RESOLUTION # JPA 18-20

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY MAKING FINDINGS AND ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE MERIDIAN SPECIFIC PLAN AMENDMENT (SCH # 2009071069) PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE DEVELOPMENT OF A SINGLE WAREHOUSE BUILDING ON UNIT 4, LOTS 13 AND 14 WITHIN PLANNING AREA 6 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

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

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

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.*) ("CEQA") and the State CEQA Guidelines (Cal. Code of Regs., tit. 14, § 15000 *et seq.*), in 2003 the March JPA adopted the March Business Center Specific Plan and certified the March Business Center Specific Plan Final Environmental Impact Report ("FEIR") (SCH # 2002071089), to guide land use decisions within 1,290 acres of the March Air Reserve Base planning area; and

WHEREAS, in 2010 the March JPA certified the Subsequent Environmental Impact Report ("SEIR") for the Meridian Specific Plan Amendment (SP-5) (SCH # 2009071069), which implemented revisions to a 257.7 acre portion of the larger March Business Center Specific Plan's North Campus area, including revisions to land use and development regulations and land use designations; and

WHEREAS, Bombay Partners LP ("Applicant") proposes the development of 6.37 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5), including the development of 2 lots totaling approximately 124,523 square feet for a manufacturing use ("Project"); and

WHEREAS, Plot Plan (PP 18-01) and Variance (V 18-01) constitute the "Project" for purposes of the CEQA; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an Environmental Impact Report ("EIR") has been certified or a Mitigated Negative Declaration ("MND") has been adopted, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an addendum, March JPA staff evaluated the Proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166 and State CEQA Guidelines section 15162 by preparing an Initial Study and accompanying technical reports ("Addendum"), attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, the Initial Study indicated that all potential environmental impacts of the Project were fully analyzed and mitigated to the extent possible in the certified SEIR; and

WHEREAS, on the basis of the Initial Study, staff determined that an Addendum to the certified SEIR should therefore be prepared for the Project's proposed minor technical changes; and

WHEREAS, none of the circumstances specified in Public Resources Code section 21166 or State CEQA Guidelines section 15162 have occurred and thus the preparation of a subsequent or supplemental EIR or negative declaration in conjunction with the approval of the Project is not required by CEQA; and

WHEREAS, the Addendum, attached hereto as Exhibit "A" and incorporated herein, to the certified SEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

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

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the SEIR, the Addendum to the 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 FEIR, the SEIR, 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 substantial evidence set forth in the record, including but not limited to, the FEIR, the SEIR, the Addendum, the Initial Study, and all related information presented to the Commission, the Commission finds that the Project necessitates only minor modifications to the certified SEIR. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to the SEIR is the appropriate document.

The Commission further finds that the preparation of a subsequent or supplemental EIR pursuant to State CEQA Guidelines section 15162 is not required for the proposed Project because the Project (including Plot Plan (PP 18-01)):

(a) does not constitute a substantial change that will require major revisions of the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(b) does not constitute a substantial change with respect to the circumstances under which the Project is undertaken that will require major revisions of the SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

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

SECTION 4. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission.

SECTION 5. Adoption of the Addendum to the Certified 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, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

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

SECTION 9. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of September, 2018.

Michael M. Vargas, Vice Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, CMC, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 18-20 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 12th day of September, 2018, by the following vote of the Commission:

AYES:	Melendrez (2 votes), Baca (2 votes), Jeffries, Vargas (2 votes)
NOES:	None
ABSENT:	Cabrera, Rogers, Gardner, Ashley
ABSTAIN:	None

Dated: September 12, 2018

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

EXHIBIT "A"

Initial Study/Addendum

ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) SUBSEQUENT EIR

Final Program Environmental Impact Report

(SCH No. 2009071069)

1 Introduction

This document is an Addendum to the Subsequent Environmental Impact Report (EIR) prepared by March Joint Powers Authority (March JPA) (SCH #2009071069) for the Meridian Specific Plan Amendment (SP-5). The Subsequent EIR evaluated the potential environmental effects of implementing SP-5, which modified land uses in response to changes in market conditions since the certification of the 2003 March Business Center Final Focused EIR (SCH 2002071089), and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Subsequent EIR was certified in July of 2010 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 ("Project") will accomplish the following:

