEA (PREVIOUSLY ACCEPTED AS SCHMALTZIA LANCEA)	AFRICAN SUMAC	24" BOX STD.	LOW
	SYAGRUS ROMANZOFFIANA (PREVIOUSLY ACCEPTED AS ARECASTRUM ROMANZOFFIANUM)	QUEEN PALM	15' BTH.	LOW

SHRUBS

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET PLANT	15 GAL.	LOW
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	5 GAL.	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.	LOW
	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	5 GAL.	LOW
	CISTUS HYBRIDUS	WHITE CISTUS	5 GAL.	LOW
	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL.	LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	LOW
	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL.	LOW
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL.	LOW
	ERIOBOTRYA JAPONICA	LOQUAT	15 GAL.	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	LOW
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	LOW
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	5 GAL.	LOW
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	LOW
	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER HEAVENLY BAMBOO	5 GAL.	LOW
	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	LOW
	RUSSELIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GAL.	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL.	MEDIUM
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	LOW

VINES (NOTE: VINES TO PROVIDE 75% OPACITY WITHIN TWO YEARS)

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL.	LOW

NOTE: CONTRACTOR TO INSTALL VINES ON EXISTING & PROPOSED FENCING AT A MINIMUM SPACING OF 15' O.C.

GROUND COVER PALLETTE

SYMBOL	BOTANICAL	COMMON	SIZE	SPACING
	ACACIA REDOLENS 'DESERT CARPET'	N.C.N.	1 GAL.	TRIANGULAR SPACE 4' O.C.
	BACHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	1 GAL.	TRIANGULAR SPACE 6' O.C.
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	TRIANGULAR SPACE 12" O.C.
	HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL.	TRIANGULAR SPACE 24" O.C.
	JUNIPERUS SPECIES	JUNIPER	1 GAL.	TRIANGULAR SPACE 36" O.C.
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PROSTATE MYOPORUM	1 GAL.	TRIANGULAR SPACE 36" O.C.
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	TRIANGULAR SPACE 36" O.C.
	ROSA SPECIES 'FLOWER CARPET PINK'	'PINK FLOWER CARPET' ROSE	1 GAL.	TRIANGULAR SPACE 36" O.C.

BIOSWALE SOD
CALIFORNIA NATIVE NO MOW SOD AVAILABLE FROM PACIFIC SOD

L1 (ED. TREES - UNIT A PART TO BE PROVIDED BY MARION, J.P.A.

SYMBOL	BOTANICAL	COMMON	SIZE
	GEIJERA PARVIFLORA (PREFERRED STREET TREE)	AUSTRALIAN WILLOW	EXISTING PROTECTED IN PLACE

L2 (ED. SHRUBS & GROUND COVER - NOT A PART TO BE PROVIDED BY MARION, J.P.A.

SYMBOL	DESCRIPTION
	EXISTING SHRUBS AND GROUND COVER AS PRE-SEED BY LDL - PROTECT IN PLACE

NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURB TYPICAL TO SEPARATE ALL LLMD LANDSCAPE FROM PRIVATE LANDSCAPE.

LANDSCAPE AREA CALCULATIONS

DIGITAL CALC'D SF: [illegible]
DIGITIZE LLMD = 3,198 S.F.

WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

	ETO	ETAF	LA	CONV	MAWA (Gal / Yr)
MAWA for LA	56.5	0.7	134,807	0.62	2,761,892

ESTIMATED APPLIED WATER USE

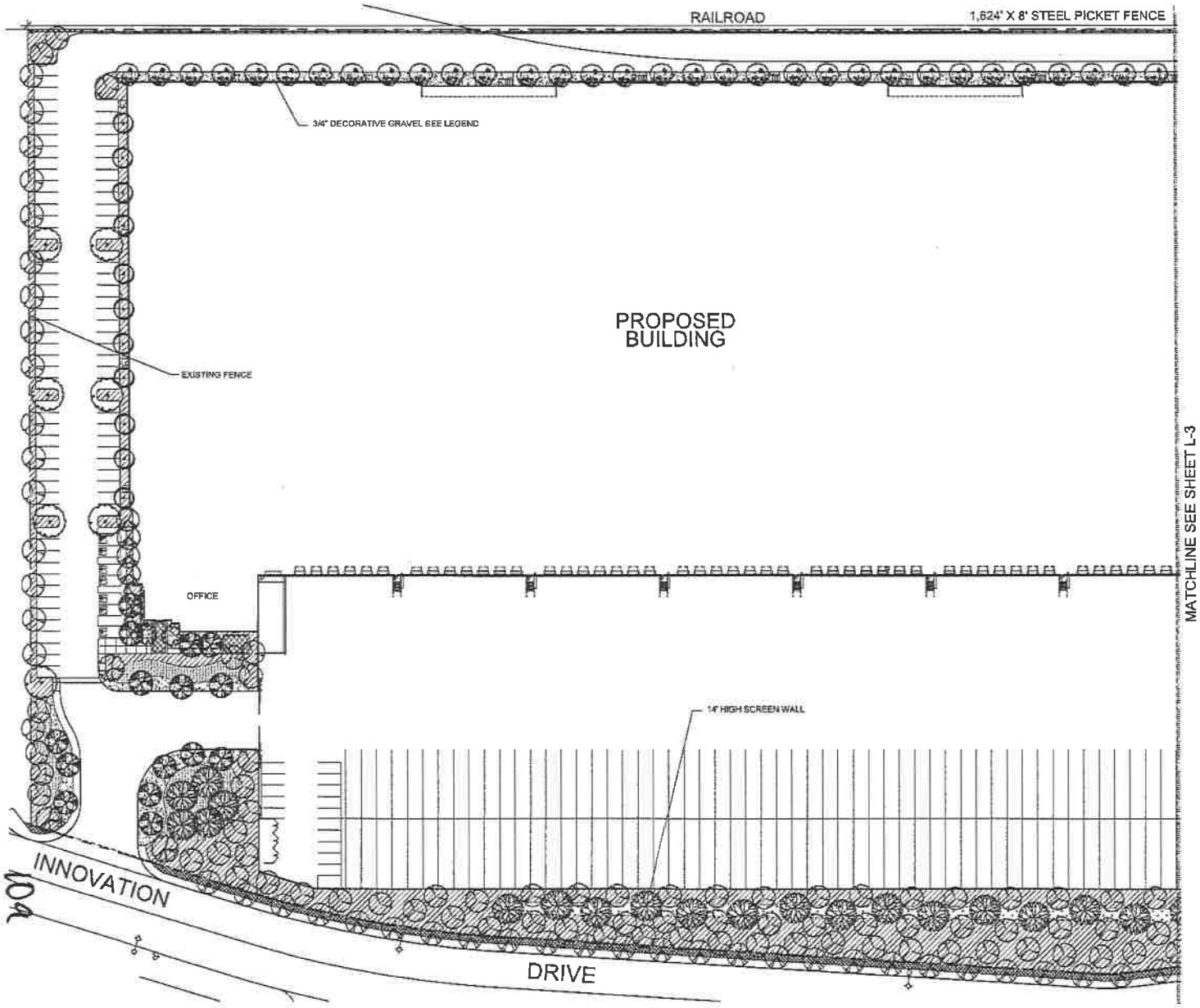
HYDROZONE	ETO	Ks	Kd	Kmc	VA	LA	CONV	IE	ESTAW (Gal / Yr)
1 - Low Water Shrub / Drip	56.5	0.2	1.7	1	3.2	18,764	0.62	0.85	347,070
2 - Med Water Shrub / Drip	56.5	0.4	1.0	1.0	0.4	2,179	0.62	0.85	70,854
3 - Bioswale / Spray	56.5	0.7	1.0	1	0.7	11,297	0.62	0.65	99,017
5- Low Water Shrub / Spray	56.5	0.2	1.0	1.0	0.2	31,400	0.62	0.71	414,891
6- Low Water Shrub / Spray	56.5	0.3	1.0	1.0	0.3	39,750	0.62	0.8	771,673
7- High Water Turf / Spray	56.5	0.8	1.4	1.0	1.11	4,697	0.62	0.71	229,921
8- Flower Trees / Shrubs / Ground	56.5	0.2	1.0	1.4	0.28	4,119	0.62	0.71	114,81
TOTAL (SWA)						134,807			2,707,882

LNR RIVERSIDE, LLC
MERIDIAN LOT 5/6 UNIT 1
RIVERSIDE, CA

SCALE: 1"=50'
0 50' 100' 200'
DATE: 2.25.11

PRELIMINARY LANDSCAPE PLAN L-1

Environs
LANDSCAPE ARCHITECTURE



PLANT LEGEND

TREES

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	BRACHYCHITON POPULNEUS (EVERGREEN VERTICAL SCREEN TREE)	BOTTLE TREE	36" BOX	LOW
	CERCIDIUM X 'DESERT MUSEUM' (DECIDUOUS FLOWERING ACCENT TREE)	DESERT MUSEUM PALO VERDE	24" BOX STD.	LOW
	EUCALYPTUS ERIDERVLON (EVERGREEN VERTICAL SCREEN TREE)	RED IRON BARK RED GUM TYPE	15 GAL.	LOW
	LEUCAENA CHAMISSONIS 'DESERT LEAD' (DECIDUOUS FLOWERING ACCENT TREE)	FOREST PANSY	24" BOX STD.	MED
	OLEA EUROPEA (EVERGREEN CANOPY SHADE TREE)	OLIVE	48" BOX MULTI TRUNK	LOW
	PINUS P. BRAERA (EVERGREEN VERTICAL SCREEN TREE)	MONTEREY PINE	15 GAL. 24" BOX	LOW
	WASHINGTONIA FILIFERA (EVERGREEN VERTICAL ACCENT TREE)	CALIFORNIA FAN PALM	15 GAL.	MED
	PISTACIA CHINENSIS (DECIDUOUS SHADE TREE)	CHINESE PISTACHE	24" BOX STD.	LOW
	PISTACIA CHINENSIS (EVERGREEN ACCENT TREE)	CHINESE PISTACHE	24" BOX STD.	LOW
	ULMUS LUNCEA (EVERGREEN CANOPY SHADE TREE)	AFRICAN ELM/E	24"BOX STD.	LOW
	WASHINGTONIA ROBUSTA (ACCENT PALM)	MEXICAN FAN PALM	40' STK	LOW

NOTE:

1. ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SMART CURB (6" BAR) AREAS NOT ALLOWED. ROOT BARRIER 24" WIDE LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 8' IN BOTH DIRECTIONS FOR A TOTAL OF 16'
2. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN SHRUB AREAS AND TURF

SHRUBS

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	AGAVE AMERICANA	CENTENNIAL AGAVE	15 GAL.	LOW
	ANIGOZANTHOS X 'BUSH GOLD'	KANGAROO PAW	5 GAL.	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.	LOW
	CALLISTEMON CITRINUS	LITTLE JOHN BOTTLE BRUSH	5 GAL.	LOW
	CAREX MORROWII	DESERT FOWNS	5 GAL.	LOW
	CISTUS PURPUREUS	ROCKROSE	5 GAL.	LOW
	COTONEASTER LACTEUS	PERSIANSTER NARROW	5 GAL.	LOW
	DIANTHUS KNAPPII	ITALIAN CHARMER	15 GAL.	LOW
	DIANTHUS PLUMARIUS	DESERT PINKS	5 GAL.	LOW
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL.	LOW
	GREVILLEA NANA 'RUBY CLUSTER'	GREVILLEA	5 GAL.	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	LOW
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS SILVERLEAF	5 GAL.	LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM'	EVERGREEN MAGENTA BLOSS	5 GAL.	LOW
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY GRASS	5 GAL.	LOW
	PENNISETUM ADVENA 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	LOW
	SALVIA CALIFORNICA	CALIFORNIA GOLDEN SAGE	5 GAL.	LOW
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	LOW

VINES (NOTE VINES TO PROVIDE 75% COVERAGE WITHIN TWO YEARS)

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	1 GAL.	LOW

NOTE: CONTRACTOR TO INSTALL VINES ON EXISTING & PROPOSED FENCING AT A MINIMUM SPACING OF 15' O.C.

GROUND COVER PALLETTE

SYMBOL	BOTANICAL	COMMON	SIZE	SPACING
	ACACIA REDOLENS 'DESERT CARPET'	NCN	1 GAL.	TRIANGULAR SPACE 4' O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BUSH	1 GAL.	TRIANGULAR SPACE 4' O.C.
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	TRIANGULAR SPACE 12" O.C.
	MYOPORUM LAETUM	MYOPORUM	1 GAL.	TRIANGULAR SPACE 24" O.C.
	ARMERIA SPECIES	ARMERIA	1 GAL.	TRIANGULAR SPACE 24" O.C.
	HYDROPHYLLUM PROPOSTRATUM	PROSTATE WATERLEAF	1 GAL.	TRIANGULAR SPACE 24" O.C.
	ROSMARINUS 'PROSTRATUS'	ROSEMARY	1 GAL.	TRIANGULAR SPACE 36" O.C.
	ROSA SPECIES FLOWER CARPET PINK	PINK MEDIUM CARPET ROSE	1 GAL.	TRIANGULAR SPACE 36" O.C.

MULCH 3" MIN

BIOSWALE SOD

L.L.M.D. TREES - NOT A PART TO BE PROVIDED BY WARCH L.P.A.

SYMBOL	BOTANICAL	COMMON	SIZE
	KOELREUTERIA BIPINNATA (BIPINNATE STREET TREE)	CHINESE FLAME TREE	EXISTING PROTECT IN PLACE

L.L.M.D. SHRUBS & GROUND COVER - NOT A PART TO BE PROVIDED BY WARCH L.P.A.

SYMBOL	DESCRIPTION
	EXISTING SHRUBS AND GROUND COVER AS PROVIDED BY LLMD - PROTECT IN PLACE

NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURB TYPICAL TO SEPARATE ALL LLMD LANDSCAPE FROM PRIVATE LANDSCAPE.

MITIGATION NOTES:

1. The proposed irrigation water system will meet "Rainbird" drip standards for residential water systems.
2. Pervious parking at areas will include 40% tree coverage (approximately one tree for every 16 stalls) for office uses and 30% tree coverage (approximately one tree for every 22 stalls) for industrial or business park uses which is 10 to 15 years of consumption. Drought-tolerant, low maintenance and drought-free ground cover will be planted. Shade requirements will be met with trees and shrubs.

LNR RIVERSIDE, LLC
MERIDIAN LOT 5/6 UNIT 1
RIVERSIDE, CA

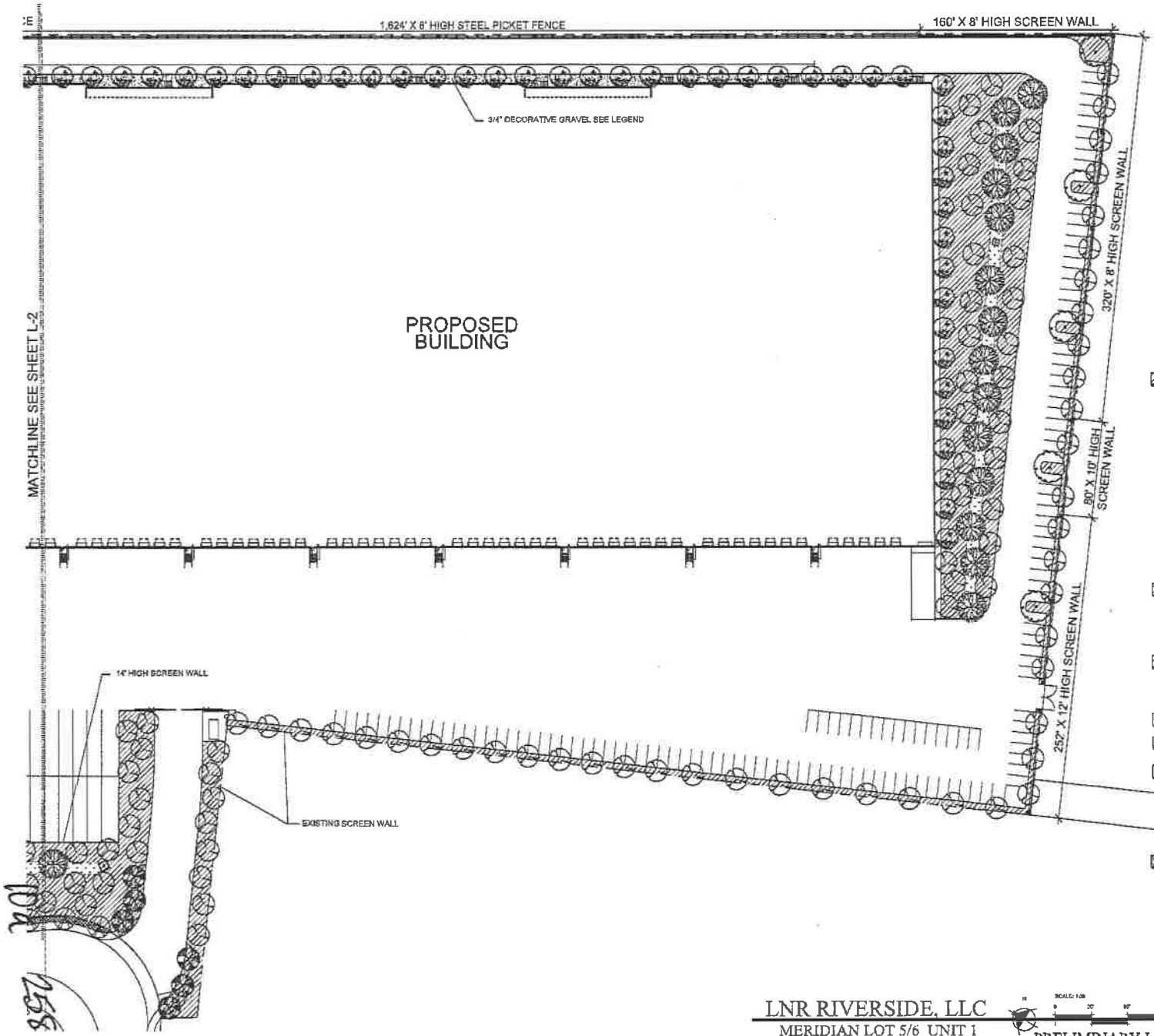
SCALE: 1:20

DATE: 2.25.11

PRELIMINARY LANDSCAPE PLAN L-2

Environs Inc
LANDSCAPE ARCHITECTURE

257



PLANT LEGEND

TREES

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	(EVERGREEN VERTICAL SCREEN TREE)		24" BOX	LOW
	(DECIDUOUS FLOWERING ACCENT TREE)		36" BOX STD.	LOW
	(EVERGREEN VERTICAL SCREEN TREE)		15 GAL	LOW
	(EVERGREEN CANOPY SHADE TREE)		24" BOX STD.	MED
	(EVERGREEN CANOPY SHADE TREE)		48" BOX MULTI TRUNK	LOW
	(EVERGREEN VERTICAL SCREEN TREE)		15 GAL 24" BOX	LOW
	(DECIDUOUS SHADE TREE)		15 GAL	MED
	(DECIDUOUS SHADE TREE)		24" BOX STD.	LOW
	(EVERGREEN ACCENT TREE)		24" BOX MULTI	LOW
	(EVERGREEN CANOPY SHADE TREE)		24" BOX STD.	LOW
	(ACCENT PALM)		15' BTH	LOW

NOTE:
1. ALL TREES NEAR OR ADJACENT SHALL BE IN A DRIP SYSTEM (NEW OR REVISED WHERE ALLOWED). HOSE BARRIER BETWEEN LANDSCAPE AND BARRIER SHALL BE CONFINED ON THESE AND BEYOND 6' IN BOTH DIRECTIONS FOR A TOTAL OF 12'
2. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN LANDSCAPE AND LLMD TYP.

SHRUBS

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	LOW
	ARTEMISIA VARIETA 'POWIS'	SAGEBRUSH	5 GAL.	LOW
	ARTEMISIA CAUDATA	SAGEBRUSH	5 GAL.	LOW
	CALLISTEMON CITRINUS	LEMON BOTTLE BRUSH	5 GAL.	LOW
	CUPHEA HYSSOPIFOLIA	DWARF CUPHEA	5 GAL.	LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	LOW
	ECHEVERIA HYBRIDA	HYBRID ECHEVERIA	5 GAL.	LOW
	EUPHORBIA MYRSINITES	DONKEY TAIL SPURGE	5 GAL.	LOW
	GAZANIA HYBRIDA	HYBRID GAZANIA	5 GAL.	LOW
	GREVILLEA 'NOELII' RUBY CLUSTER	GREVILLEA	5 GAL.	LOW
	HEMEROCALLIS PAPILIO DA	DAY LILY	5 GAL.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	LOW
	LAVANDULA LANATA 'SILVER LACE'	WOOLY LAVENDER	5 GAL.	LOW
	MISCANTHUS SINENSIS 'MORNING LIGHT'	EVERGREEN MAIDEN GRASS	5 GAL.	LOW
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.	LOW
	PENNISETUM ADVENA 'RUBRUM'	PURPLE FOUNTAIN GRASS	5 GAL.	LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	LOW
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL.	LOW
	XYLOSMA CONGESTUM	SHINY XYLOSMA	5 GAL.	MEDIUM
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	LOW

VINES (NOTE VINES TO PROVIDE 50% OPACITY WITHIN TWO YEARS)

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	MACFADYENA UNGUIS-CATI	CATS CLAW VINE	1 GAL.	LOW

NOTE: CONTRACTOR TO INSTALL VINES ON EXISTING & PROPOSED FENCING AT A MINIMUM SPACING OF 15' O.C.

GROUND COVER PALLETTE

SYMBOL	BOTANICAL	COMMON	SIZE	SPACING
	ACHEA TOMENTOSA 'CASTOR'	WOOLLY YARROW	1 GAL.	TRIANGULAR SPACE 24" O.C.
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	TRIANGULAR SPACE 48" O.C.
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	TRIANGULAR SPACE 24" O.C.
	CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	1 GAL.	TRIANGULAR SPACE 36" O.C.
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	TRIANGULAR SPACE 36" O.C.
	ROSA GREGGII 'FLOWER CARPET PINK'	PINK FLOWER CARPET ROSE	2 GAL.	TRIANGULAR SPACE 36" O.C.

SOD

BERMUDA SOD

SIDEWALK SOD

L.L.M.D. TREES - NOT A PART TO BE PROVIDED BY MARION & PA.

SYMBOL	BOTANICAL	COMMON	SIZE
	QUERCUS AGRIFOLIA (EVERGREEN STREET TREE)	AUSTRALIAN WILLOW	EXISTING TREE TO BE PLACED

L.L.M.D. MEDIUM & GROUND COVER - NOT A PART TO BE PROVIDED BY MARION & PA.

SYMBOL	DESCRIPTION
	DECOMPOSED GRANITE

NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURB TYPICAL TO SEPARATE ALL LLMD LANDSCAPE FROM PRIVATE LANDSCAPE.

MITIGATION NOTES:

1. [illegible]
2. Private parking lot areas will receive 40% tree coverage (approximately one tree for every 20 shade to reduced or eliminate tree cover within 10 to 15 years of construction. Project will also plant tree trees over 5 acres of [illegible]

LNR RIVERSIDE, LLC
MERIDIAN LOT 5/6 UNIT 1
RIVERSIDE, CA

SCALE: 1:20
0 20' 40' 120'

DATE: 2.25.11

PRELIMINARY LANDSCAPE PLAN L-3

Environs

PLANT LEGEND

TREES

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	BRACHYCHITON POPULNEUS (EVERGREEN VERTICAL SCREEN TREE)	BOTTLE TREE	24" BOX	LOW
	CERCIDIUM X 'DESERT MUSEUM' (DECIDUOUS FLOWERING ACCENT TREE)	DESERT MUSEUM PALO VERDE	36" BOX STD.	LOW
	EUCALYPTUS SIDEROPHLOIA (EVERGREEN VERTICAL SCREEN TREE)	RED IRON BARK EUCALYPTUS	15 GAL.	LOW
	KOELREUTERIA BIPINNATA 'FLORIDA GOLD' (DECIDUOUS FLOWERING ACCENT TREE)	FLORIDA GOLD	24" BOX STD.	MED
	OLEA EUROPEA (EVERGREEN CANOPY SHADE TREE)	OLIVE	48" BOX STD. MULTI-TRUNK	LOW
	PARKINSONIA X 'DESERT MUSEUM' (EVERGREEN VERTICAL SCREEN TREE)	DESERT MUSEUM PALO VERDE	15 GAL. 24" BOX STD.	LOW
	PISTACIA CHINENSIS (DECIDUOUS CANOPY SHADE TREE)	CHINESE PISTACHE	24" BOX STD.	LOW
	PISTACIA LENTISCUS (EVERGREEN ACCENT TREE)	MEDITERRANEAN MASTIC	24" BOX STD.	LOW
	ROBINIA X AMBIGUA 'PURPLE ROBE' (EVERGREEN VERTICAL SCREEN TREE)	AFRICAN BLACK	24" BOX STD.	LOW
	WASHINGTONIA ROBUSTA (ACCENT PALM)	MEXICAN FAN PALM	12' STK	LOW

1. ALL TREES WITHIN 5' OF PARKING AREA WILL BE IN A PLANTING AREA NOT LESS THAN 5' WIDE AND NOT ALLOWED ROOT BARRIER OF HIGH LIQUID ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN EACH DIRECTION FOR A TOTAL OF 10'
2. CONTRACTOR TO INSTALL ROOT BARRIER WHERE TREES ARE WITHIN 5' OF HARDSCAPE

LLMD TREES - NOT A PART TO BE PROVIDED BY MARCH J.P.A.

SYMBOL	BOTANICAL	COMMON	SIZE
	EUCALYPTUS CAMALDULENSIS (MAY REQUIRE EXPERT HELP)	RIVER RED GUM	EXISTING TREES IN PLACE

LLMD SHRUBS & GROUND COVER - NOT A PART TO BE PROVIDED BY MARCH J.P.A.

SYMBOL	DESCRIPTION
	EXISTING SHRUBS AND GROUND COVER AS PROVIDED BY LNR - PROJECT IN PLACE

NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURB TYPICAL TO SEPARATE ALL LLMD LANDSCAPE FROM PRIVATE LANDSCAPE.

MITIGATION NOTES:

1. The proposed removal of water system will meet Project site standards for reclaimed water systems.
2. Parking lot areas will include 40% tree coverage (approximately [illegible] sq. ft. area for every 14 vehicle parking spaces and 20% tree coverage (approximately one tree for every 20 units) for industrial or business park uses within 10 to 15 years of construction. Project will use trees that require over a longer time frame with lower low water demand. Street improvements will include both north and south sides.

SHRUBS

SYMBOL	BOTANICAL	COMMON	SIZE	WUCOLS
	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL.	LOW
	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	5 GAL.	LOW
	CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	5 GAL.	LOW
	CAREX HACHIJOENSIS	EVERGREEN SEDGE	5 GAL.	LOW
	CISTUS PURPUREUS	ROCKROSE	5 GAL.	LOW
	CLIVIA MINIATA	KAFFIRLILY	15 GAL.	LOW
	DIANELLA REVOLUTA	BLUE FLAX LILY	5 GAL.	LOW
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL.	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	LOW
	HEUCHERA X 'PALACE PURPLE'	CORAL BELLS	5 GAL.	LOW
	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDER	5 GAL.	LOW
	LEUCOPHYLLUM LANGMANIAE	TEXAS RANGER	5 GAL.	MED/LOW
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER MUHLY GRASS	5 GAL.	LOW
	PENNISETUM SPECIES	FOUNTAIN GRASS	5 GAL.	MED/LOW
	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GAL.	MED/LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	LOW
	ROMNEYA COULTERI	MATILIJA POPPY	5 GAL.	LOW
	RUSSELIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL.	MED/LOW
	SALVIA GREGGII	AUTUMN SAGE - RED	5 GAL.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	LOW

VINES (NOTE VINES TO PROVIDE 75% COVERAGE WITHIN TWO YEARS)

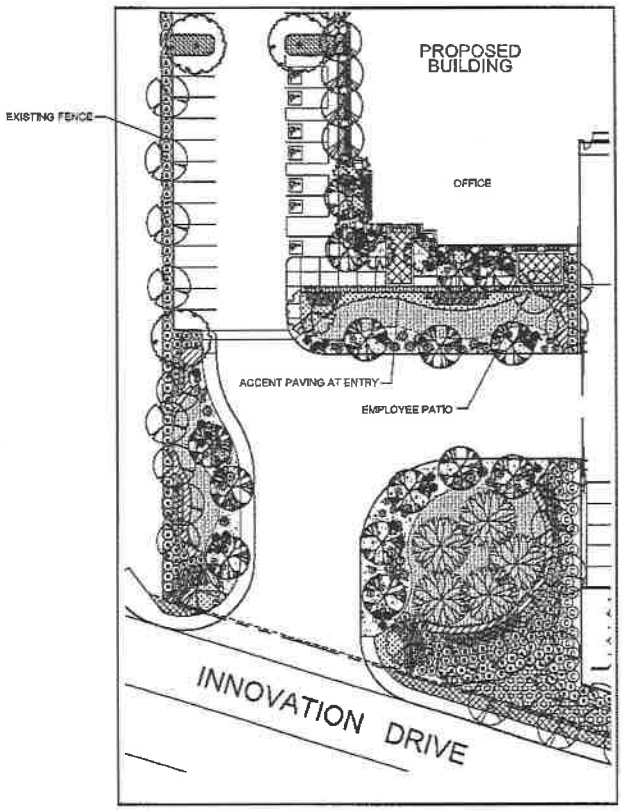
BOTANICAL	COMMON	SIZE	WUCOLS
MACFADYENA UNGUIS-CATI	CATS CLAW	5 GAL.	LOW

NOTE: CONTRACTOR TO INSTALL VINES ON EXISTING & PROPOSED FENCING AT A MINIMUM SPACING OF 15' O.C.

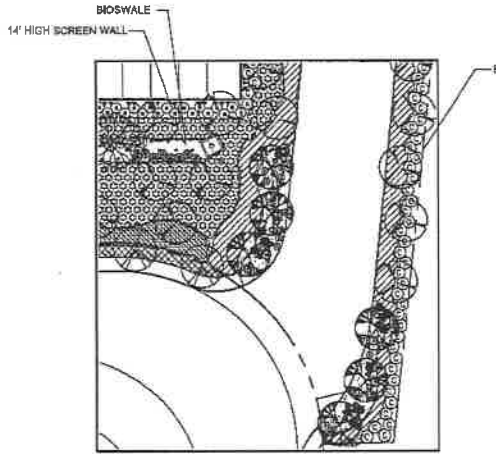
GROUND COVER PALETTE

SYMBOL	BOTANICAL	COMMON	SIZE	SPACING	WUCOLS
	ROSA 'DESERT CARPET'	ROSE	1 GAL.	TRIANGULAR SPACE 48" O.C.	LOW
	BACCHARIS PILULARIS 'PIGEON POINT'	COYOTEBUSH	1 GAL.	TRIANGULAR SPACE 36" O.C.	LOW
	HEMEROCALLIS HYBRID	DAYLILY	1 GAL.	TRIANGULAR SPACE 24" O.C.	LOW
	ROSA WICHURAIANA 'SUNSET CARPET'	CLIMBING ROSE	1 GAL.	TRIANGULAR SPACE 36" O.C.	MED/LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	1 GAL.	TRIANGULAR SPACE 36" O.C.	LOW
	MIRAFLORES OR EQUAL 1x1, FLEECE SOD				
	BIOSWALE SOD				
	NON-DECORATIVE DRAINAGE ROCK GRAVEL, MULCH, SOD - SEE PLANTING PLAN				
	DECORATIVE BOULDERS				

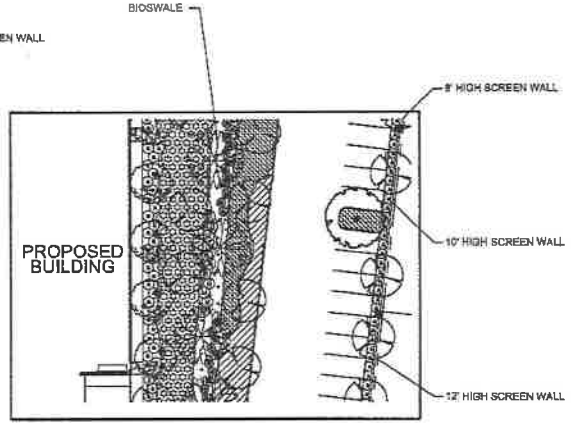
SHREDDED MULCH NOTE
ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COMPOST MULCH, NO MULCH FROM GREENWASTE / GREEN WASTE



ENLARGEMENT "A"



ENLARGEMENT "B"



ENLARGEMENT "C"

10a 259

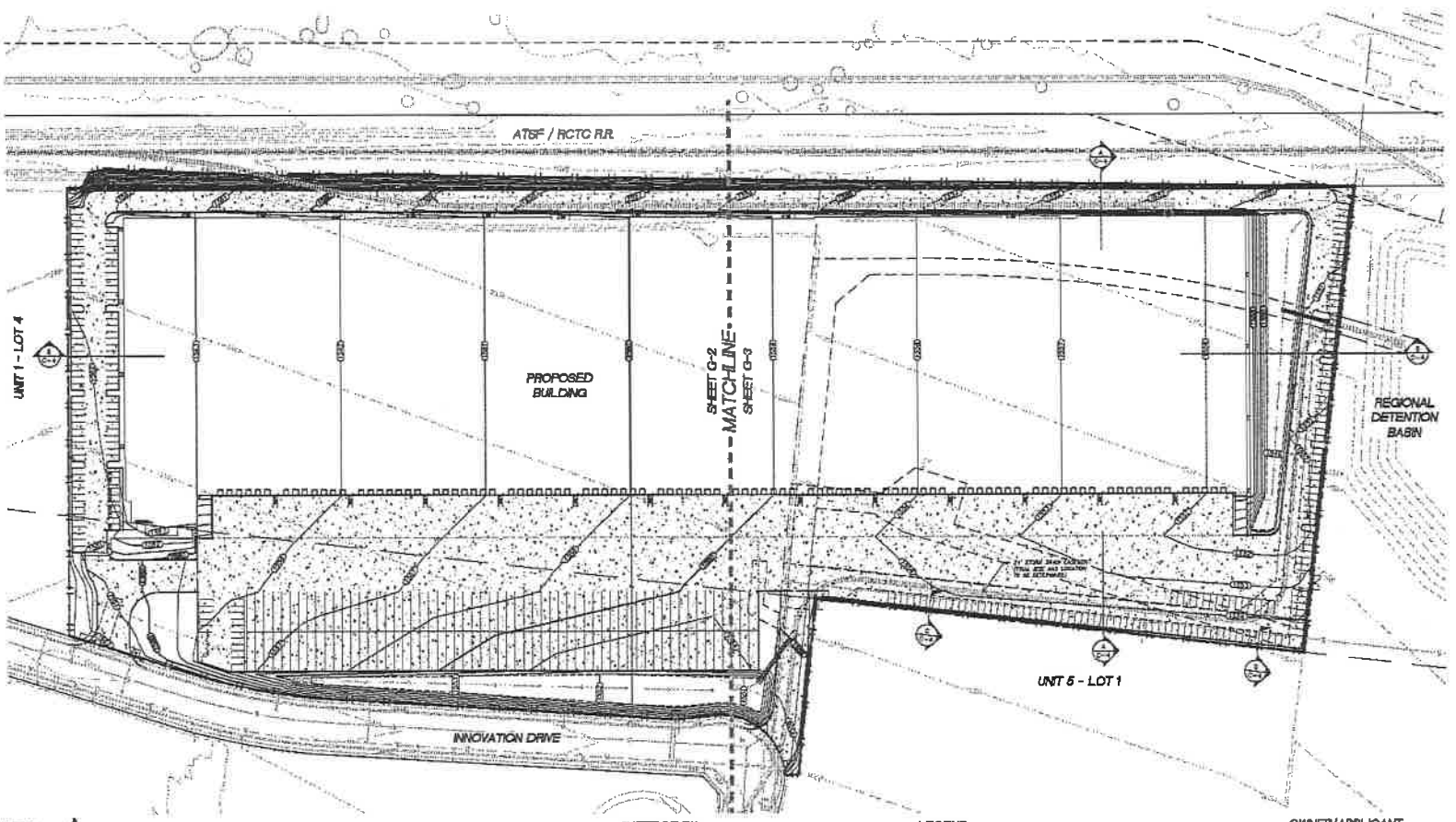
LNR RIVERSIDE, LLC
MERIDIAN LOT 5/6 UNIT 1
RIVERSIDE, CA

SCALE: 1/20 0 10' 40' 80'

DATE: 2.25.11

PRELIMINARY LANDSCAPE PLAN L-4

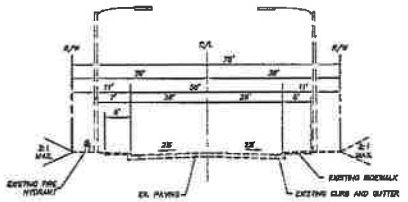
Environs





VICINITY MAP
NOT TO SCALE

PORTION OF SECTIONS 15 & 22, RANGE 4 WEST, TOWNSHIP 3 SOUTH, SAN BERNARDINO MERIDIAN



INNOVATION DRIVE
THIS LAND INDUSTRIAL LOCAL
N.T.S.

SHEET INDEX

COVER SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2 TO C-3

ABBREVIATIONS

EASEMENT	ESMT
EXISTING	EX
FINISHED GROUND	FG
FINISHED SURFACE	FS
FLOWLINE	FL
PROPERTY LINE	P/L
RIGHT OF WAY	R/W
TOP OF CURB	TC
TOP OF WALL	TW

GENERAL NOTES:

1. GROSS ACREAGE: 26.9 ± ACRES
2. EXISTING ZONING - INDUSTRIAL
3. PROPOSED ZONING - INDUSTRIAL
4. DISTRICTS:

SEWER –	WESTERN MUNICIPAL WATER DISTRICT
WATER –	WESTERN MUNICIPAL WATER DISTRICT
GAS & ELECTRIC –	SO. CAL. EDISON (SCE)
TELEPHONE –	GENERAL TELEPHONE (GTE)
FIRE –	RIVERSIDE COUNTY FIRE DEPARTMENT

5. STORM DRAIN DETENTION WILL BE ACCOMPLISHED THROUGH UTILIZATION OF THE EAST REGIONAL DETENTION BASIN TO SERVE THE OVERALL PROJECT.

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY/RIGHT-OF-WAY	
EXISTING EASEMENT	
EXISTING STREET LIGHT	
EXISTING FIRE HYDRANT	
EXISTING CONTOUR	
EXISTING STORM DRAIN	
PROPOSED CONTOUR	
GRADING LIMITS	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN INLET	
PROPOSED RETAINING WALL	
PROPOSED CONCRETE	

OWNER/APPLICANT

LNR RTE MERIDIAN 356, LLC
4350 VON KARMAN AVENUE SUITE 200
NEWPORT BEACH, CA 92660
(949) 885-8500

ASSESSOR'S PARCEL NUMBER

382-230-17, 18, 19, 20

GRADING QUANTITIES

GRADED AREA 26.96 ACRES
CUT QUANTITIES 72,000 CYD
FILL QUANTITIES 72,000 CYD
IMPORT/EXPORT 0 CYD

NOTE: GRADING QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND ARE NOT INTENDED TO BE USED AS FINAL PAY QUANTITIES.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

MARCH JOINT POWERS AUTHORITY

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
401 B Street • Suite 600 • San Diego, CA • 92101
Tel: (619) 234-9411 • Fax: (619) 234-9413

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 1 - LOTS 5 AND 6
OF TRACT NO. 30857

CLIENT ADDRESS:

LNR Property Corporation

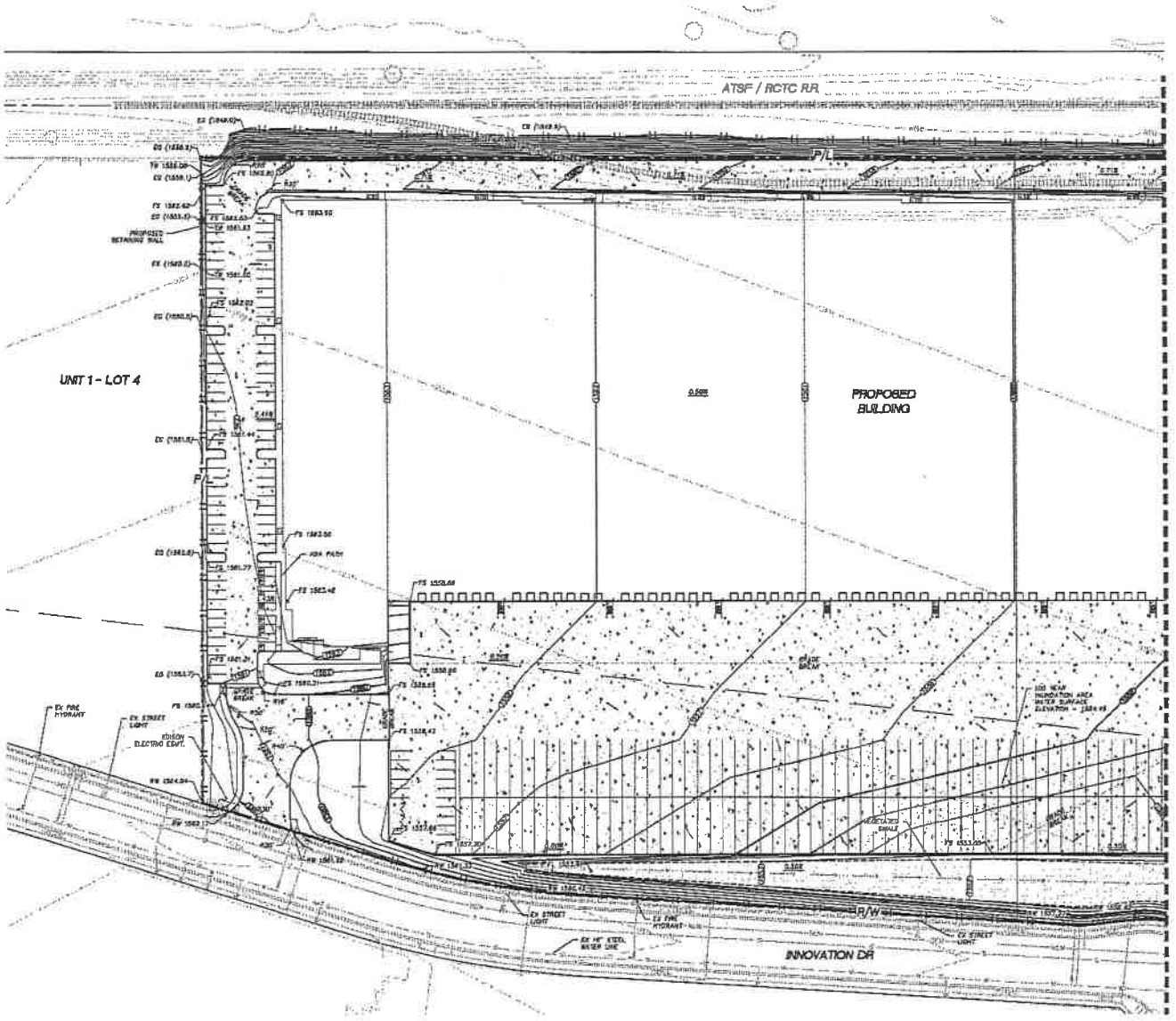
LNR RTE MERIDIAN 356, LLC
4350 VON KARMAN AVENUE,
SUITE 200
NEWPORT BEACH, CA 92660
(949) 885-8500