1. Approve Plot Plan (PP 18-01), and Variance (V 18-01) for the development of a 124,523 square foot speculative building on 6.37 acres within the Business Park (BP) zoning district of the Meridian North Campus Specific Plan (SP-5). The building is speculative in nature and is designed to accommodate up to two (2) tenants with a light manufacturing use. The building is designed at a height of 40 feet with all ancillary landscape and parking to be constructed as part of the initial site development. A variance is requested to allow the 124,523 square foot building to encroach into the front yard setback of 40 feet. The front yard setback varies at 30 to 65 feet due to the curvature of Economic Way.

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

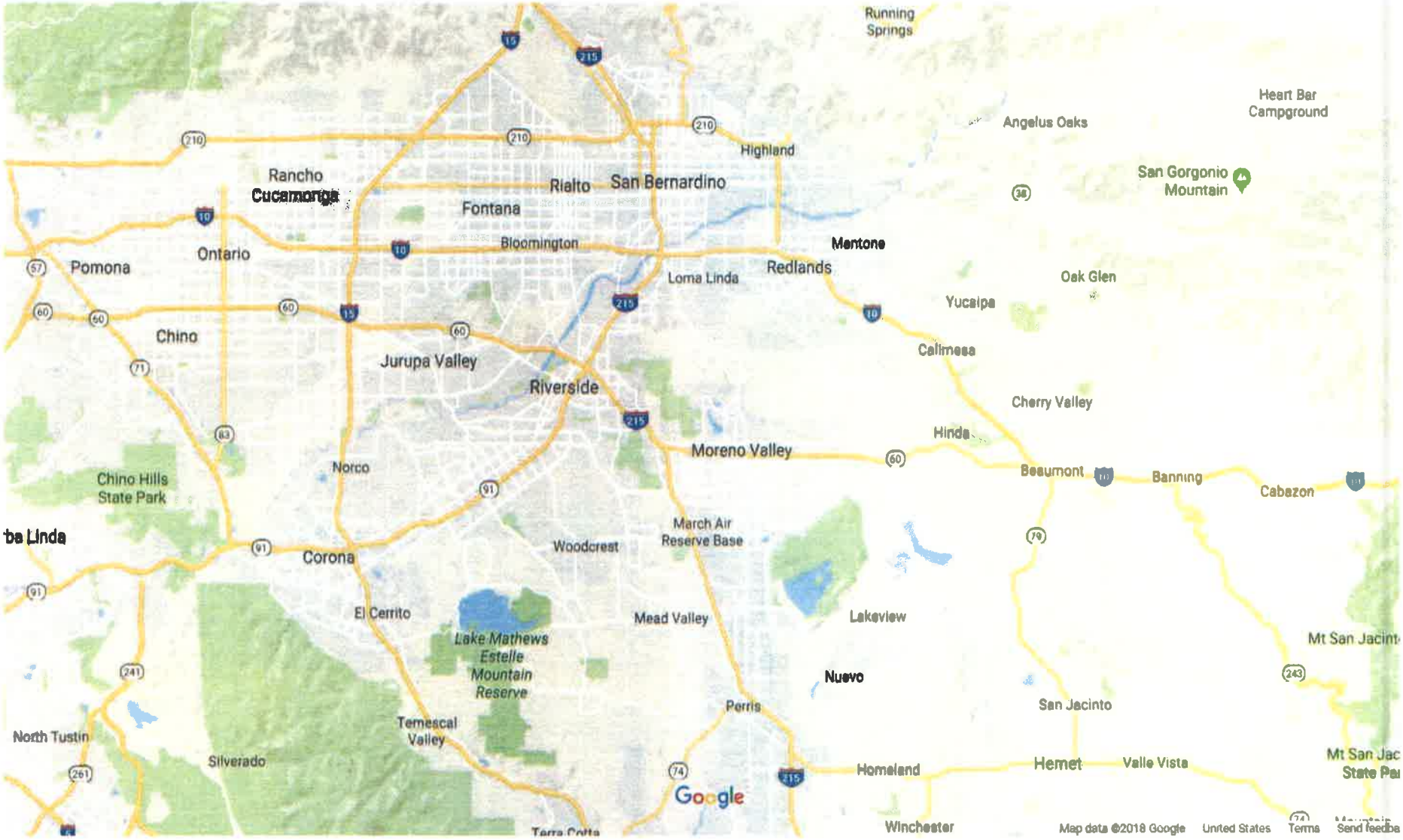
2 Project Proposal

The proposed Project is located on Unit 4, Lots 13 and 14 within the Meridian Specific Plan (SP-5). The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Business Park (BP) in the Meridian SP-5. The Project Site is north of Economic Way, west of Meridian Parkway and north of Van Buren Boulevard. The proposed Project would develop a single concrete tilt-up building at 124,523 square feet (sf).