Project No: 085300018

Sheet Title:
COVER SHEET

Sheet No. C-1

10 of 26



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

MARCH JOINT POWERS AUTHORITY

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
401 B Street - Suite 600 - San Diego, CA - 92101
Tel: (619) 234-9411 - Fax: (619) 234-9437

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 1 - LOTS 5 AND 6
OF TRACT NO. 30857

CLIENT ADDRESS

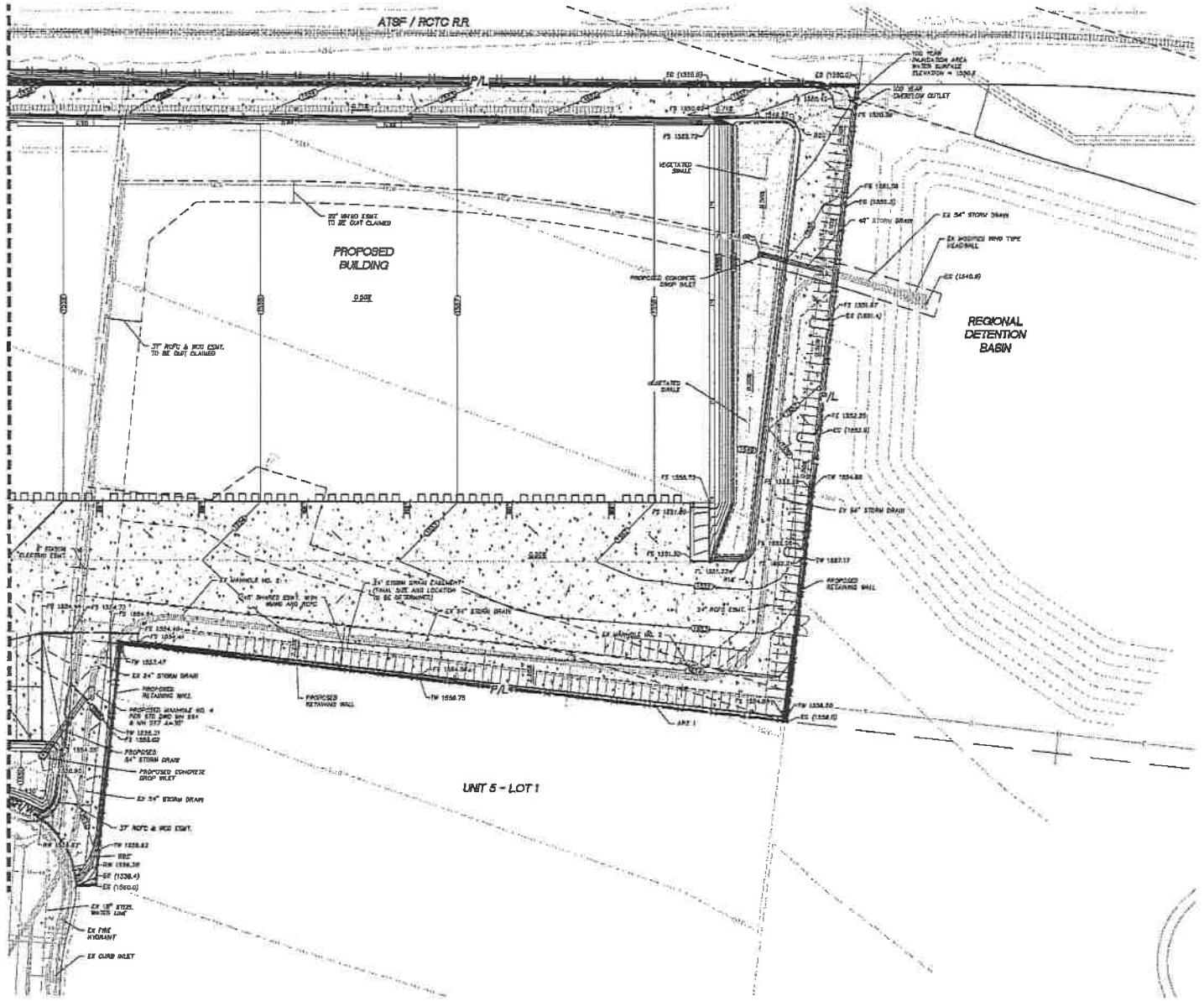
LNR Property Corporation

LNR BYS MERIDIAN 358 LLC
4350 VON KARMAN AVENUE,
SUITE 200
NEWPORT BEACH, CA 92660
(949) 885-5500

Project No 085303036

Sheet Title
GRADING AND DRAINAGE PLAN

Sheet No. C-2



MARCH JOINT POWERS AUTHORITY

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
401 B Street | Suite 600 | San Diego, CA | 92101
Tel: (619) 234-9411 | Fax: (619) 234-9433

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY

PRELIMINARY GRADING AND DRAINAGE PLAN

MERIDIAN UNIT 1 - LOTS 5 AND 6 OF TRACT NO. 30857

CLIENT ADDRESS:

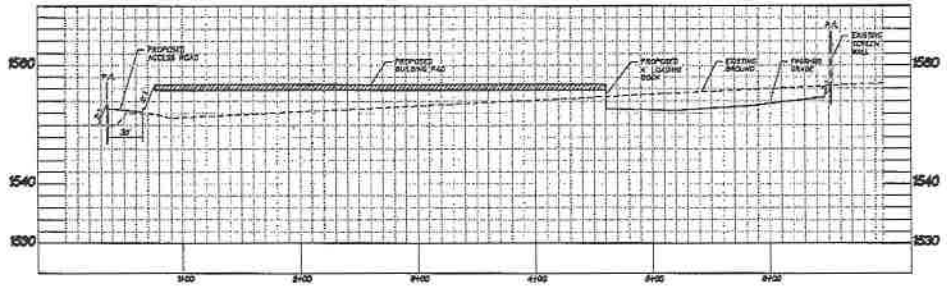
LNR Property Corporation

LNR STB MERIDIAN 236, LLC
4350 VON KARMAN AVENUE
SUITE 200
NEWPORT BEACH, CA 92660
(949) 885-8500

Project No. 093300228

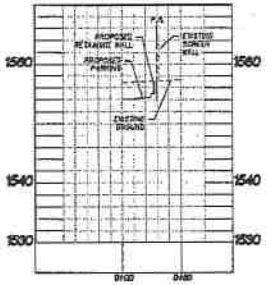
Sheet Title
GRADING AND DRAINAGE PLAN

Sheet No. C-3



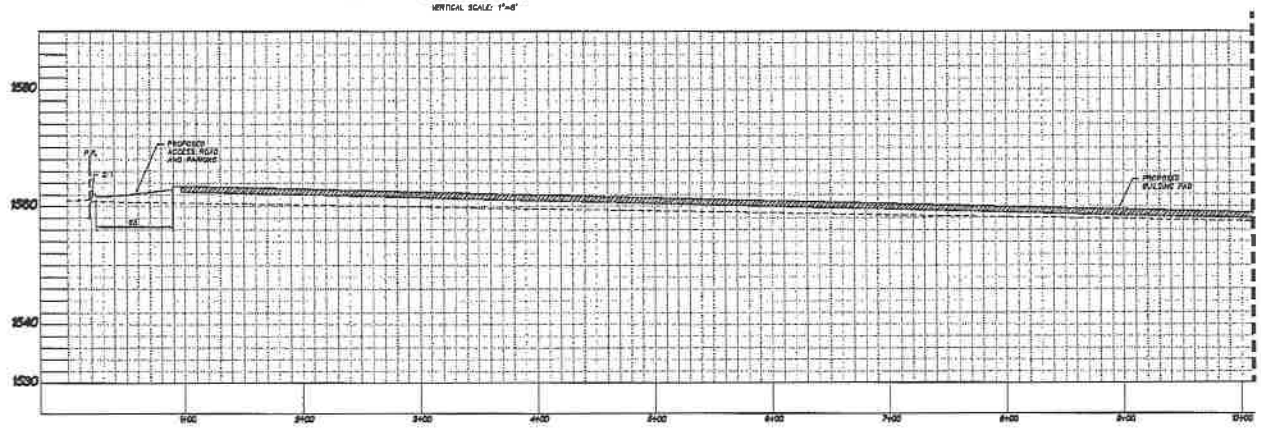
A/C-1 SITE CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'



C/C-1 SITE CROSS SECTION

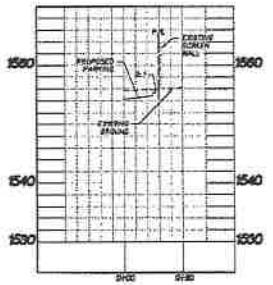
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VERTICAL SCALE: 1"=8'



MATCHLINE
SEE BELOW LEFT

A/C-2 SITE CROSS SECTION

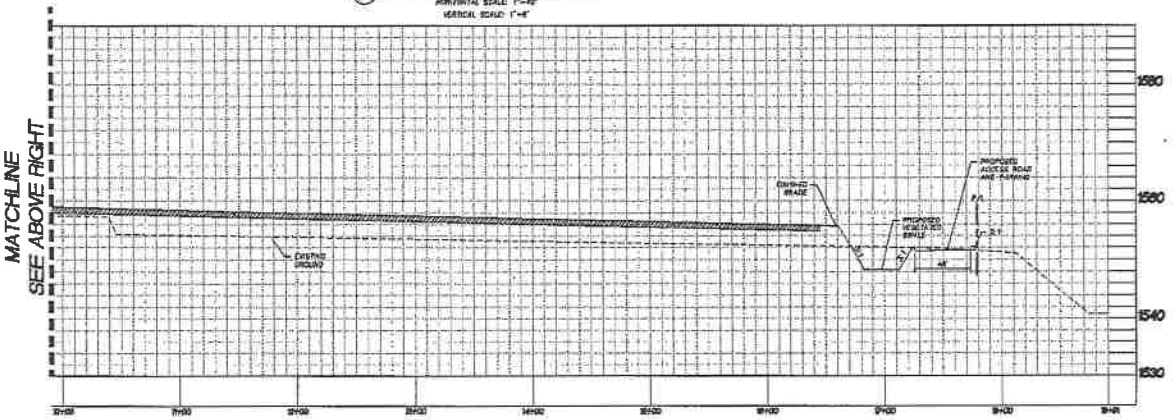
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VERTICAL SCALE: 1"=8'



D/C-2 SITE CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'

MATCHLINE
SEE ABOVE RIGHT



B/C-3 SITE CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'

GRAPHIC SCALE IN FEET
0 20 40 80

MARCH JOINT POWERS AUTHORITY

Kimley-Horn and Associates, Inc.
Engineering, Planning and Environmental Consultants
401 B Street · Suite 600 · San Diego, CA · 92101
Tel: (619) 234-9411 · Fax: (619) 234-9433

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 1 - LOTS 5 AND 6
OF TRACT NO. 30857

CLIENT ADDRESS:

LNR Property Corporation

LNR BTB MERIDIAN 258, LLC
4350 VON KARMAN AVENUE,
SUITE 200
NEWPORT BEACH, CA 92660
(949) 885-5800

Project No. 063200036

Sheet Title:
CROSS SECTIONS

Sheet No. C-4

EXHIBIT "B"

Conditions of Approval for Plot Plan 11-01 and Variance 11-01

Conditions of Approval for Plot Plan 11-01 and Variance 11-01

PLANNING DEPARTMENT

General Planning Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 11-01 and Variance 11-01 on file in the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Plot Plan. (MJPA 9.14.020)

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

3. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-5. The provisions of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone (AICUZ).

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been

10a 2005

developed in consultation with the ALUC, and have been incorporated into the Specific Plan. (MMRP)

7. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)

8. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)

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

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

11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

12. Preconstruction surveys will be conducted for burrowing owls prior to grading. These surveys shall conform to the survey protocol established by the California Burrowing Owl Consortium (1993). Preconstruction surveys shall be conducted no more than 30 days prior to the initiation of construction activities and at 30-day intervals if construction activities have not been initiated in an area. If Burrowing Owls are observed within the Project area then passive relocation measures will be implemented consistent with the survey protocol identified above. (MMRP)

13. The project applicant shall incorporate the following measures to help reduce the project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal. Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations. All projects shall provide adequate area(s) for the collections and loading of recyclable materials. Prior to building permit issuance, the applicant shall submit a Recyclables Collection and Loading Area plot plan to the March JPA for review and approval. (MMRP)

14. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP)

15. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

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

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

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

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. 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)

19. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

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

21. 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.

22. 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)

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

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

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

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

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; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)

27. Prior to issuance of a Certificate of Occupancy, the developer or developer's successor in interest shall **enter into** a ~~pay the applicable~~ Transportation Uniform Mitigation Fee (TUMF) **credit agreement whereby equivalent improvements for Van Buren Boulevard or the Van Buren intersection are installed in lieu of paying the applicable TUMF fee.** This provision does not prohibit **entering into** ~~paying~~ the TUMF **credit agreement** earlier at the time of building permit issuance. (MJPA Ord.).

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

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

30. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

31. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one 6-sq/ft sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

Landscape Provisions (Timing Varies)

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

33. 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.#09-05).

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

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

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

37. The facility shall incorporate an on-site green/landscape waste recycling/mulching area, or as an option the facility operator may identify in writing how green/landscape waste is recycled off-site. (MMRP)

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

39. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 40 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be separate sleeves with a minimum diameter of two inches. Wire sleeves shall be seized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

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

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

42. All LLMD plant material damaged shall be replaced with like sized material within three (3) business days unless an extension is approved, in writing, by the LLMD manager.

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

NPDES Provisions (Timing Varies)

44. Consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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).

50. The development shall be subject to all requirements of the March JPA NPDES Guidelines Provision 1.8, which establishes stormwater/urban runoff management and discharge controls. These ensure compliance with federal regulations, subsequent amendments, revisions, or ordinances.

51. The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the *grass lined bio-swales.* The Engineering Department shall review and approve the final WQMP text, plans and details.

Clean Air Provisions (Timing Varies)

52. Employers with 250 or more employees shall comply with SCAQMD Rule 2202 necessitating development of trip reduction plans, including peak commute trip reduction, ride share programs, and implementing compressed work week schedules. (SCAQMD)

53. Employers with over 250 employees shall provide on-site food vending machines, refrigerator, microwave oven and mail facilities and use reasonable effort to provide an ATM, onsite computer, internet connection, and other service to reduce the need for employees to leave for services during business hours. (MMRP)

54. All cold storage facilities shall install conduit to all loading dock doors accessing the cold storage warehouse in order to accommodate future use plug–in electrical outlets. Additionally, all cold storage facilities shall have a minimum of 20% of the loading dock doors activated for plug-in use prior to issuance of the certificate of occupancy. The trailer fleets of all cold storage warehouses shall be 100% plug-in ready within 10 years of the certificate of occupancy. (MMRP)

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

56. Projects shall provide short- and long-term bicycle parking facilities to meet peak season maximum demand (e.g., one bike rack space per 20 vehicle/employee parking spaces). Project shall also provide "end-of-trip" facilities including showers, lockers, and changing space (e.g., four clothes lockers and one shower provided for every 80 employee parking spaces, separate facilities for each gender for projects with 160 or more employee parking spaces). (MMRP)

57. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

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

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

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

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

62. Developer shall consider an increase of exterior wall insulation and roof insulation over Title 24 requirements; however, a specific percent increase is not required. (MMRP)

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

64. The project will comply with greenhouse gas mitigation measures IV.L-1.20 through IV.L-1.26, as identified in Final Subsequent EIR (SCH# 2009071069).

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 onsite publicly maintained drainage facilities located outside road right-of-way, if any, 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.

   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 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. These facilities shall be connected to existing drainage with permits from the appropriate agency.

   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 district established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the District. 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 No. 207A for commercial driveways in compliance with ADA requirements and standards. Additional signage and striping shall be installed as necessary to assist with right/left turn movements.

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

8. The proposed driveway is within existing water/sewer and drainage easements. The applicant shall contact these agencies and receive their clearance.

BUILDING DEPARTMENT, WILLDAN

1. Provide 2 sets of plans and calculations along with a soils report no more than 12 months old to the building department along with a set for Planning Department review. If you choose to submit electronically, the Planning Department will require a hard copy at initial submittal for building plan check. Also provide partial submittal to the water district. Please note building permits cannot be issued without a will serve letter from WMWD.

2. Civil site work is under separate submittal and review by Engineering Department.

FIRE MARSHALL, RIVERSIDE COUNTY FIRE DEPARTMENT

General Conditions

1. It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The building permit number is required on all correspondence.

   Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 250, Riverside, Ca 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

2. 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 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. 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 classify the building (s). Failure to provide comprehensive data and/or technical information, will result in project delay and requirement for a complete Fire Protection study for review.

3. 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 compliance with 2010 CFC Chapter 24. Complete 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 UFC Chapter 24 of the 2010 Edition and NFPA 13, 2010 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (Current plan check deposit base fee is $348.00).

2. 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 Riverside County Fire Department.

3. Minimum required fire flow shall be 4000 GPM for 4 HOURS 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 IIIB construction per the currently adopted CBC and Ordinance 787; "Building(s) Having a Fire Sprinkler System".

4. A combination of on-site and off site super fire hydrant(s) (6" X 4" X 2 ½" X 2 ½) will be located not less than 5 feet or more than 210 feet from any portion of the building as measured along approved vehicular travel way. The required fire flow shall be available from any adjacent hydrant (s) in the system.

5. Applicant and/or developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permit, 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 standards: 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, Each additional tank $32.00).

6. Rapid entry Hazardous Material data and key storage cabinet shall be installed on 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).

7. Gate entrances shall be at least two feet wider than the width of the traffic land (s) serving that agate. 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 vehicle to stop with out obstructing traffic on the road. Where a one-way road with a single traffic land provides access to a gate entrance, 40 foot turning radius shall be used.

8. Gate(s) shall be automatic or manual operated, minimum 20 feet 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).

Prior to Building Permit Issuance

9. Building plan check deposit fee of $1,056.00 shall be paid in a check or money order to the Riverside County Fire Department along with our "Plan Review Form" when plans have been reviewed by our office.

10. The applicants 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 100 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 Building Final Inspection

11. 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.

12. Install a complete fire sprinkler system per NFPA 13 2010 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 size in excess of 4" inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic. 13D and 13R system are not allowed. In all buildings requiring a fire flow of 1500 GPM or greater sprinkler system(s) with pipe size in excess of 4 inch diameter the project structural engineer is required to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system.

13. Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in a recessed cabinet mounted 48" inches to center above the floor level with Maximum 4" inch projection form the wall. Contact Fire Department for proper placement of equipment prior to installation.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

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.
    b) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
    c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, livestock operations, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, incinerators, and landfills.)
    d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
    e) Children's schools, day care centers, libraries, hospitals, nursing homes, hotels/motels, restaurants, places of assembly, manufacture/storage of hazardous materials, and highly noise-sensitive outdoor nonresidential uses.
    f) Any use 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.
    g) Any uses listed with an "N" in the "APZ 1" column of Table 3-1, "Land Use Compatibility Guidelines", as identified in the 2005 AICUZ document.

4. Offices and other land uses that would be considered to have an occupancy level greater than one person per 300 square feet (minimum square feet per occupant less than 300), but not exceeding one person per 100 square feet shall be limited to a total area of 20,000 square feet.

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

6. The following notice shall be provided to all potential purchasers and tenants:

    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

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your purchase and determine whether they are acceptable to you. Business and Professional Code Section 11010 (b)(13)(A).

7. Any ground-level or aboveground water retention or detention basin or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours (may be less, but not more) and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Landscaping shall utilize plan species that do not produce seeds, fruits, or berries. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

8. Prior to issuance of building permits, the project developer shall submit to March Joint Powers Authority and Airport Land Use Commission staff evidence that the Federal Aviation Administration has issued a determination of "Not a Hazard to Air Navigation" for the proposed facility.

9. All reflective metal components of exterior surfaces shall be painted or covered with a non-reflective material.

10. All plot plans and tenant improvements shall be routed to March Air Reserve Base for review.

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

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

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

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

4. 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.

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

6. 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.

7. 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.

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

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

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10a

Meeting Date: May 18, 2011

Action: **ADOPT THE FOLLOWING RESOLUTIONS REGARDING THE APPROVAL OF A 600,000 SF DISTRIBUTION FACILITY AT 14600 INNOVATION DRIVE: 1) RESOLUTION #JPA 11-16 MAKING WRITTEN ENVIRONMENTAL FINDINGS AND ADOPTING THE ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT FINAL SUBSEQUENT EIR, AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION; 2) RESOLUTION #JPA 11-17 MAKING WRITTEN FINDINGS AND REPEALING AND REPLACING IN ITS ENTIRETY RESOLUTION #JPA 08-01 TO APPROVE A REDISTRIBUTION OF BUILDABLE AREA WITHIN ACCIDENT POTENTIAL ZONE I; 3) RESOLUTION #JPA 11-18 MAKING FINDINGS AND APPROVING VARIANCE 11-01; AND 4) RESOLUTION #JPA 11-19 APPROVING PLOT PLAN 11-01 FOR THE DEVELOPMENT OF A 600,000 SQUARE FOOT DISTRIBUTION FACILITY SUBJECT TO THE CONDITIONS OF APPROVAL. THESE APPLICATIONS ARE REQUESTS BY LNR PROPERTY CORPORATION AND RELATED AFFILIATES, ON LOTS 5 AND 6 OF UNIT 1 WITHIN THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN AMENDMENT SP-5 LOCATED WEST OF INTERSTATE 215, SOUTH OF ALESSANDRO BOULEVARD AND NORTH OF VAN BUREN BOULEVARD**

Proposed Motions:

1) Move that the Joint Powers Commission Adopt Resolution #JPA 11-16 Making Written Environmental Findings and Adopting an Addendum to the March Business Center Specific Plan Focused EIR and the Meridian Final Subsequent EIR; and b) Directing staff to file a Notice of Determination; and
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-17 Making Written Findings and Repealing and Replacing in its entirety Resolution #JPA 08-01 to Approve a

redistribution of buildable area within Accident Potential Zone I upon written concurrence of the March Air Reserve Base Wing Commander; and

3) Move that the Joint Powers Commission Adopt Resolution #JPA 11-18 Making Written Findings and Approving Variance 11-01, Subject to the Conditions of Approval; and
4) Move that the Joint Powers Commission Adopt Resolution #JPA 11-19 Making Written Findings and Approving Plot Plan 11-01, Subject to the Conditions of Approval

Adjacent Land Uses/Zoning:

Adjacent Land Uses/Zoning		
Direction	Existing Use	General Plan Designation/Zoning
North	Existing Industrial Buildings	Industrial (SP-1)
South	Vacant – Detention Basin	Public Facility (SP-1)
East	Vacant Parcel RCTC/BNSF Rail Line	Public Facility (SP-1)
West	Existing Industrial Buildings	Industrial (SP-1 and SP-5)

Site History:

On April 18, 2007, the March Joint Powers Planning Commission and the Joint Powers Commission held a joint public hearing at which time they approved a 356,000 sq/ft corrugated box manufacturing facility on the northern 16.5 acres of this site. Due to a downturn in market conditions for corrugated boxes, that facility was not constructed. Subsequently on December 3, 2008, the Planning Commission and Joint Powers Commission jointly approved the development of a 272,418 sq/ft steel processing facility on the northern 12.51 acres of the subject site. However, due to project financing issues, the facility was not constructed at this site.

Most recently, the underlying Specific Plan and companion environmental review was updated through the approval of the Meridian Specific Plan Amendment (SP-5) and the certification of the Meridian Specific Plan Amendment Subsequent EIR.

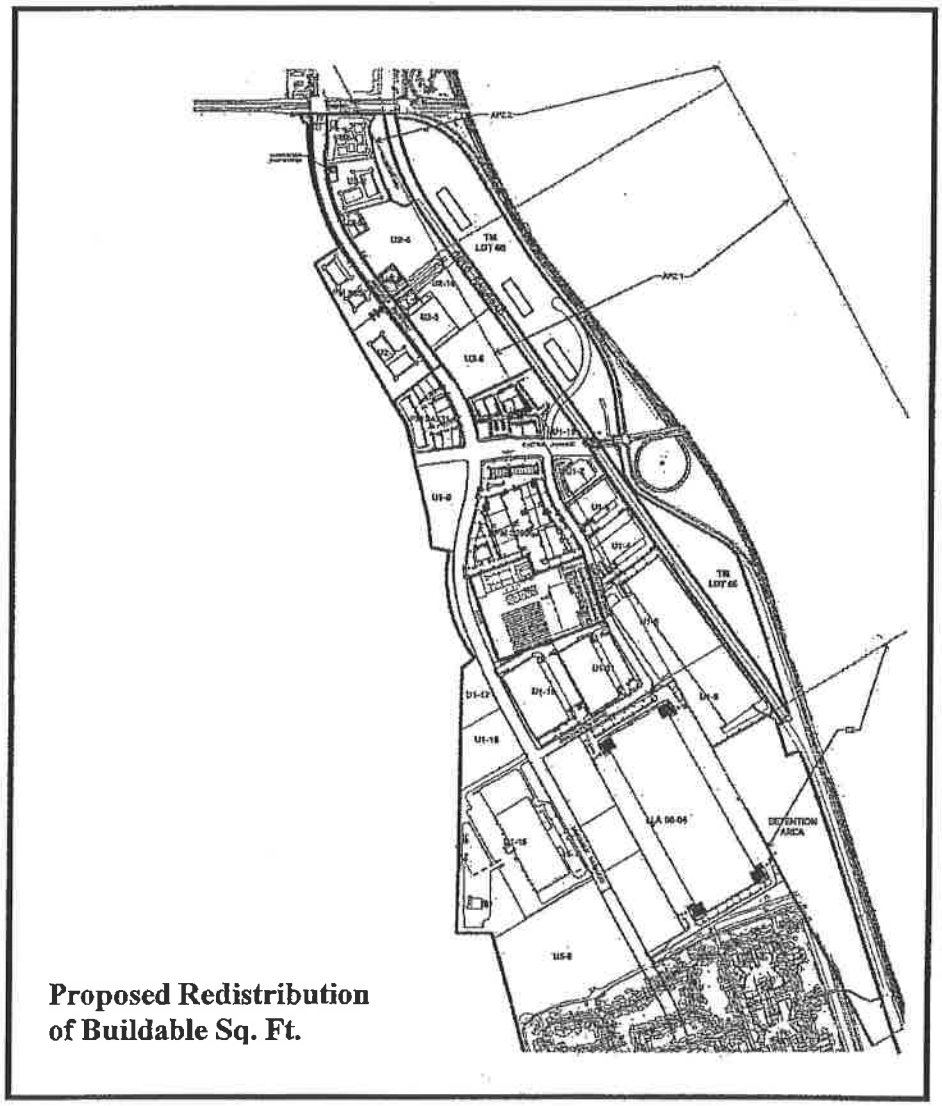
Project Review:

Processing of these cases is in compliance with section VII C. 2. B.2 of the Meridian Specific Plan (SP-5) which requires that projects subject to discretionary review within the Meridian Specific Plan go through a public review process with the sole public hearing before the March Joint Powers Commission (No Planning Commission hearing required).

Application (1): Zoning No. 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The Applicant requests a minor redistribution of buildable square footage within airport Accident Potential Zone I (APZ I) as set forth in Resolution #JPA 08-01. In accordance with this prior resolution, development within the portion of March Business Center that also lies within the Accident Potential Zones is limited to a maximum of 20% lot coverage on a gross basis. Resolution #JPA 08-01 further assigns a specific maximum square footage of 351,545 s/f for development of Lot 5 and 223,400 s/f for development of Lot 6 (combined total of 574,945). This request by LNR would shift 25,055 SF currently allotted to tentative map lot 68 and reallocate the square footage to the combination of Lots 5 and 6, thus bringing the two lots to a total of 600,000 square feet of developable space. In addition, LNR has requested the reallocation of 7,000 square feet from Lot 68 to Lot 19. This reduces the total developable square footage on Lot 68 from 101,499 square feet to 69,444 square feet. The total amount of building area within the accident potential zones remains unchanged and still complies with the 20% lot coverage provision in the APZs.

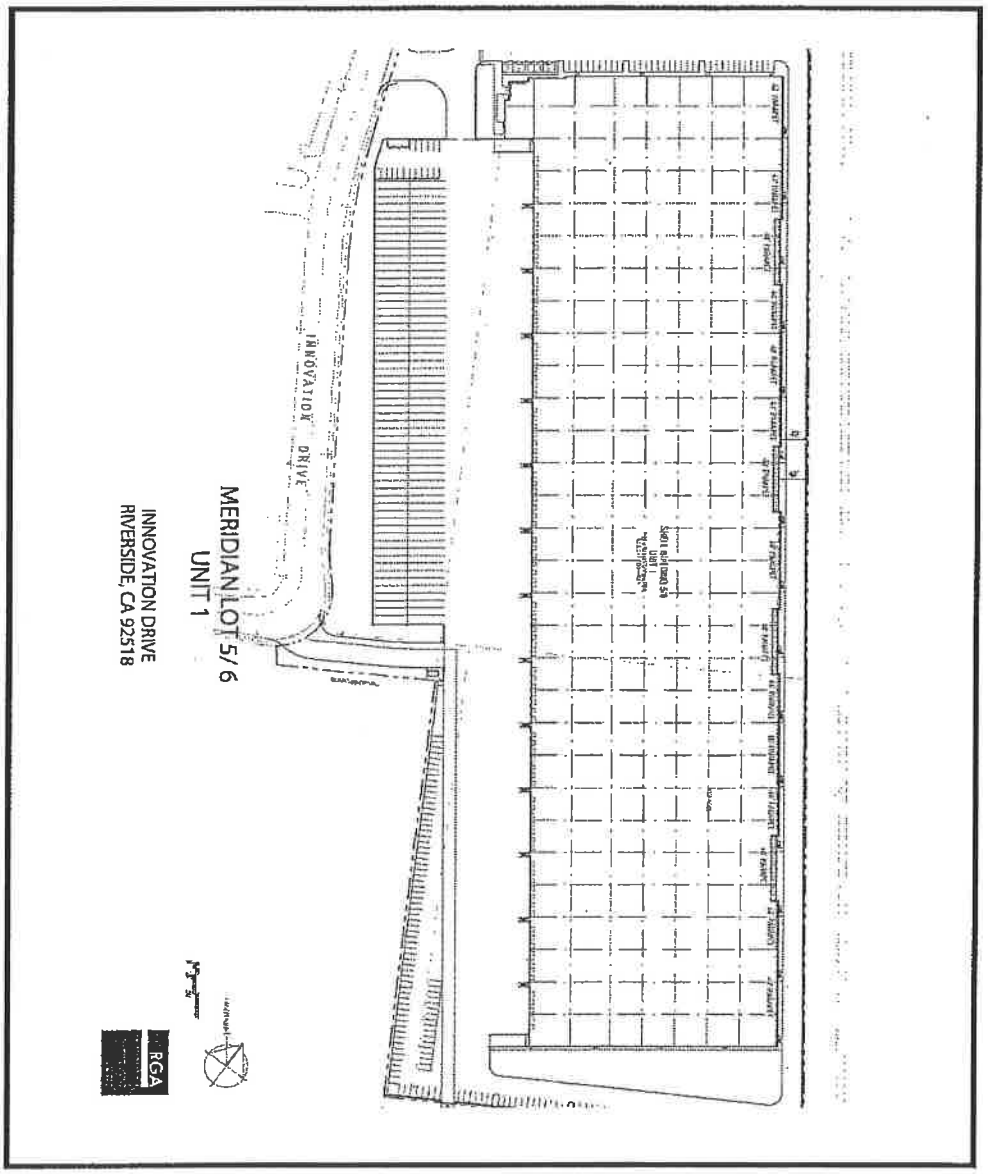


Proposed Redistribution of Buildable Sq. Ft.

Application (2): Variance 11-01:

Applicant(s): LNR Property Corporation and Affiliates

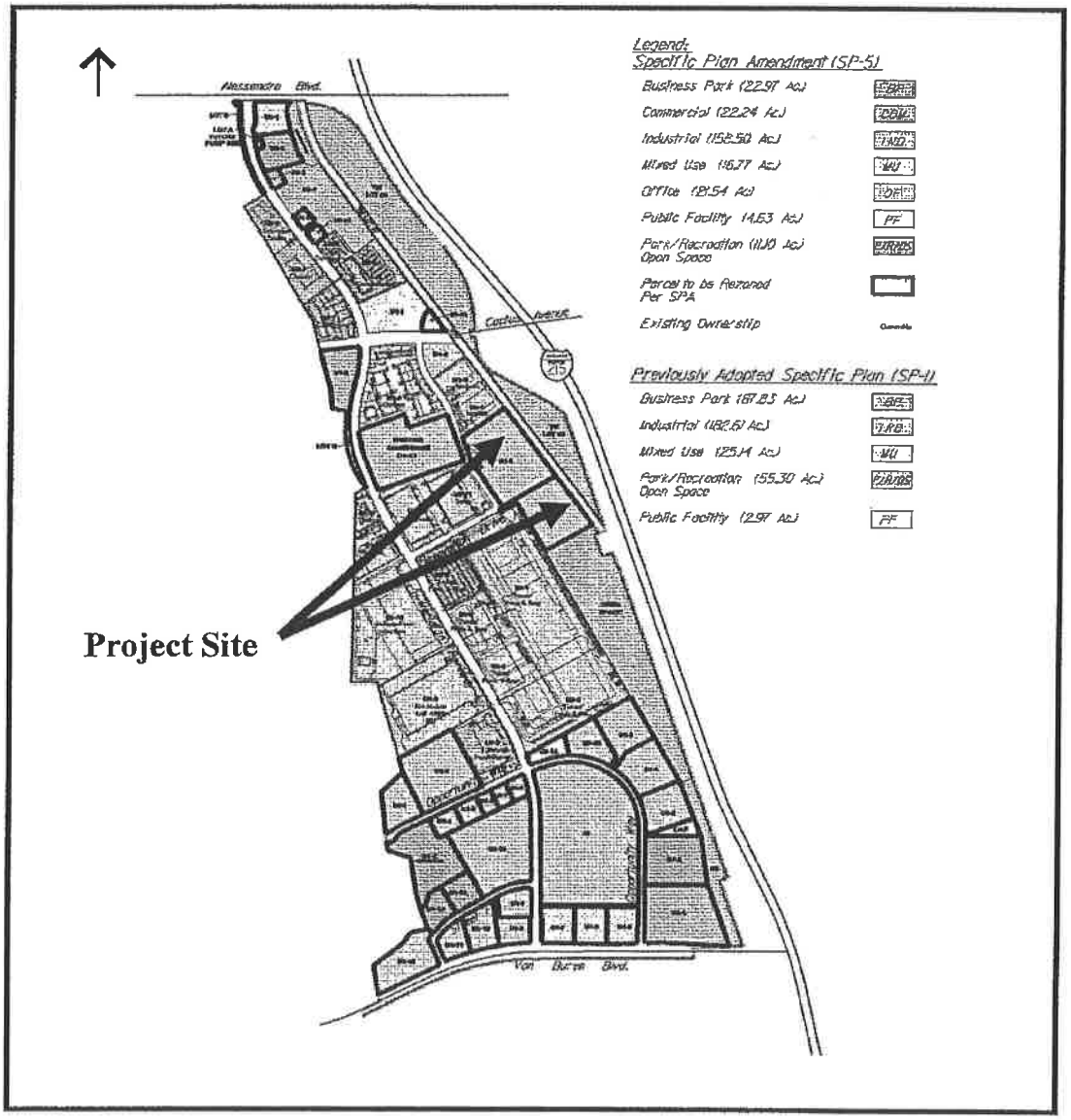
Summary: The proposed distribution facility exceeds the allowed building height/building setback ratios identified in the development regulations for the Meridian Specific Plan Amendment SP-5. The standard building height in the Industrial zoning district is 35 feet, however buildings up to 80' are permitted where the building setback exceeds the adjacent building height. The proposed building complies with the building height/setback ratios, with the exception of the east wall. In the case of the east wall, the proposed building has a setback of 40.5 feet and has varied wall and parapet heights ranging from 42 to 48 feet tall. Therefore, the east elevation exceeds the allowed building height from 1'-6" to 5'-6", necessitating a variance.



Application (3): Plot Plan 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The proposed distribution facility is located on 26.95 acres on lots 5 and 6 of Unit 1. The warehouse and storage area comprises a total of 580,000 square feet, with a 20,000 square foot office area. Truck roll-up doors, truck parking and trailer parking are screened by 12' perimeter walls incorporating the Meridian design theme (decorative stone pilasters at 80' on center). Employee and truck traffic would enter/exit the site via two separate driveways on Opportunity Way, located east of Meridian Parkway. The employee and visitor parking lot would have a total of 244 parking stalls, while 118 trailer stalls are provided for the logistics use. The proposed building incorporates tilt-up concrete construction with various paint finishes consistent with the March Business Center Design Guidelines.



REDISTRIBUTION OF DEVELOPMENT AREA IN APZS OVERVIEW (Z 11-01):

The March Business Center Specific Plan (SP-1) and Meridian Specific Plan Amendment (SP-5) comprise of approximately 1,290 acres, including 107.15 acres within the Accident Potential Zones for the joint use March Inland Port/March Air Reserve Base. In order to assure compatibility with the joint-use airport, the March Joint Powers Commission previously adopted Resolutions #JPA 05-17 and #JPA 08-01 which address the development of the 107.15 acres located within the Accident Potential Zones. The resolutions 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 08-01	
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 the list of Compatible Uses, as identified in the most recent AICUZ
5.	Development to be located to the edge of the Accident Potential Zone wherever possible
6.	Recordation of covenants on Lots 66 and 68 consistent with building area calculation

On February 28, 2011, LNR Property LLC requested approval to modify the prior approval of Resolution #JPA 08-01. The request would redistribute a total of 32,055 square feet of building area within the Accident Potential Zones. The reallocation comes entirely from Lot 68, located north of Cactus Avenue along the I-215 Freeway. The relocated building area of 32,055 square feet is proposed to go to Unit 1 - Lot 19 (7,000 sq/ft) , and two lots located approximately 3,500 feet to the south of Cactus Avenue (Unit 1 - Lots 5 & 6). This represents 3.46% of the total 924,541 square feet approved within the Accident Potential Zones (through Resolution #JPA 08-01).

The subject application keeps intact all six of the key compatibility provisions previously approved in Resolution #JPA 08-01. Furthermore, the redistribution of 3.46% 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." Furthermore, the transfer of development area from Tentative Map lot 68 to Unit 1, lots 5 and 6 is consistent with criteria to develop at the edge of the Accident Potential Zones rather than in central areas, as identified in Section 3.1 of the 1998 March ARB AICUZ study, "structures should be located toward the edge of this zone wherever possible" (it should be noted that this objective is found in the 1998 AICUZ study but not the 2005 AICUZ).

PLOT PLAN 11-01 OVERVIEW:

Building materials consist of painted tilt-up concrete for the entire building, with varied parapet heights and wall planes for architectural interest as required by the Meridian Design Guidelines. The proposed facility will be constructed in a single phase, which will consist of all site work

(parking, landscaping, drainage) and building construction. The building includes a single story, 20,000 square foot office area, with the remaining 580,000 square feet of the building dedicated to warehousing.

Project Details:

Conformance with Development Standards		
Development Standard	**Proposed Development**	**Maximum/Minimum Standard**
Site Area	1,173,942 s/f	30,000 s/f (minimum)
Building Area	600,000 s/f	N/A
Floor Area Ratio	51%	55% (maximum)
Setbacks	F: 180' S: 78'/100' R: 40.5'	F: 20' S: 0/0 R: 25' (minimum)
Site Landscaping	11.14%	10% (minimum)
Proposed Building Height	42'/46'/48'*	40'/40'/43'** (maximum)
Parking	244	242 (minimum)
* Parapet height varies depending on wall plane. ** Allowed building height may equal the minimum setback in conformance with Section III of G(a) of the Specific Plan. Building height exceeds the minimum setback – Variance is required (See Variance 11-01 below).		

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 July 15, 2010 to be consistent with the Meridian Specific Plan Amendment SP-5. 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 03-2.

- 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 (SP-1):

Plot Plan 11-01 and Variance 11-01 are located on Lots 5 and 6 of the Meridian Specific Plan Amendment (SP-5), and therefore have no impact to the March Business Center Specific Plan

(SP-1). These applications are evaluated solely against the development regulations contained in SP-5, and the environmental analysis contained in the Final Subsequent EIR. However, Zoning 11-01 proposes the redistribution of developable area within Accident Potential I as approved through Resolution 08-01, which applies to lots in both SP-5 and SP-1. As such, review of Zoning 11-01 requires analysis of both SP-1 and SP-5, as well as the March Business Center Focused EIR and Meridian Specific Plan Amendment Subsequent EIR.

The redistribution of buildable square footage within Accident Potential I involves the reallocation of buildable area from Unit 1, Lot 68, to Unit 1, Lots 5, 6, and 19. The subject application reduces the developable area on Lot 68 from 101, 499 square feet to 69,444 square feet. As described previously, with the reduction in developable area, Lot 68 will still comply with the compatibility provisions, and is therefore in conformance with the requirements of the March Business Center Specific Plan SP-1. Future development on Lot 68 will be required to comply with the development regulations of SP-1, as well as the maximum buildable area identified in Resolution #JPA 11-17.

Conformance with the Meridian Specific Plan (SP-5):
This Plot Plan application complies with all development regulations, except for Building Height. A Variance application has been submitted in accordance with March JPA Development Code requirements (see following section). Critical information is identified below:

- The Project conforms to the required development standards from the Meridian SPA, inclusive of required site landscaping, building area, FAR, and parking requirements. A Variance for Building Height has been submitted.

- The Project complies with the Meridian SPA Water Consumption Monitoring Program. Project analysis indicates that water consumption is expected to be 53,800 gallons/day. Remaining capacity within the Meridian SPA is 46,860 gallons/day within the Planning Region B.

- The project is required to comply with the Part 77 Airspace requirements. The applicant submitted a form 7460-1 application to the FAA, and staff has received a notice of "No Hazard to Air Navigation" from the FAA. Although the structure is not a hazard to air navigation, special red non-flashing building lighting is required as a condition of the FAA's issuance of the "No Hazard to Air Navigation" determination.

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:

- Project architecture is consistent with a contemporary tilt-up concrete building as required in the March Business Center Design Guidelines. The tilt-up concrete color palette consists of Ancient Marble and Creamy field colors, with Coastal Sage and Svelte Sage for the accent and base colors. Project glazing incorporates blue tint, low reflective glass, and anodized aluminum store fronts.

- The project street frontage will be dominated by the existing single row of Australian Willow which are maintained by the project Landscape and Lighting Maintenance District (LLMD). In addition to the landscaping within the public right-of-way, an

expansive on-site landscape area is provided west of the project screening wall which varies from 17' to 65' in width.

- All exterior project lighting is restricted 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, as required in the March Business Center Design Guidelines.

Conformance with the Air Installation Compatible Use Zone Study for MARB:

The majority of the proposed Project is located within Accident Potential Zone (APZ) I as shown in the March ARB AICUZ. 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. Specifically, the proposed Project is consistent with Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade, as identified in Table 3-1.