Plot Plan (PP 18-01): Plot Plan 18-01 proposes the construction of a single speculative warehouse building on Unit 4, Lots 13 & 14 in the Business Park zoning district of the Meridian North Campus Specific Plan (SP-5) Planning Area. Specifically, the Applicant is proposing a 124,523 square foot warehouse building on 6.37 acres with a proposed light manufacturing use, which is permitted in the Business Park zone. The site will be constructed in one phase with all ancillary landscape and parking to accommodate the Project. Vehicular access would be provided at two driveway locations on Economic Way. Driveway spacing along an Industrial Collector Roadway, such as Economic Way, would adhere to the County of Riverside driveway standards at 200 feet. Trucks leaving the Project site would be limited to left turning movements only as the Economic Way/Van Buren Boulevard intersection includes a right-in, right-out traffic diverter island designed for passenger cars only. A truck route sign will be posted at each point of egress to assure trucks are traveling eastbound along Economic Way.

Variance (V 18-01): Variance (V 18-01) is requested to allow for the proposed 124,523 square feet speculative building to encroach into its front yard setback of 40 feet. Due to the curvature of Economic Way, the building's front yard setback varies from 30 to 65 feet. Thus, a variance is requested since the front yard setback does not meet the 40 foot setback requirement.

The following figures provide a visual representation of the location of the Project and its proposed site plan.