Conformance with the Draft Joint Land Use Study (JLUS):

The proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the average density of 25 people per acre established for nonresidential development in the APZ I portion of compatibility zone B1 in the JLUS.

In addition, compatibility zone B1 requires that no more than 100 people occupy any one acre. The proposed Project's office area would be a maximum of 20,000 square feet, slightly less than half an acre. Although the number of office employees will not be determined until a specific user is identified, the earlier Sysco development, which has a similar building square footage, had 16 percent of their on-site employees working in the office. Assuming a similar proportion for the proposed Project would result in 47 workers concentrated in a 20,000 square foot office. The remaining 246 workers would be at a much lower density, dispersed throughout the remaining 580,000 square feet of the building and surrounding parking areas and loading docks. Assuming that these workers are evenly distributed among the remaining 580,000 square feet results in a density of 0.0004 employees per square foot. Based on this, the highest occupied acre would include 47 workers in the office, plus 10 workers in the remaining 23,560 square feet, resulting in a maximum density per acre of 57. This is less than the maximum of 100 identified in the JLUS.

Review by Airport Land Use Commission:

The proposed distribution facility is scheduled for review by the Riverside County Airport Land Use Commission on May 12, 2011. A determination by the Airport Land Use Commission of consistency or conditional consistency is required in order for this item to stay on the May 18, 2011 agenda (special notification is required for any project determined to be inconsistent with

the current airport land use plan). Staff will update the Commission on the results of the Airport Land Use Commission determination at the public hearing on May 18, 2011.

VARIANCE 11-01 OVERVIEW:

Per Section 9.02.100 of the March JPA Development Code, a Variance is required for Building Height if the proposed structure exceeds the maximum permitted height. As defined in Table III-2 of the Meridian SPA, the building height may be approved up to 80', provided the building setbacks meet or exceed the proposed building height. The purpose of this requirement is to provide flexibility in maximizing development potential on large lots, while minimizing the massing effect on adjacent properties or street right-of-ways.

As discussed previously in the report, the proposed building height varies from 42' to 46' along the primary wall plane, and 48' along the recessed secondary wall plane. The primary wall plane has a setback of 40'-6", which means that the building height may not exceed 40'-6" at that building setback line. The secondary wall plane has a setback of 43'-6" (3' recess), which means that the building may not exceed 43'-6" at that building setback line. Because the building height exceeds the setbacks described above, the applicant has requested a Variance for a 5'-6" height encroachment.

Section 9.02.100.D. of the March JPA Development Code requires that the Joint Powers Commission make the following findings in its decision to grant a Variance:

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 the Accident Potential Zone (APZ I) on more than 70 percent of the site; the limited site coverage due to the approval of Resolution #JPA 11-17; and the site topography, which would prohibit the site from being developed to its highest and best use; 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 limitations of developing the site based on the existing Accident Potential Zone (APZ I) regulations, the narrow configuration of the two lots combined with the existing site topography create difficulty in constructing a building within the height envelope; 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. Due to existing site topography sloping away from the street grade along Innovation Drive, it precludes the applicant from constructing a building within the required height envelope; and

4. That granting of the Variance will not constitute a grant of a special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the other properties in the vicinity of the proposed Project do not experience the same or similar site constraints because of the subject properties

proximity to March Air Reserve Base/March Inland Port Airport and the significant limitations imposed by the Accident Potential Zones, which is more substantial than those on properties in the vicinity; 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 required to comply with Part 77 analysis by the FAA. The applicant is conditioned to submit a 7460-1 application to determine if the proposed project encroaches into the Part 77 Airspace. The Riverside County Airport Land Use Commission Staff considered the proposal and determined the project to be Conditionally Consistent at their May 12, 2011 public hearing.

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 warehousing space in the Industrial zoning district contributes to the subject site's regional setting and is compatible with adjacent development and regional plans.

ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT SUBSEQUENT EIR:

The environmental consequences of the March Business Center Specific Plan (SP-1) were disclosed in a Focused EIR certified February 2003 (FEIR) (SCH#2002071089). Following certification of the 2003 FEIR, and approval of various land use entitlements, development commenced on the 696.2 acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus. In July 2010, the March JPA approved an amendment to the March Business Center Specific Plan in order to make certain modifications to the North Campus to respond to market conditions and to accommodate a prospective industrial user planning to develop a new facility on what was proposed as Lot 16 ("SP-5"). In connection with SP-5, the March JPA prepared and certified the Final Subsequent Environmental Impact Report (SEIR) (SCH # 2009071069) for the Meridian Specific Plan Amendment (SP-5). The FEIR and SEIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March Business Center Specific Plan SP-1 and Meridian Specific Plan Amendment SP-5.

In accordance with the California Environmental Quality Act ("CEQA") guidelines, and the March JPA Local CEQA Guidelines, staff has prepared a detailed Initial Study analyzing the impacts of the proposed project. The Initial Study with attachments is included as Exhibit "A" to Resolution #JPA 11-16.

Following preparation of the Initial Study, staff has determined that the proposed project does not require major revisions to the FEIR or SEIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in the Initial Study and attachments, have been analyzed and mitigated accordingly in the previous FEIR and SEIR and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the Initial Study, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the FEIR and SEIR and are applicable to the proposed project are identified within the analysis of the Initial Study.

RESOLUTION #JPA 11-18

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING VARIANCE 11-01 TO ALLOW A 5'-6" HEIGHT VARIANCE FOR THE CONSTRUCTION OF A 600,000 SQUARE FOOT WAREHOUSE FACILITY AT 14600 INNOVATION DRIVE WITHIN THE INDUSTRIAL ZONING DISTRICT OF THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5)

RELATED FILES: ZONING 11-01 AND PLOT PLAN 11-01.

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

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

WHEREAS, the Meridian Specific Plan Amendment SP-5 was adopted by the March JPA in 2010 implementing revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and revisions to the land use designations, located in the northwestern portion of Riverside County, California just west of Interstate 215 and south of Alessandro Boulevard ("SPA Area"); and

WHEREAS, on February 28, 2011, the LNR Property Corporation and affiliates, including LNR CPI Meridian BTS 223 LLC, and LNR CPI Meridian BTS 356 LLC submitted certain land use applications (collectively the "Project Entitlements") requesting the following:

1. A request ("Z 11-01") to redistribute buildable square footage within the Accident Potential Zones as defined in March JPA Resolution #JPA 08-01; and

2. A Plot Plan application ("PP 11-01") to authorize development of a 600,000 square foot distribution facility with ancillary office on Lots 5 and 6 of Unit 1 located at the southerly terminus of Innovation Drive, east of Meridian Parkway ("Subject Site"); and

3. A Variance application ("VA 11-01") to exceed the maximum height standard as required by the Development Regulations set forth in the Meridian Specific Plan Amendment (SP-5) by 5'-6"; and

WHEREAS, the requested amendment to repeal of Resolution #JPA 08-01 (developable areas within the APZs) and Variance application are closely and intricately related to the Plot Plan, thus staff has scheduled all applications before the Commission of the March Joint Powers Authority ("Commission") for final determination; and

WHEREAS, the Project Entitlements were reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described below; and

WHEREAS, per Section VII-C.2.B.2 of the Meridian Specific Plan Amendment SP-5, projects subject to discretionary review (i.e. rezoning, conditional use permit, variance or ALUC review) shall go through the Plot Plan public hearing process in compliance with Section 9.02.070 of the Development Code, with the exception that no Planning Commission hearing is required and that the sole public hearing shall be before the March Joint Powers Commission; and

WHEREAS, on May 18, 2011, the March Joint Powers Authority Commission ("Commission") conducted a duly noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

SECTION 1. 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, considered, and approved an Addendum to the certified FEIR and SEIR prior to making any decision on the Project. (See Resolution #JPA 11-16.)

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Variance 11-01 in accordance with Section 9.02.100 of the March Joint Powers Authority Development Code:

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 the Accident Potential Zone (APZ I) on more than 70 percent of the site; the limited site coverage due to the approval of Resolution #JPA 11-17; and the site topography, which would prohibit the site from being developed to its highest and best use; 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 limitations of developing the site based on the

existing Accident Potential Zone (APZ I) regulations, the narrow configuration of the two lots combined with the existing site topography create difficulty in constructing a building within the height envelope; 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. Due to existing site topography sloping away from the street grade along Innovation Drive, it precludes the applicant from constructing a building within the required height envelope; and

4. That granting of the Variance will not constitute a grant of a special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the other properties in the vicinity of the proposed Project do not experience the same or similar site constraints because of the subject properties proximity to March Air Reserve Base/March Inland Port Airport and the significant limitations imposed by the Accident Potential Zones, which is more substantial than those on properties in the vicinity; 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 required to comply with Part 77 analysis by the FAA. The applicant has submitted 7460-1 applications to the FAA, and has received a determination of "No Hazard to Air Navigation" by the FAA, with a condition to provide lights on the southerly portion of the building. The Riverside County Airport Land Use Commission Staff considered the proposal and determined the project to be Conditionally Consistent at their May 12, 2011 public hearing; 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 warehousing space in the Industrial zoning district contributes to the subject site's regional setting and is compatible with adjacent development and regional plans.

SECTION 3. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission herby approves Variance 11-01, as shown on the attached Exhibit "A," attached hereto and incorporated herein by this reference, subject to the conditions of approval for Plot Plan 11-01, attached as Exhibit "B" to Resolution 11-19.

SECTION 4. The Chair of the March Joint Powers Authority Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

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

ADOPTED AND APPROVED this 18th day of May, 2011.

Marion Ashley, Chairman,
March Joint Powers Commission

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ATTEST:

I Carey L. Allen, Clerk of the March Joint Powers Authority Commission, do hereby certify that the foregoing Resolution #JPA 11-18 was duly adopted at a meeting of the March JPA, at the public hearing held on the 18th day of May, 2011, by the following vote of the Commission.

Ayes:	Busch, Stewart, Melendrez, Batey, Buster, Yarbrough, Gardner, Ashley
Noes:	None
Absent:	None
Abstain:	None

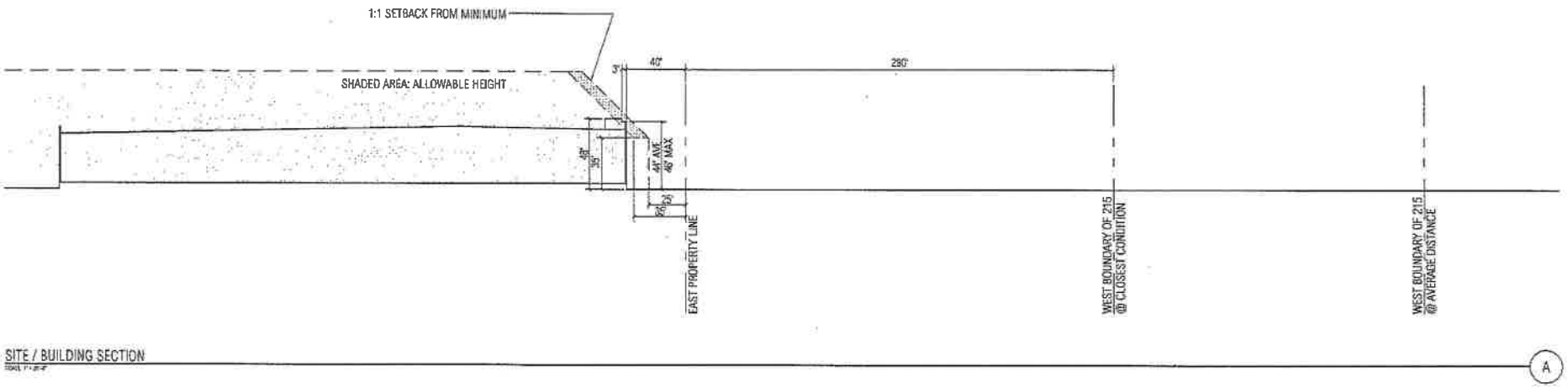
Date: may 18, 2011



Carey L. Allen, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

Variance 11-01



SITE / BUILDING SECTION

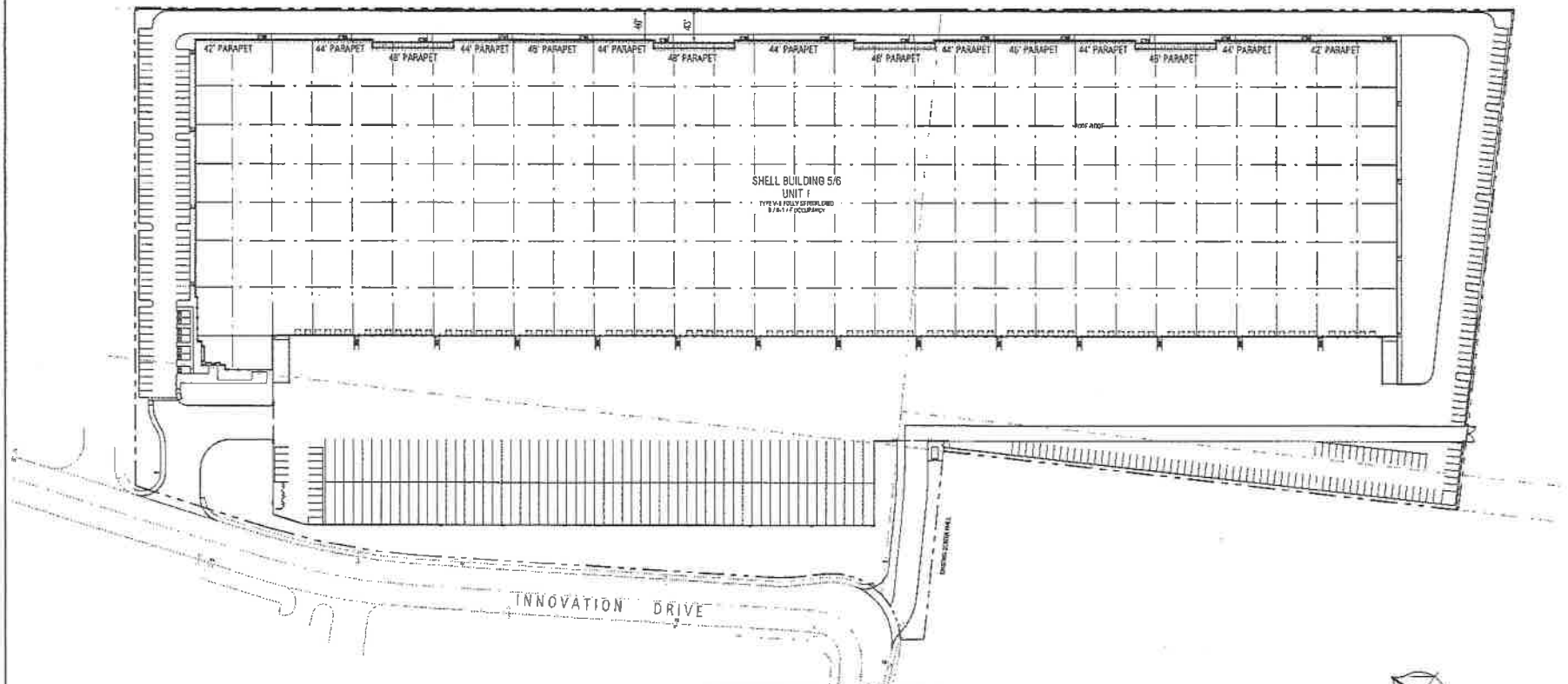
MERIDIAN LOT 5/ 6
UNIT 1

INNOVATION DRIVE
RIVERSIDE, CA 92518

RGA

10a

345



MERIDIAN LOT 5/ 6
UNIT 1

INNOVATION DRIVE
RIVERSIDE, CA 92518

RGA

10a
246

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10a

Meeting Date: May 18, 2011

Action: **ADOPT THE FOLLOWING RESOLUTIONS REGARDING THE APPROVAL OF A 600,000 SF DISTRIBUTION FACILITY AT 14600 INNOVATION DRIVE: 1) RESOLUTION #JPA 11-16 MAKING WRITTEN ENVIRONMENTAL FINDINGS AND ADOPTING THE ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT FINAL SUBSEQUENT EIR, AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION; 2) RESOLUTION #JPA 11-17 MAKING WRITTEN FINDINGS AND REPEALING AND REPLACING IN ITS ENTIRETY RESOLUTION #JPA 08-01 TO APPROVE A REDISTRIBUTION OF BUILDABLE AREA WITHIN ACCIDENT POTENTIAL ZONE I; 3) RESOLUTION #JPA 11-18 MAKING FINDINGS AND APPROVING VARIANCE 11-01; AND 4) RESOLUTION #JPA 11-19 APPROVING PLOT PLAN 11-01 FOR THE DEVELOPMENT OF A 600,000 SQUARE FOOT DISTRIBUTION FACILITY SUBJECT TO THE CONDITIONS OF APPROVAL. THESE APPLICATIONS ARE REQUESTS BY LNR PROPERTY CORPORATION AND RELATED AFFILIATES, ON LOTS 5 AND 6 OF UNIT 1 WITHIN THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN AMENDMENT SP-5 LOCATED WEST OF INTERSTATE 215, SOUTH OF ALESSANDRO BOULEVARD AND NORTH OF VAN BUREN BOULEVARD**

Proposed Motions:

1) Move that the Joint Powers Commission Adopt Resolution #JPA 11-16 Making Written Environmental Findings and Adopting an Addendum to the March Business Center Specific Plan Focused EIR and the Meridian Final Subsequent EIR; and b) Directing staff to file a Notice of Determination; and
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-17 Making Written Findings and Repealing and Replacing in its entirety Resolution #JPA 08-01 to Approve a

redistribution of buildable area within Accident Potential Zone I upon written concurrence of the March Air Reserve Base Wing Commander; and

3) Move that the Joint Powers Commission Adopt Resolution #JPA 11-18 Making Written Findings and Approving Variance 11-01, Subject to the Conditions of Approval; and
4) Move that the Joint Powers Commission Adopt Resolution #JPA 11-19 Making Written Findings and Approving Plot Plan 11-01, Subject to the Conditions of Approval

Adjacent Land Uses/Zoning:

Adjacent Land Uses/Zoning		
Direction	Existing Use	General Plan Designation/Zoning
North	Existing Industrial Buildings	Industrial (SP-1)
South	Vacant – Detention Basin	Public Facility (SP-1)
East	Vacant Parcel RCTC/BNSF Rail Line	Public Facility (SP-1)
West	Existing Industrial Buildings	Industrial (SP-1 and SP-5)

Site History:

On April 18, 2007, the March Joint Powers Planning Commission and the Joint Powers Commission held a joint public hearing at which time they approved a 356,000 sq/ft corrugated box manufacturing facility on the northern 16.5 acres of this site. Due to a downturn in market conditions for corrugated boxes, that facility was not constructed. Subsequently on December 3, 2008, the Planning Commission and Joint Powers Commission jointly approved the development of a 272,418 sq/ft steel processing facility on the northern 12.51 acres of the subject site. However, due to project financing issues, the facility was not constructed at this site.

Most recently, the underlying Specific Plan and companion environmental review was updated through the approval of the Meridian Specific Plan Amendment (SP-5) and the certification of the Meridian Specific Plan Amendment Subsequent EIR.

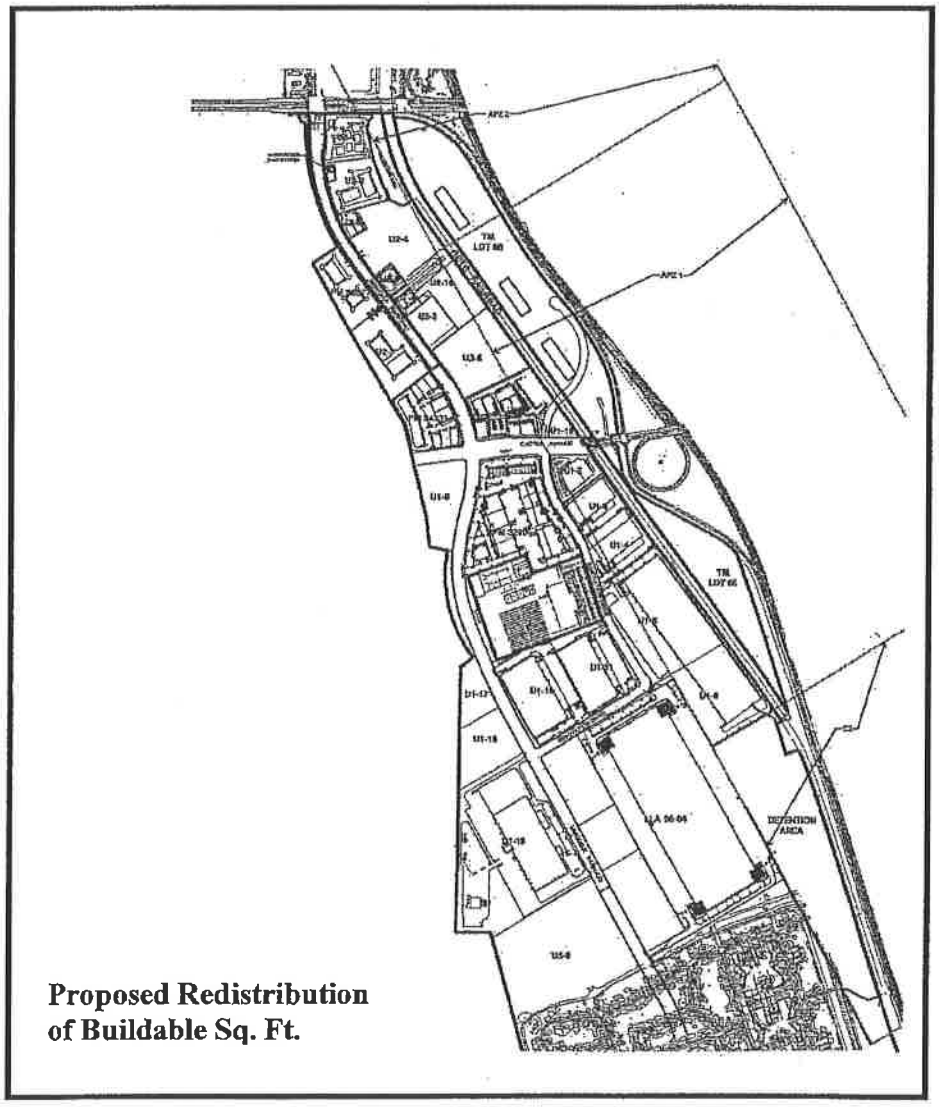
Project Review:

Processing of these cases is in compliance with section VII C. 2. B.2 of the Meridian Specific Plan (SP-5) which requires that projects subject to discretionary review within the Meridian Specific Plan go through a public review process with the sole public hearing before the March Joint Powers Commission (No Planning Commission hearing required).

Application (1): Zoning No. 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The Applicant requests a minor redistribution of buildable square footage within airport Accident Potential Zone I (APZ I) as set forth in Resolution #JPA 08-01. In accordance with this prior resolution, development within the portion of March Business Center that also lies within the Accident Potential Zones is limited to a maximum of 20% lot coverage on a gross basis. Resolution #JPA 08-01 further assigns a specific maximum square footage of 351,545 s/f for development of Lot 5 and 223,400 s/f for development of Lot 6 (combined total of 574,945). This request by LNR would shift 25,055 SF currently allotted to tentative map lot 68 and reallocate the square footage to the combination of Lots 5 and 6, thus bringing the two lots to a total of 600,000 square feet of developable space. In addition, LNR has requested the reallocation of 7,000 square feet from Lot 68 to Lot 19. This reduces the total developable square footage on Lot 68 from 101,499 square feet to 69,444 square feet. The total amount of building area within the accident potential zones remains unchanged and still complies with the 20% lot coverage provision in the APZs.

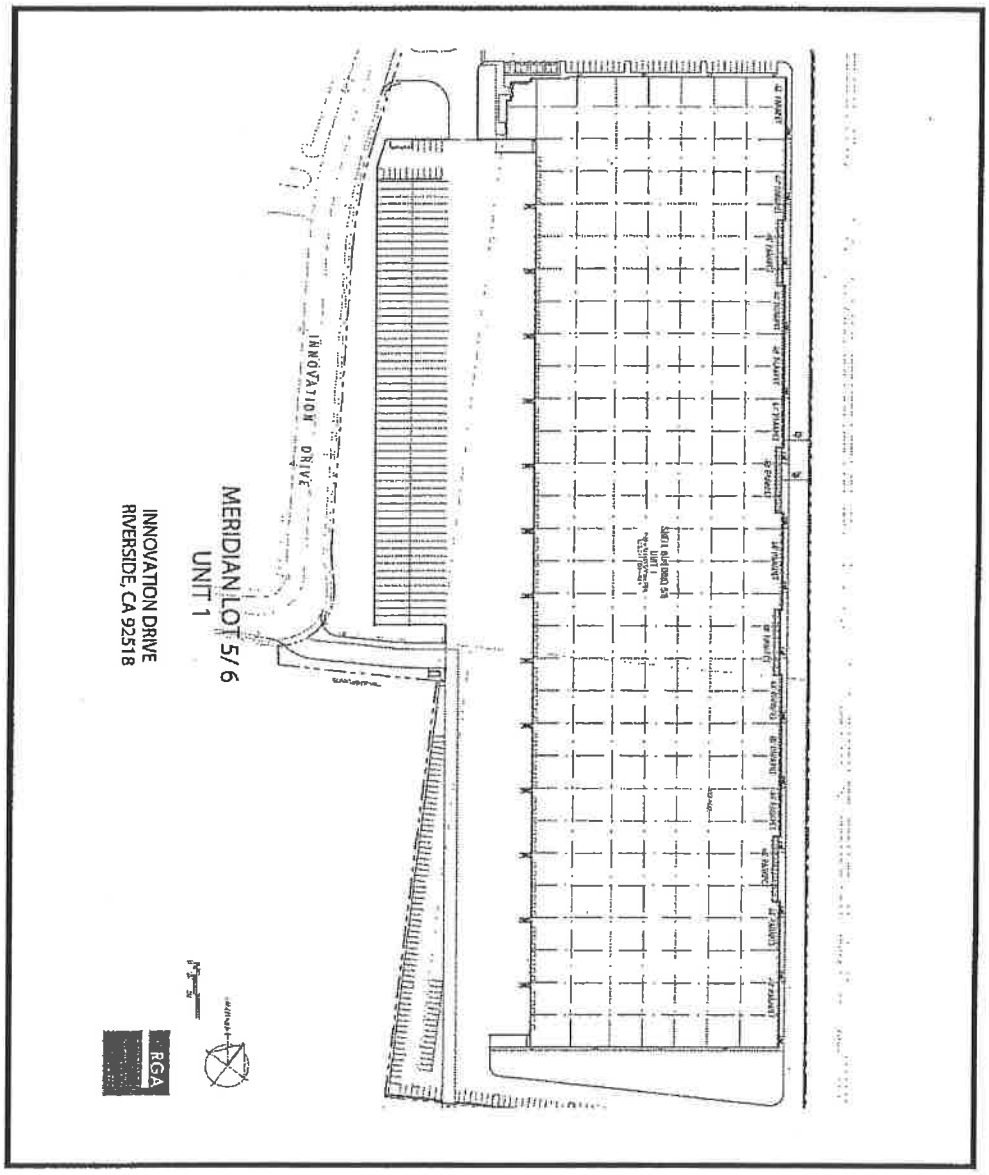


Proposed Redistribution of Buildable Sq. Ft.

Application (2): Variance 11-01:

Applicant(s): LNR Property Corporation and Affiliates

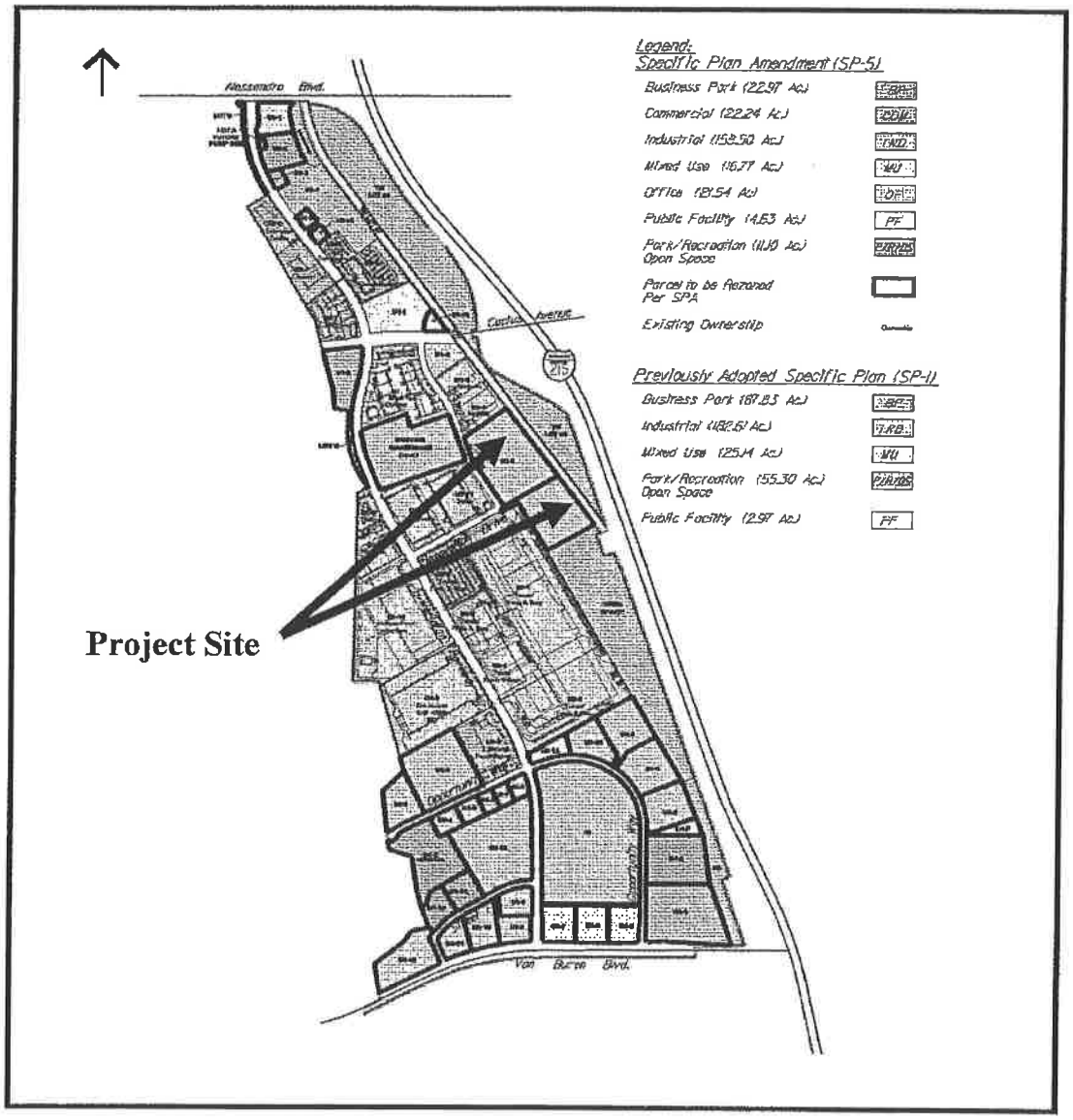
Summary: The proposed distribution facility exceeds the allowed building height/building setback ratios identified in the development regulations for the Meridian Specific Plan Amendment SP-5. The standard building height in the Industrial zoning district is 35 feet, however buildings up to 80' are permitted where the building setback exceeds the adjacent building height. The proposed building complies with the building height/setback ratios, with the exception of the east wall. In the case of the east wall, the proposed building has a setback of 40.5 feet and has varied wall and parapet heights ranging from 42 to 48 feet tall. Therefore, the east elevation exceeds the allowed building height from 1'-6" to 5'-6", necessitating a variance.



Application (3): Plot Plan 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The proposed distribution facility is located on 26.95 acres on lots 5 and 6 of Unit 1. The warehouse and storage area comprises a total of 580,000 square feet, with a 20,000 square foot office area. Truck roll-up doors, truck parking and trailer parking are screened by 12' perimeter walls incorporating the Meridian design theme (decorative stone pilasters at 80' on center). Employee and truck traffic would enter/exit the site via two separate driveways on Opportunity Way, located east of Meridian Parkway. The employee and visitor parking lot would have a total of 244 parking stalls, while 118 trailer stalls are provided for the logistics use. The proposed building incorporates tilt-up concrete construction with various paint finishes consistent with the March Business Center Design Guidelines.



REDISTRIBUTION OF DEVELOPMENT AREA IN APZS OVERVIEW (Z 11-01):

The March Business Center Specific Plan (SP-1) and Meridian Specific Plan Amendment (SP-5) comprise of approximately 1,290 acres, including 107.15 acres within the Accident Potential Zones for the joint use March Inland Port/March Air Reserve Base. In order to assure compatibility with the joint-use airport, the March Joint Powers Commission previously adopted Resolutions #JPA 05-17 and #JPA 08-01 which address the development of the 107.15 acres located within the Accident Potential Zones. The resolutions 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 08-01
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 the list of Compatible Uses, as identified in the most recent AICUZ
5.	Development to be located to the edge of the Accident Potential Zone wherever possible
6.	Recordation of covenants on Lots 66 and 68 consistent with building area calculation

On February 28, 2011, LNR Property LLC requested approval to modify the prior approval of Resolution #JPA 08-01. The request would redistribute a total of 32,055 square feet of building area within the Accident Potential Zones. The reallocation comes entirely from Lot 68, located north of Cactus Avenue along the I-215 Freeway. The relocated building area of 32,055 square feet is proposed to go to Unit 1 - Lot 19 (7,000 sq/ft) , and two lots located approximately 3,500 feet to the south of Cactus Avenue (Unit 1 - Lots 5 & 6). This represents 3.46% of the total 924,541 square feet approved within the Accident Potential Zones (through Resolution #JPA 08-01).

The subject application keeps intact all six of the key compatibility provisions previously approved in Resolution #JPA 08-01. Furthermore, the redistribution of 3.46% 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." Furthermore, the transfer of development area from Tentative Map lot 68 to Unit 1, lots 5 and 6 is consistent with criteria to develop at the edge of the Accident Potential Zones rather than in central areas, as identified in Section 3.1 of the 1998 March ARB AICUZ study, "structures should be located toward the edge of this zone wherever possible" (it should be noted that this objective is found in the 1998 AICUZ study but not the 2005 AICUZ).

PLOT PLAN 11-01 OVERVIEW:

Building materials consist of painted tilt-up concrete for the entire building, with varied parapet heights and wall planes for architectural interest as required by the Meridian Design Guidelines. The proposed facility will be constructed in a single phase, which will consist of all site work

(parking, landscaping, drainage) and building construction. The building includes a single story, 20,000 square foot office area, with the remaining 580,000 square feet of the building dedicated to warehousing.

Project Details:

Conformance with Development Standards		
Development Standard	**Proposed Development**	**Maximum/Minimum Standard**
Site Area	1,173,942 s/f	30,000 s/f (minimum)
Building Area	600,000 s/f	N/A
Floor Area Ratio	51%	55% (maximum)
Setbacks	F: 180' S: 78'/100' R: 40.5'	F: 20' S: 0/0 R: 25' (minimum)
Site Landscaping	11.14%	10% (minimum)
Proposed Building Height	42'/46'/48'*	40'/40'/43'** (maximum)
Parking	244	242 (minimum)
* Parapet height varies depending on wall plane. ** Allowed building height may equal the minimum setback in conformance with Section III of G(a) of the Specific Plan. Building height exceeds the minimum setback – Variance is required (See Variance 11-01 below).		

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 July 15, 2010 to be consistent with the Meridian Specific Plan Amendment SP-5. 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 03-2.

- 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 (SP-1):

Plot Plan 11-01 and Variance 11-01 are located on Lots 5 and 6 of the Meridian Specific Plan Amendment (SP-5), and therefore have no impact to the March Business Center Specific Plan

(SP-1). These applications are evaluated solely against the development regulations contained in SP-5, and the environmental analysis contained in the Final Subsequent EIR. However, Zoning 11-01 proposes the redistribution of developable area within Accident Potential I as approved through Resolution 08-01, which applies to lots in both SP-5 and SP-1. As such, review of Zoning 11-01 requires analysis of both SP-1 and SP-5, as well as the March Business Center Focused EIR and Meridian Specific Plan Amendment Subsequent EIR.

The redistribution of buildable square footage within Accident Potential I involves the reallocation of buildable area from Unit 1, Lot 68, to Unit 1, Lots 5, 6, and 19. The subject application reduces the developable area on Lot 68 from 101, 499 square feet to 69,444 square feet. As described previously, with the reduction in developable area, Lot 68 will still comply with the compatibility provisions, and is therefore in conformance with the requirements of the March Business Center Specific Plan SP-1. Future development on Lot 68 will be required to comply with the development regulations of SP-1, as well as the maximum buildable area identified in Resolution #JPA 11-17.

Conformance with the Meridian Specific Plan (SP-5):
This Plot Plan application complies with all development regulations, except for Building Height. A Variance application has been submitted in accordance with March JPA Development Code requirements (see following section). Critical information is identified below:

- The Project conforms to the required development standards from the Meridian SPA, inclusive of required site landscaping, building area, FAR, and parking requirements. A Variance for Building Height has been submitted.

- The Project complies with the Meridian SPA Water Consumption Monitoring Program. Project analysis indicates that water consumption is expected to be 53,800 gallons/day. Remaining capacity within the Meridian SPA is 46,860 gallons/day within the Planning Region B.

- The project is required to comply with the Part 77 Airspace requirements. The applicant submitted a form 7460-1 application to the FAA, and staff has received a notice of "No Hazard to Air Navigation" from the FAA. Although the structure is not a hazard to air navigation, special red non-flashing building lighting is required as a condition of the FAA's issuance of the "No Hazard to Air Navigation" determination.

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:

- Project architecture is consistent with a contemporary tilt-up concrete building as required in the March Business Center Design Guidelines. The tilt-up concrete color palette consists of Ancient Marble and Creamy field colors, with Coastal Sage and Svelte Sage for the accent and base colors. Project glazing incorporates blue tint, low reflective glass, and anodized aluminum store fronts.

- The project street frontage will be dominated by the existing single row of Australian Willow which are maintained by the project Landscape and Lighting Maintenance District (LLMD). In addition to the landscaping within the public right-of-way, an

expansive on-site landscape area is provided west of the project screening wall which varies from 17' to 65' in width.

- All exterior project lighting is restricted 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, as required in the March Business Center Design Guidelines.

Conformance with the Air Installation Compatible Use Zone Study for MARB:

The majority of the proposed Project is located within Accident Potential Zone (APZ) I as shown in the March ARB AICUZ. 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. Specifically, the proposed Project is consistent with Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade, as identified in Table 3-1.

Conformance with the Draft Joint Land Use Study (JLUS):

The proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the average density of 25 people per acre established for nonresidential development in the APZ I portion of compatibility zone B1 in the JLUS.

In addition, compatibility zone B1 requires that no more than 100 people occupy any one acre. The proposed Project's office area would be a maximum of 20,000 square feet, slightly less than half an acre. Although the number of office employees will not be determined until a specific user is identified, the earlier Sysco development, which has a similar building square footage, had 16 percent of their on-site employees working in the office. Assuming a similar proportion for the proposed Project would result in 47 workers concentrated in a 20,000 square foot office. The remaining 246 workers would be at a much lower density, dispersed throughout the remaining 580,000 square feet of the building and surrounding parking areas and loading docks. Assuming that these workers are evenly distributed among the remaining 580,000 square feet results in a density of 0.0004 employees per square foot. Based on this, the highest occupied acre would include 47 workers in the office, plus 10 workers in the remaining 23,560 square feet, resulting in a maximum density per acre of 57. This is less than the maximum of 100 identified in the JLUS.

Review by Airport Land Use Commission:

The proposed distribution facility is scheduled for review by the Riverside County Airport Land Use Commission on May 12, 2011. A determination by the Airport Land Use Commission of consistency or conditional consistency is required in order for this item to stay on the May 18, 2011 agenda (special notification is required for any project determined to be inconsistent with

the current airport land use plan). Staff will update the Commission on the results of the Airport Land Use Commission determination at the public hearing on May 18, 2011.

VARIANCE 11-01 OVERVIEW:

Per Section 9.02.100 of the March JPA Development Code, a Variance is required for Building Height if the proposed structure exceeds the maximum permitted height. As defined in Table III-2 of the Meridian SPA, the building height may be approved up to 80', provided the building setbacks meet or exceed the proposed building height. The purpose of this requirement is to provide flexibility in maximizing development potential on large lots, while minimizing the massing effect on adjacent properties or street right-of-ways.

As discussed previously in the report, the proposed building height varies from 42' to 46' along the primary wall plane, and 48' along the recessed secondary wall plane. The primary wall plane has a setback of 40'-6", which means that the building height may not exceed 40'-6" at that building setback line. The secondary wall plane has a setback of 43'-6" (3' recess), which means that the building may not exceed 43'-6" at that building setback line. Because the building height exceeds the setbacks described above, the applicant has requested a Variance for a 5'-6" height encroachment.

Section 9.02.100.D. of the March JPA Development Code requires that the Joint Powers Commission make the following findings in its decision to grant a Variance:

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 the Accident Potential Zone (APZ I) on more than 70 percent of the site; the limited site coverage due to the approval of Resolution #JPA 11-17; and the site topography, which would prohibit the site from being developed to its highest and best use; 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 limitations of developing the site based on the existing Accident Potential Zone (APZ I) regulations, the narrow configuration of the two lots combined with the existing site topography create difficulty in constructing a building within the height envelope; 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. Due to existing site topography sloping away from the street grade along Innovation Drive, it precludes the applicant from constructing a building within the required height envelope; and

4. That granting of the Variance will not constitute a grant of a special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the other properties in the vicinity of the proposed Project do not experience the same or similar site constraints because of the subject properties

proximity to March Air Reserve Base/March Inland Port Airport and the significant limitations imposed by the Accident Potential Zones, which is more substantial than those on properties in the vicinity; 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 required to comply with Part 77 analysis by the FAA. The applicant is conditioned to submit a 7460-1 application to determine if the proposed project encroaches into the Part 77 Airspace. The Riverside County Airport Land Use Commission Staff considered the proposal and determined the project to be Conditionally Consistent at their May 12, 2011 public hearing.

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 warehousing space in the Industrial zoning district contributes to the subject site's regional setting and is compatible with adjacent development and regional plans.

ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT SUBSEQUENT EIR:

The environmental consequences of the March Business Center Specific Plan (SP-1) were disclosed in a Focused EIR certified February 2003 (FEIR) (SCH#2002071089). Following certification of the 2003 FEIR, and approval of various land use entitlements, development commenced on the 696.2 acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus. In July 2010, the March JPA approved an amendment to the March Business Center Specific Plan in order to make certain modifications to the North Campus to respond to market conditions and to accommodate a prospective industrial user planning to develop a new facility on what was proposed as Lot 16 ("SP-5"). In connection with SP-5, the March JPA prepared and certified the Final Subsequent Environmental Impact Report (SEIR) (SCH # 2009071069) for the Meridian Specific Plan Amendment (SP-5). The FEIR and SEIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March Business Center Specific Plan SP-1 and Meridian Specific Plan Amendment SP-5.

In accordance with the California Environmental Quality Act ("CEQA") guidelines, and the March JPA Local CEQA Guidelines, staff has prepared a detailed Initial Study analyzing the impacts of the proposed project. The Initial Study with attachments is included as Exhibit "A" to Resolution #JPA 11-16.

Following preparation of the Initial Study, staff has determined that the proposed project does not require major revisions to the FEIR or SEIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in the Initial Study and attachments, have been analyzed and mitigated accordingly in the previous FEIR and SEIR and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the Initial Study, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the FEIR and SEIR and are applicable to the proposed project are identified within the analysis of the Initial Study.

STAFF RECOMMENDATION:

Staff concludes that the proposed Zoning 11-01, Plot Plan 11-01, and Variance 11-01 meet all requirements of the General Plan, Development Code, Specific Plan, and Design Guidelines. Furthermore, the Addendum to the Focused EIR and Subsequent EIR for these applications provides full analysis under CEQA, and fully discloses the environmental impacts associated with these requests. Accordingly, staff recommends approval of these items in accordance with the motions on page one (1) of this report.

Attachments:

1) Resolution #JPA 11-16 Adopting the Addendum to the March Business Center Specific Plan Focused EIR and Meridian Specific Plan Amendment SP-5 Final Subsequent EIR
2) Resolution #JPA 11-17 Approving the Redistribution of Buildable Area within the APZs
3) Resolution #JPA 11-18 Approving Variance 11-01
4) Resolution #JPA 11-19 Approving Plot Plan 11-01, Subject to Conditions of Approval

Note: Due to their size, the following items are available for public review in the March Joint Powers Authority's office.

1) Focused EIR for March Business Center (SCH# 2002071089) available at the office of March JPA
2) Subsequent EIR for the Meridian Specific Plan Amendment (SCH# 2009071069) available at the office of March JPA

STAFF RECOMMENDATION:

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RESOLUTION # JPA 11-17

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING ZONING 11-01 DETERMINING THE DEVELOPABLE BUILDING AREA FOR PROPERTIES LOCATED IN ACCIDENT POTENTIAL ZONE I AND II WITHIN THE MERIDIAN BUSINESS CENTER.

RELATED FILES: PLOT PLAN 11-01 AND VARIANCE 11-01

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

WHEREAS, the March JPA is comprised of the County of Riverside, the City Riverside, the City of Moreno Valley, and the City of Perris; 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 February 28, 2011, the LNR Property Corporation and affiliates, including LNR CPI Meridian BTS 223 LLC, and LNR CPI Meridian BTS 356 LLC submitted certain land use applications (collectively the "Project Entitlements") requesting the following:

1. A request ("Z 11-01") to redistribute buildable square footage within the Accident Potential Zones as defined in March JPA Resolution #JPA 08-01; and

2. A Plot Plan application ("PP 11-01") to authorize development of a 600,000 square warehouse facility with ancillary office on Lots 5 and 6 of Unit 1 located at the southerly terminus of Innovation Drive, east of Meridian Parkway ("Subject Site"); and

3. A Variance application ("VA 11-01") to exceed the maximum building height standard/ building setback ratio as required by the Development Regulations set forth in the Meridian Specific Plan Amendment (SP-5) by up to 5'-6"; and

WHEREAS, Zoning 11-01 would allow approximately 32,055 square feet of the 924,541 square feet of building area approved in Resolution #JPA 08-01 to be redistributed to the south, with the redistribution 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 32,055 square feet, which constitutes a shift in 3.46% 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 19.81%, 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) and the Zone B1 as defined in the March ARB/IPA Joint Land Use Study, included in the Meridian Specific Plan Amendment (SP-5), 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, to ensure compatible land uses, the Meridian Specific Plan Amendment (SP-5) requires development within Zone B1 to be restricted to a single story height and to comply with the list of restricted land uses identified in Exhibit 3-3 of Appendix B in the Meridian Specific Plan Amendment (SP-5).

WHEREAS, the total acreage of the Properties subject to the Application is approximately 107.15 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 08-01. This action repeals the previously

approved March Joint Powers Authority Resolution #JPA 08-01.

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, considered, and approved an Addendum to the certified FEIR and SEIR prior to making any decision on the Project. (See Resolution #JPA 11-16)

SECTION 3. Lot Coverage. Lot Coverage for the project area shall be limited to 19.81% 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 Director 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 4. Remaining Building Area on TM lot 68. Future Development on TM lot 68 is identified as a maximum 69,444 square feet. As Western Municipal Water District has already developed a 5,040 square foot building on this lot, the remaining building area available for development is 64,404 square feet.

SECTION 5. Single-Story Restriction. Development within the Accident Potential Zones shall be limited to a one-story height.

SECTION 6. Compatible Land Use. Development within the APZs shall be consistent with the list of Compatible Uses, as identified in the most recent AICUZ.

SECTION 7. 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 8. The Chair of the March Joint Powers Authority Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

SECTION 9. This Resolution shall be effective upon written concurrence of the March Air Reserve Base Wing Commander.

ADOPTED AND APPROVED this 18th day of May, 2011.

Marion Ashley, Chairman,
March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Authority Commission, do hereby certify the foregoing Resolution #JPA 11-17 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 18th day of May, 2011, by the following vote of the Commission:

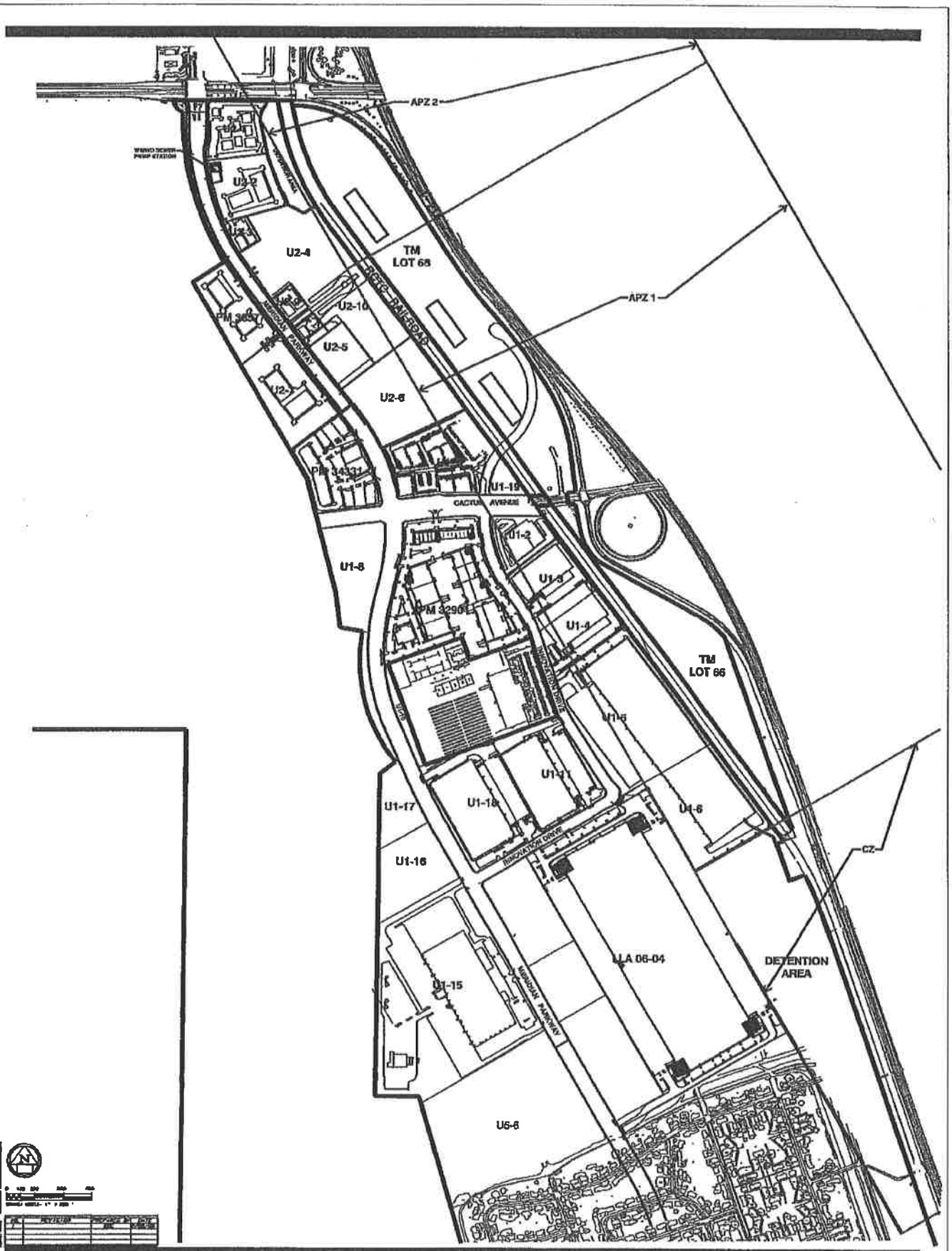
Ayes:	Busch, Stewart, Melendrez, Batey, Buster, Yarbrough, Gardner, Ashley
Noes:	None
Absent:	None
Abstain:	None

Date: May 18th, 2011

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

EXHIBIT A

MAP SHOWING PROPERTIES WITHIN THE APZ I AND II


APZ 2
APZ 1
U2-2
U2-3
U2-4
TM
LOT 68
U2-10
PM 3657
U2-5
U2-6
PM 34331
U1-19
CACTUS AVENUE
U1-2
U1-8
U1-3
PM 3290
U1-4
TM
LOT 66
U1-5
U1-11
U1-17
U1-18
U1-6
U1-16
CZ
LLA 06-04
DETENTION
AREA
U1-15
MERIDIAN PARKWAY
U5-6
UNIT 1 AND 2 SITE PLANS
MERIDIAN

10a 236

EXHIBIT B

TABULATION SHOWING TOTAL ACREAGE OF PROPERTIES WITHIN ACCIDENT POTENTIAL ZONE I AND II

AND

BUILDING AREA CALCULATIONS

MERIDIAN APZ LOT BUILDING CALCULATIONS

3/8/2011

Lot #	Lot Acreage	(Acres) Area in APZ 1	(Acres) Area in APZ 2	(Acres) Area w/in APZ (total)	*ORIGINAL JAN. 23, 2006* Building SF in APZ's	APZ FAR	*REVISION #1 FEB. 13, 2008* Building SF in APZ's	Delta SF from Original	APZ FAR	*REVISION #2 FEB. 9, 2011* Proposed Building SF in APZ's	Delta SF from Revision 1	APZ FAR
1-1	9.52	4.22	0	4.22	38,700	21.05%	27,120	(11,580)	14.75%	27,120	0	14.75%
1-2	3.22	2.39	0	2.39	43,000	41.30%	43,000	0	41.30%	43,000	0	41.30%
1-3R	4.48	3.24	0	3.24	67,765	48.01%	67,765	0	48.01%	67,765	0	48.01%
1-4R	5.11	4.25	0	4.25	109,212	58.99%	109,212	0	58.99%	109,212	0	58.99%
1-5	16.35	11.91	0	11.91	347,608	67.00%	351,545	3,937	67.76%	366,773	15,228	70.70%
1-6	10.55	10.28	0	10.28	201,256	44.94%	223,400	22,144	49.89%	233,227	9,827	52.08%
1-19	1.00	1.00	0	1.00	0	0.00%	0	0	0.00%	7,000	7,000	16.07%
2-1	3.6	0	0.16	0.16	0	0.00%	0	0	0.00%	0	0	0.00%
2-2	4.6	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%
2-3	6.0	0	0.41	0.41	0	0.00%	0	0	0.00%	0	0	0.00%
2-4	15.4	1.80	0.26	2.06	1,000	1.11%	1,000	0	1.11%	1,000	0	1.11%
2-6	8.7	2.87	0	2.87	1000	0.80%	0	(1,000)	0.00%	0	0	0.00%
TM Lot 69	2.9	0	1.49	1.49	0	0.00%	0	0	0.00%	0	0	0.00%
TM Lot 68	33.83	22.03	11.80	33.83	115,000	7.80%	101,499	(13,501)	6.89%	69,444	(32,055)	4.71%
TM Lot 66	13.1	13.10	0	13.10	0	0.00%	0	0	0.00%	0	0	0.00%
TM Lot 67	14.62	11.65	2.97	14.62	0	0.00%	0	0	0.00%	0	0	0.00%
Cactus Ave	1.32	1.32	0	1.32	0	0.00%	0	0	0.00%	0	0	0.00%
Totals	**154.29**	**90.06**	**17.09**	**107.15**	**924,541**	**19.81%**	**924,541**	**0**	**19.81%**	**924,541**	**0**	**19.81%**

10a

238

PUBLIC HEARING
OF THE
MARCH JOINT POWERS COMMISSION
OF THE MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 10a

Meeting Date: May 18, 2011

Action: **ADOPT THE FOLLOWING RESOLUTIONS REGARDING THE APPROVAL OF A 600,000 SF DISTRIBUTION FACILITY AT 14600 INNOVATION DRIVE: 1) RESOLUTION #JPA 11-16 MAKING WRITTEN ENVIRONMENTAL FINDINGS AND ADOPTING THE ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT FINAL SUBSEQUENT EIR, AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION; 2) RESOLUTION #JPA 11-17 MAKING WRITTEN FINDINGS AND REPEALING AND REPLACING IN ITS ENTIRETY RESOLUTION #JPA 08-01 TO APPROVE A REDISTRIBUTION OF BUILDABLE AREA WITHIN ACCIDENT POTENTIAL ZONE I; 3) RESOLUTION #JPA 11-18 MAKING FINDINGS AND APPROVING VARIANCE 11-01; AND 4) RESOLUTION #JPA 11-19 APPROVING PLOT PLAN 11-01 FOR THE DEVELOPMENT OF A 600,000 SQUARE FOOT DISTRIBUTION FACILITY SUBJECT TO THE CONDITIONS OF APPROVAL. THESE APPLICATIONS ARE REQUESTS BY LNR PROPERTY CORPORATION AND RELATED AFFILIATES, ON LOTS 5 AND 6 OF UNIT 1 WITHIN THE NORTH CAMPUS OF THE MERIDIAN SPECIFIC PLAN AMENDMENT SP-5 LOCATED WEST OF INTERSTATE 215, SOUTH OF ALESSANDRO BOULEVARD AND NORTH OF VAN BUREN BOULEVARD**

Proposed Motions:

1) Move that the Joint Powers Commission Adopt Resolution #JPA 11-16 Making Written Environmental Findings and Adopting an Addendum to the March Business Center Specific Plan Focused EIR and the Meridian Final Subsequent EIR; and b) Directing staff to file a Notice of Determination; and
2) Move that the Joint Powers Commission Adopt Resolution #JPA 11-17 Making Written Findings and Repealing and Replacing in its entirety Resolution #JPA 08-01 to Approve a

redistribution of buildable area within Accident Potential Zone I upon written concurrence of the March Air Reserve Base Wing Commander; and

3) Move that the Joint Powers Commission Adopt Resolution #JPA 11-18 Making Written Findings and Approving Variance 11-01, Subject to the Conditions of Approval; and
4) Move that the Joint Powers Commission Adopt Resolution #JPA 11-19 Making Written Findings and Approving Plot Plan 11-01, Subject to the Conditions of Approval

Adjacent Land Uses/Zoning:

Adjacent Land Uses/Zoning		
Direction	Existing Use	General Plan Designation/Zoning
North	Existing Industrial Buildings	Industrial (SP-1)
South	Vacant – Detention Basin	Public Facility (SP-1)
East	Vacant Parcel RCTC/BNSF Rail Line	Public Facility (SP-1)
West	Existing Industrial Buildings	Industrial (SP-1 and SP-5)

Site History:

On April 18, 2007, the March Joint Powers Planning Commission and the Joint Powers Commission held a joint public hearing at which time they approved a 356,000 sq/ft corrugated box manufacturing facility on the northern 16.5 acres of this site. Due to a downturn in market conditions for corrugated boxes, that facility was not constructed. Subsequently on December 3, 2008, the Planning Commission and Joint Powers Commission jointly approved the development of a 272,418 sq/ft steel processing facility on the northern 12.51 acres of the subject site. However, due to project financing issues, the facility was not constructed at this site.

Most recently, the underlying Specific Plan and companion environmental review was updated through the approval of the Meridian Specific Plan Amendment (SP-5) and the certification of the Meridian Specific Plan Amendment Subsequent EIR.

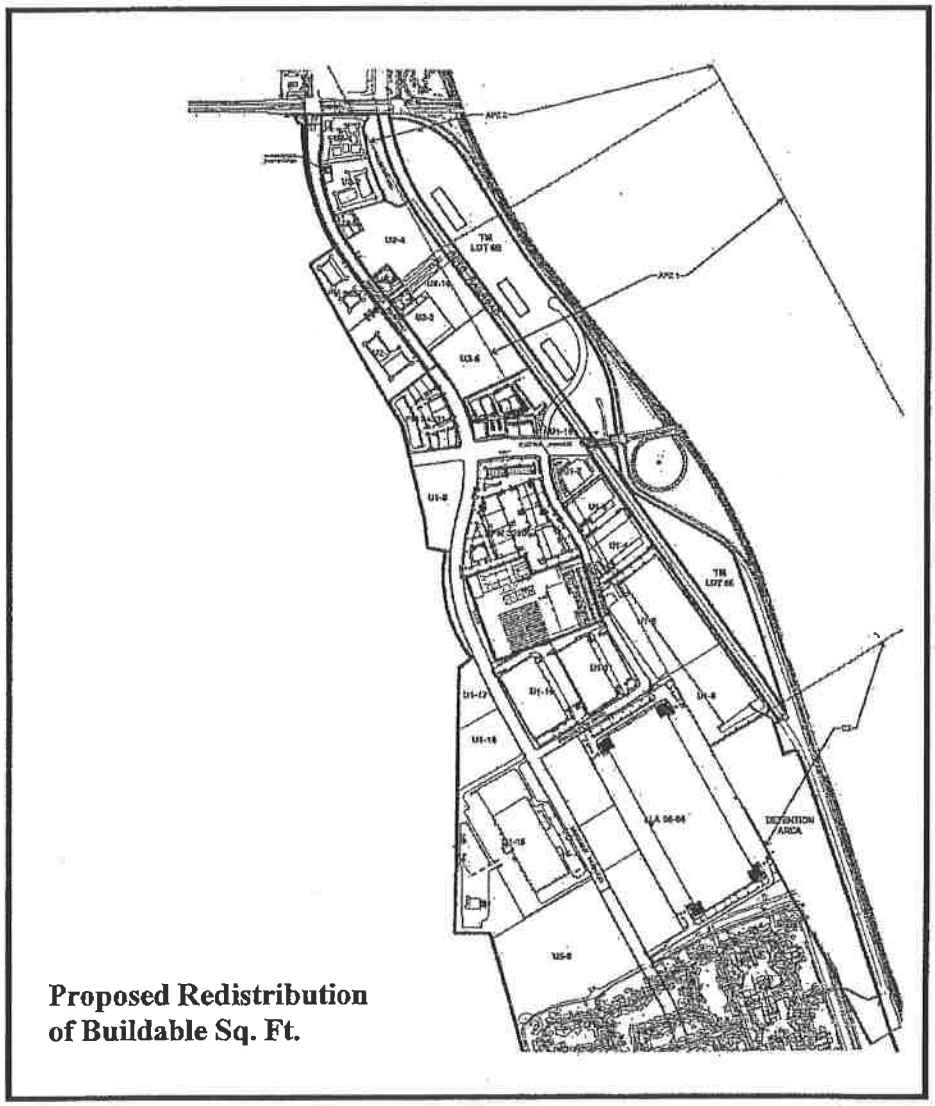
Project Review:

Processing of these cases is in compliance with section VII C. 2. B.2 of the Meridian Specific Plan (SP-5) which requires that projects subject to discretionary review within the Meridian Specific Plan go through a public review process with the sole public hearing before the March Joint Powers Commission (No Planning Commission hearing required).

Application (1): Zoning No. 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The Applicant requests a minor redistribution of buildable square footage within airport Accident Potential Zone I (APZ I) as set forth in Resolution #JPA 08-01. In accordance with this prior resolution, development within the portion of March Business Center that also lies within the Accident Potential Zones is limited to a maximum of 20% lot coverage on a gross basis. Resolution #JPA 08-01 further assigns a specific maximum square footage of 351,545 s/f for development of Lot 5 and 223,400 s/f for development of Lot 6 (combined total of 574,945). This request by LNR would shift 25,055 SF currently allotted to tentative map lot 68 and reallocate the square footage to the combination of Lots 5 and 6, thus bringing the two lots to a total of 600,000 square feet of developable space. In addition, LNR has requested the reallocation of 7,000 square feet from Lot 68 to Lot 19. This reduces the total developable square footage on Lot 68 from 101,499 square feet to 69,444 square feet. The total amount of building area within the accident potential zones remains unchanged and still complies with the 20% lot coverage provision in the APZs.

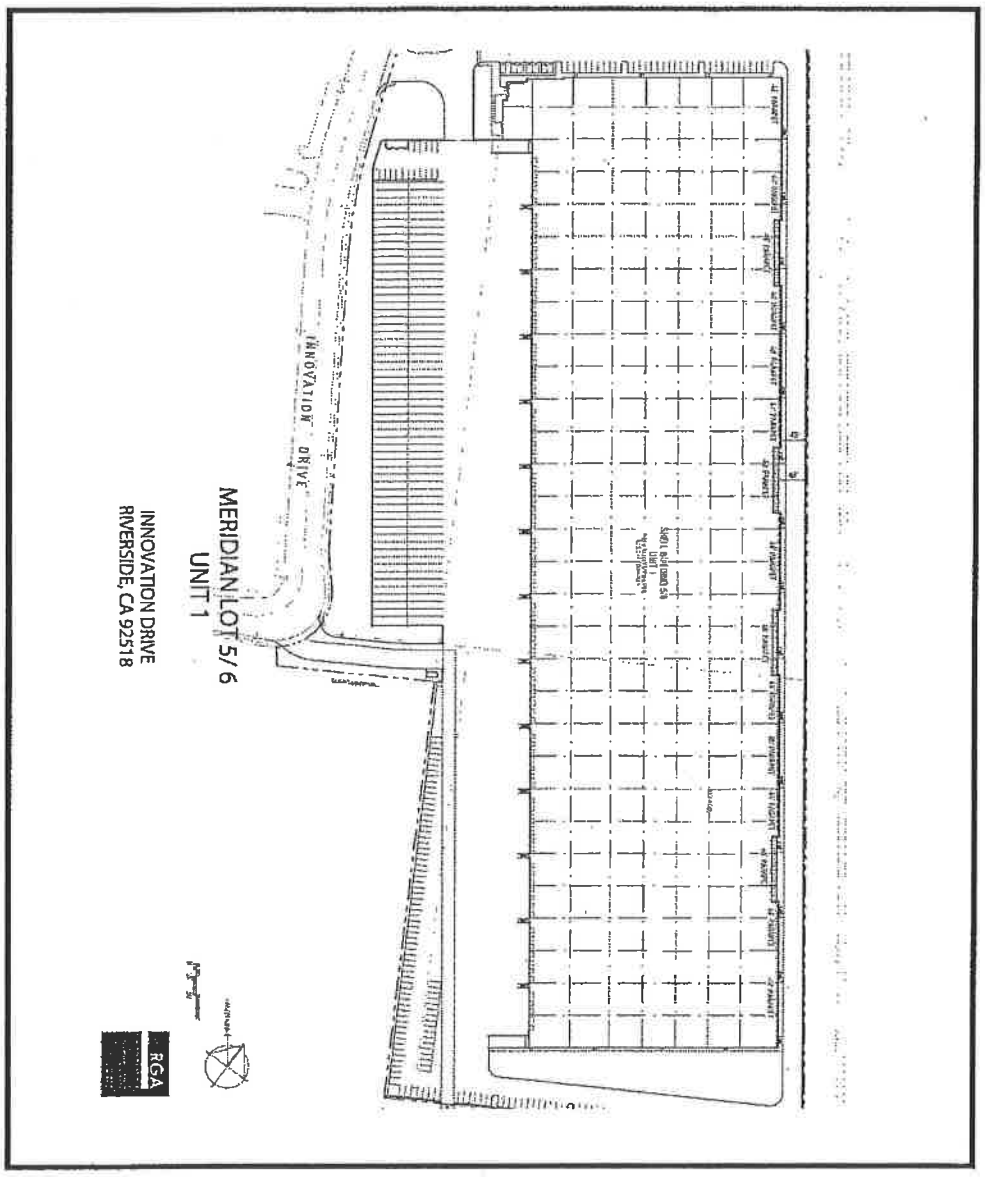


Proposed Redistribution of Buildable Sq. Ft.

Application (2): Variance 11-01:

Applicant(s): LNR Property Corporation and Affiliates

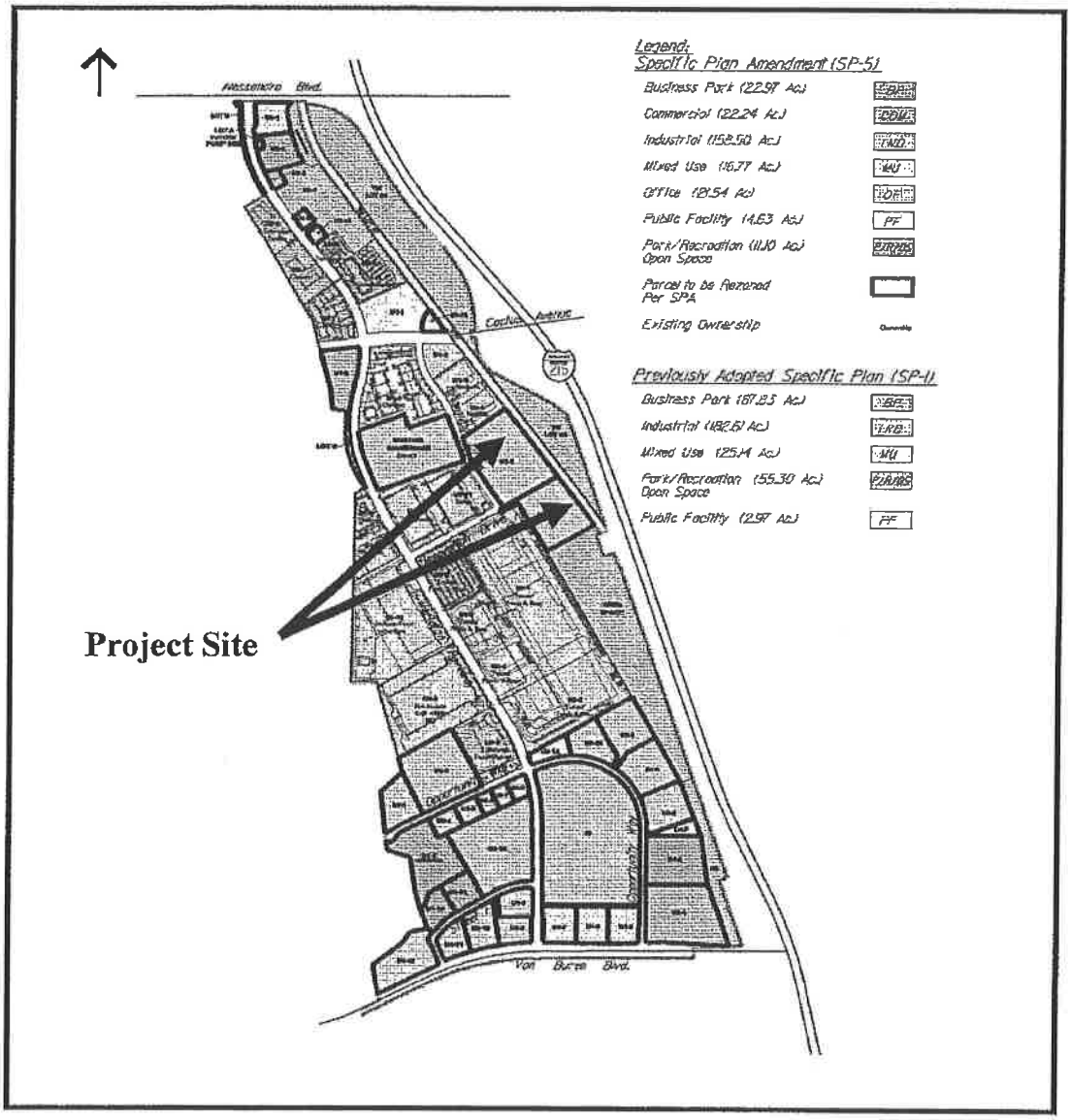
Summary: The proposed distribution facility exceeds the allowed building height/building setback ratios identified in the development regulations for the Meridian Specific Plan Amendment SP-5. The standard building height in the Industrial zoning district is 35 feet, however buildings up to 80' are permitted where the building setback exceeds the adjacent building height. The proposed building complies with the building height/setback ratios, with the exception of the east wall. In the case of the east wall, the proposed building has a setback of 40.5 feet and has varied wall and parapet heights ranging from 42 to 48 feet tall. Therefore, the east elevation exceeds the allowed building height from 1'-6" to 5'-6", necessitating a variance.



Application (3): Plot Plan 11-01:

Applicant(s): LNR Property Corporation and Affiliates

Summary: The proposed distribution facility is located on 26.95 acres on lots 5 and 6 of Unit 1. The warehouse and storage area comprises a total of 580,000 square feet, with a 20,000 square foot office area. Truck roll-up doors, truck parking and trailer parking are screened by 12' perimeter walls incorporating the Meridian design theme (decorative stone pilasters at 80' on center). Employee and truck traffic would enter/exit the site via two separate driveways on Opportunity Way, located east of Meridian Parkway. The employee and visitor parking lot would have a total of 244 parking stalls, while 118 trailer stalls are provided for the logistics use. The proposed building incorporates tilt-up concrete construction with various paint finishes consistent with the March Business Center Design Guidelines.



REDISTRIBUTION OF DEVELOPMENT AREA IN APZS OVERVIEW (Z 11-01):

The March Business Center Specific Plan (SP-1) and Meridian Specific Plan Amendment (SP-5) comprise of approximately 1,290 acres, including 107.15 acres within the Accident Potential Zones for the joint use March Inland Port/March Air Reserve Base. In order to assure compatibility with the joint-use airport, the March Joint Powers Commission previously adopted Resolutions #JPA 05-17 and #JPA 08-01 which address the development of the 107.15 acres located within the Accident Potential Zones. The resolutions 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 08-01	
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 the list of Compatible Uses, as identified in the most recent AICUZ
5.	Development to be located to the edge of the Accident Potential Zone wherever possible
6.	Recordation of covenants on Lots 66 and 68 consistent with building area calculation

On February 28, 2011, LNR Property LLC requested approval to modify the prior approval of Resolution #JPA 08-01. The request would redistribute a total of 32,055 square feet of building area within the Accident Potential Zones. The reallocation comes entirely from Lot 68, located north of Cactus Avenue along the I-215 Freeway. The relocated building area of 32,055 square feet is proposed to go to Unit 1 - Lot 19 (7,000 sq/ft) , and two lots located approximately 3,500 feet to the south of Cactus Avenue (Unit 1 - Lots 5 & 6). This represents 3.46% of the total 924,541 square feet approved within the Accident Potential Zones (through Resolution #JPA 08-01).

The subject application keeps intact all six of the key compatibility provisions previously approved in Resolution #JPA 08-01. Furthermore, the redistribution of 3.46% 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." Furthermore, the transfer of development area from Tentative Map lot 68 to Unit 1, lots 5 and 6 is consistent with criteria to develop at the edge of the Accident Potential Zones rather than in central areas, as identified in Section 3.1 of the 1998 March ARB AICUZ study, "structures should be located toward the edge of this zone wherever possible" (it should be noted that this objective is found in the 1998 AICUZ study but not the 2005 AICUZ).

PLOT PLAN 11-01 OVERVIEW:

Building materials consist of painted tilt-up concrete for the entire building, with varied parapet heights and wall planes for architectural interest as required by the Meridian Design Guidelines. The proposed facility will be constructed in a single phase, which will consist of all site work

(parking, landscaping, drainage) and building construction. The building includes a single story, 20,000 square foot office area, with the remaining 580,000 square feet of the building dedicated to warehousing.

Project Details:

Conformance with Development Standards		
Development Standard	**Proposed Development**	**Maximum/Minimum Standard**
Site Area	1,173,942 s/f	30,000 s/f (minimum)
Building Area	600,000 s/f	N/A
Floor Area Ratio	51%	55% (maximum)
Setbacks	F: 180' S: 78'/100' R: 40.5'	F: 20' S: 0/0 R: 25' (minimum)
Site Landscaping	11.14%	10% (minimum)
Proposed Building Height	42'/46'/48'*	40'/40'/43'** (maximum)
Parking	244	242 (minimum)
* Parapet height varies depending on wall plane. ** Allowed building height may equal the minimum setback in conformance with Section III of G(a) of the Specific Plan. Building height exceeds the minimum setback – Variance is required (See Variance 11-01 below).		

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 July 15, 2010 to be consistent with the Meridian Specific Plan Amendment SP-5. 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 03-2.

- 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 (SP-1):

Plot Plan 11-01 and Variance 11-01 are located on Lots 5 and 6 of the Meridian Specific Plan Amendment (SP-5), and therefore have no impact to the March Business Center Specific Plan

(SP-1). These applications are evaluated solely against the development regulations contained in SP-5, and the environmental analysis contained in the Final Subsequent EIR. However, Zoning 11-01 proposes the redistribution of developable area within Accident Potential I as approved through Resolution 08-01, which applies to lots in both SP-5 and SP-1. As such, review of Zoning 11-01 requires analysis of both SP-1 and SP-5, as well as the March Business Center Focused EIR and Meridian Specific Plan Amendment Subsequent EIR.

The redistribution of buildable square footage within Accident Potential I involves the reallocation of buildable area from Unit 1, Lot 68, to Unit 1, Lots 5, 6, and 19. The subject application reduces the developable area on Lot 68 from 101, 499 square feet to 69,444 square feet. As described previously, with the reduction in developable area, Lot 68 will still comply with the compatibility provisions, and is therefore in conformance with the requirements of the March Business Center Specific Plan SP-1. Future development on Lot 68 will be required to comply with the development regulations of SP-1, as well as the maximum buildable area identified in Resolution #JPA 11-17.

Conformance with the Meridian Specific Plan (SP-5):
This Plot Plan application complies with all development regulations, except for Building Height. A Variance application has been submitted in accordance with March JPA Development Code requirements (see following section). Critical information is identified below:

- The Project conforms to the required development standards from the Meridian SPA, inclusive of required site landscaping, building area, FAR, and parking requirements. A Variance for Building Height has been submitted.

- The Project complies with the Meridian SPA Water Consumption Monitoring Program. Project analysis indicates that water consumption is expected to be 53,800 gallons/day. Remaining capacity within the Meridian SPA is 46,860 gallons/day within the Planning Region B.

- The project is required to comply with the Part 77 Airspace requirements. The applicant submitted a form 7460-1 application to the FAA, and staff has received a notice of "No Hazard to Air Navigation" from the FAA. Although the structure is not a hazard to air navigation, special red non-flashing building lighting is required as a condition of the FAA's issuance of the "No Hazard to Air Navigation" determination.

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:

- Project architecture is consistent with a contemporary tilt-up concrete building as required in the March Business Center Design Guidelines. The tilt-up concrete color palette consists of Ancient Marble and Creamy field colors, with Coastal Sage and Svelte Sage for the accent and base colors. Project glazing incorporates blue tint, low reflective glass, and anodized aluminum store fronts.

- The project street frontage will be dominated by the existing single row of Australian Willow which are maintained by the project Landscape and Lighting Maintenance District (LLMD). In addition to the landscaping within the public right-of-way, an

expansive on-site landscape area is provided west of the project screening wall which varies from 17' to 65' in width.

- All exterior project lighting is restricted 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, as required in the March Business Center Design Guidelines.

Conformance with the Air Installation Compatible Use Zone Study for MARB:

The majority of the proposed Project is located within Accident Potential Zone (APZ) I as shown in the March ARB AICUZ. 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. Specifically, the proposed Project is consistent with Standard Land Use Classification Manual (SLUCM) code 51 - Wholesale Trade, as identified in Table 3-1.

Conformance with the Draft Joint Land Use Study (JLUS):

The proposed Project is located primarily within land use compatibility zone B1, as defined in the March Air Reserve Base/Inland Port Airport Joint Land Use Study (JLUS). The land use compatibility chapter of this document is incorporated into the Meridian SPA as Appendix B. The proposed Project is not among the list of prohibited uses identified in Table 3-4 of the AICUZ and is consistent with other development conditions. Assuming full occupancy of all parking spaces, and a vehicle occupancy rate of 1.2 persons per vehicle the proposed project would accommodate a maximum of 293 employees within a 26.9-acre site, resulting in an average density of 10.8 people per acre. This is lower than the average density of 25 people per acre established for nonresidential development in the APZ I portion of compatibility zone B1 in the JLUS.

In addition, compatibility zone B1 requires that no more than 100 people occupy any one acre. The proposed Project's office area would be a maximum of 20,000 square feet, slightly less than half an acre. Although the number of office employees will not be determined until a specific user is identified, the earlier Sysco development, which has a similar building square footage, had 16 percent of their on-site employees working in the office. Assuming a similar proportion for the proposed Project would result in 47 workers concentrated in a 20,000 square foot office. The remaining 246 workers would be at a much lower density, dispersed throughout the remaining 580,000 square feet of the building and surrounding parking areas and loading docks. Assuming that these workers are evenly distributed among the remaining 580,000 square feet results in a density of 0.0004 employees per square foot. Based on this, the highest occupied acre would include 47 workers in the office, plus 10 workers in the remaining 23,560 square feet, resulting in a maximum density per acre of 57. This is less than the maximum of 100 identified in the JLUS.

Review by Airport Land Use Commission:

The proposed distribution facility is scheduled for review by the Riverside County Airport Land Use Commission on May 12, 2011. A determination by the Airport Land Use Commission of consistency or conditional consistency is required in order for this item to stay on the May 18, 2011 agenda (special notification is required for any project determined to be inconsistent with

the current airport land use plan). Staff will update the Commission on the results of the Airport Land Use Commission determination at the public hearing on May 18, 2011.

VARIANCE 11-01 OVERVIEW:

Per Section 9.02.100 of the March JPA Development Code, a Variance is required for Building Height if the proposed structure exceeds the maximum permitted height. As defined in Table III-2 of the Meridian SPA, the building height may be approved up to 80', provided the building setbacks meet or exceed the proposed building height. The purpose of this requirement is to provide flexibility in maximizing development potential on large lots, while minimizing the massing effect on adjacent properties or street right-of-ways.

As discussed previously in the report, the proposed building height varies from 42' to 46' along the primary wall plane, and 48' along the recessed secondary wall plane. The primary wall plane has a setback of 40'-6", which means that the building height may not exceed 40'-6" at that building setback line. The secondary wall plane has a setback of 43'-6" (3' recess), which means that the building may not exceed 43'-6" at that building setback line. Because the building height exceeds the setbacks described above, the applicant has requested a Variance for a 5'-6" height encroachment.

Section 9.02.100.D. of the March JPA Development Code requires that the Joint Powers Commission make the following findings in its decision to grant a Variance:

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 the Accident Potential Zone (APZ I) on more than 70 percent of the site; the limited site coverage due to the approval of Resolution #JPA 11-17; and the site topography, which would prohibit the site from being developed to its highest and best use; 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 limitations of developing the site based on the existing Accident Potential Zone (APZ I) regulations, the narrow configuration of the two lots combined with the existing site topography create difficulty in constructing a building within the height envelope; 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. Due to existing site topography sloping away from the street grade along Innovation Drive, it precludes the applicant from constructing a building within the required height envelope; and

4. That granting of the Variance will not constitute a grant of a special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the other properties in the vicinity of the proposed Project do not experience the same or similar site constraints because of the subject properties

proximity to March Air Reserve Base/March Inland Port Airport and the significant limitations imposed by the Accident Potential Zones, which is more substantial than those on properties in the vicinity; 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 required to comply with Part 77 analysis by the FAA. The applicant is conditioned to submit a 7460-1 application to determine if the proposed project encroaches into the Part 77 Airspace. The Riverside County Airport Land Use Commission Staff considered the proposal and determined the project to be Conditionally Consistent at their May 12, 2011 public hearing.

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 warehousing space in the Industrial zoning district contributes to the subject site's regional setting and is compatible with adjacent development and regional plans.

ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN FOCUSED EIR AND THE MERIDIAN SPECIFIC PLAN AMENDMENT SUBSEQUENT EIR:

The environmental consequences of the March Business Center Specific Plan (SP-1) were disclosed in a Focused EIR certified February 2003 (FEIR) (SCH#2002071089). Following certification of the 2003 FEIR, and approval of various land use entitlements, development commenced on the 696.2 acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus. In July 2010, the March JPA approved an amendment to the March Business Center Specific Plan in order to make certain modifications to the North Campus to respond to market conditions and to accommodate a prospective industrial user planning to develop a new facility on what was proposed as Lot 16 ("SP-5"). In connection with SP-5, the March JPA prepared and certified the Final Subsequent Environmental Impact Report (SEIR) (SCH # 2009071069) for the Meridian Specific Plan Amendment (SP-5). The FEIR and SEIR evaluated and analyzed the potential environmental impacts associated with the implementation of the March Business Center Specific Plan SP-1 and Meridian Specific Plan Amendment SP-5.

In accordance with the California Environmental Quality Act ("CEQA") guidelines, and the March JPA Local CEQA Guidelines, staff has prepared a detailed Initial Study analyzing the impacts of the proposed project. The Initial Study with attachments is included as Exhibit "A" to Resolution #JPA 11-16.

Following preparation of the Initial Study, staff has determined that the proposed project does not require major revisions to the FEIR or SEIR due to new significant impacts or substantial increases in the severity of previously identified significant impacts. The anticipated environmental impacts of the proposed Project, as explained in the Initial Study and attachments, have been analyzed and mitigated accordingly in the previous FEIR and SEIR and there have been no new circumstances since that time that would result in new or more severe significant environmental impacts. Lastly, as evaluated in the Initial Study, mitigation measures that have been previously identified would adequately reduce impacts to less than significant levels. Those mitigation measures that have been identified in the FEIR and SEIR and are applicable to the proposed project are identified within the analysis of the Initial Study.

STAFF RECOMMENDATION:

Staff concludes that the proposed Zoning 11-01, Plot Plan 11-01, and Variance 11-01 meet all requirements of the General Plan, Development Code, Specific Plan, and Design Guidelines. Furthermore, the Addendum to the Focused EIR and Subsequent EIR for these applications provides full analysis under CEQA, and fully discloses the environmental impacts associated with these requests. Accordingly, staff recommends approval of these items in accordance with the motions on page one (1) of this report.

Attachments:

1) Resolution #JPA 11-16 Adopting the Addendum to the March Business Center Specific Plan Focused EIR and Meridian Specific Plan Amendment SP-5 Final Subsequent EIR
2) Resolution #JPA 11-17 Approving the Redistribution of Buildable Area within the APZs
3) Resolution #JPA 11-18 Approving Variance 11-01
4) Resolution #JPA 11-19 Approving Plot Plan 11-01, Subject to Conditions of Approval

Note: Due to their size, the following items are available for public review in the March Joint Powers Authority's office.

1) Focused EIR for March Business Center (SCH# 2002071089) available at the office of March JPA
2) Subsequent EIR for the Meridian Specific Plan Amendment (SCH# 2009071069) available at the office of March JPA