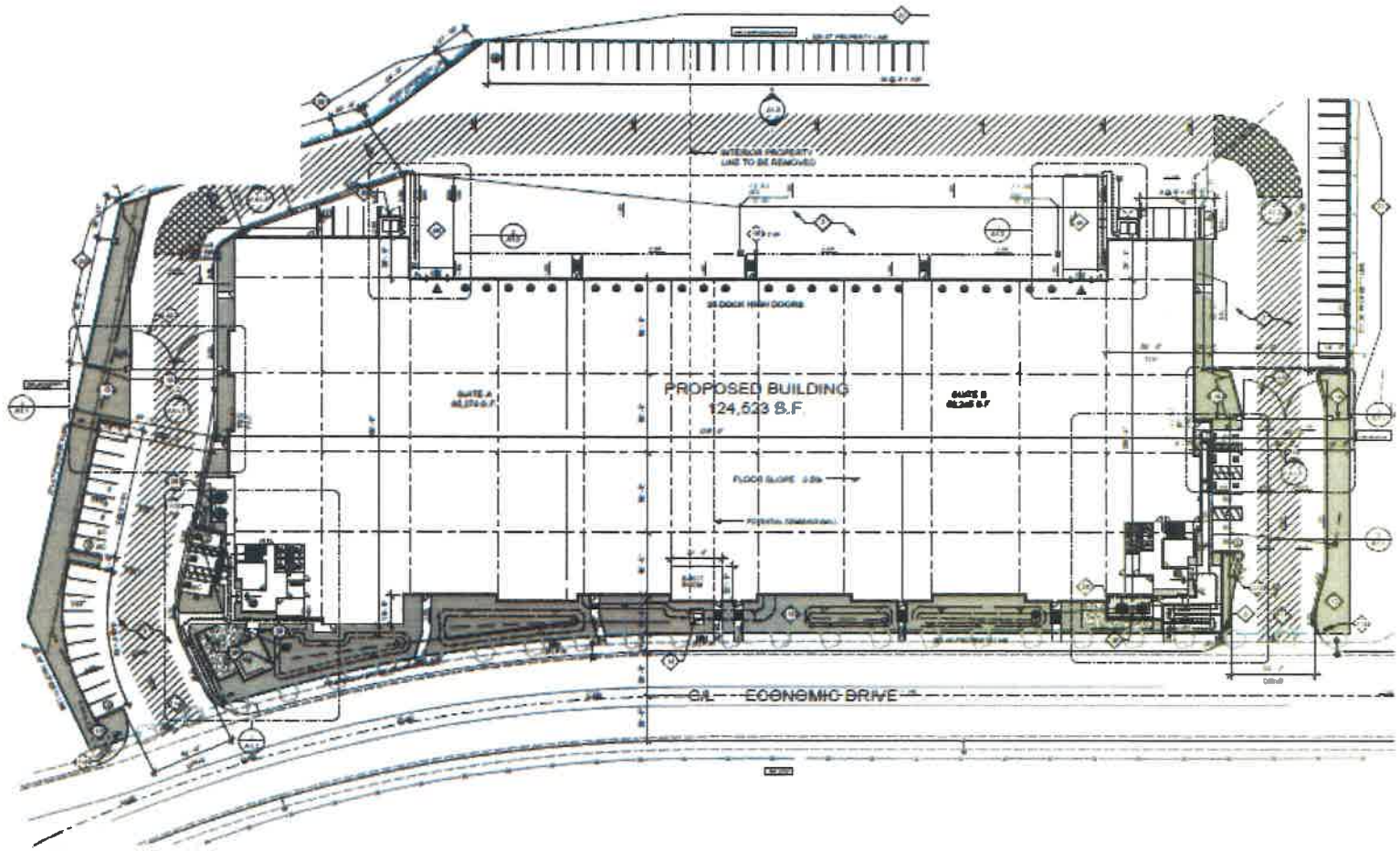
Source: Google Maps, 2018

FIGURE 1: REGIONAL LOCATION MAP
Economic Business Center
March Joint Powers Authority



Source: Google Earth, 2018

FIGURE 2: Project Vicinity
Economic Business Center
March Joint Powers Authority



Source: Herdman Architecture + Design, 2018

FIGURE 3: Site Plan
Economic Business Center
March Joint Powers Authority

Additional details for the proposed building are provided in Table 1, Project Summary, below.

Table 1: Project Summary

	Zoning	Office (sf)	Mezzanine (sf)	Balcony (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Economic Business Center	Business Park	3,526	2,568	568	117,861	124,523	99 stalls	113 stalls	11.7%

As outlined in *CEQA Guidelines* Section 15164 and 15163, an Addendum to an EIR may be prepared 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 EIR have occurred (*CEQA Guidelines* Section 15164). Once an EIR has been certified, a subsequent or Subsequent 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 Subsequent EIR be included in the record for a proposed project (*CEQA Guidelines* Section 15164(e)). This Addendum has been prepared because the proposed (Plot Plan (PP 18-01), and Variance (V 18-01) herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Subsequent EIR (SCH #2009071069).

The proposed Project does not require major revisions to the Subsequent EIR due to no 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 Subsequent EIR prepared for the March Business Center Specific Plan Amendment certified in July 2010, 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 Subsequent EIR and are applicable to the proposed Project are identified within this analysis.

Per *CEQA Guidelines* Section 15163(c) or (e), 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:

Plot Plan (PP 18-01): Plot Plan (PP 18-01) proposes the construction of a single speculative warehouse building on Unit 4, Lots 13 & 14 in the Business Park zoning district of the Meridian North Campus Specific Plan (SP-5) Planning Area. Specifically, the Applicant is proposing a 124,523 square foot warehouse building on 6.37 acres with a proposed light manufacturing use, which is permitted in the Business Park zone. The site will be constructed in one phase with all ancillary landscape and parking to accommodate the Project. Vehicular access would be provided at two driveway locations on Economic Way. Driveway spacing along an Industrial Collector Roadway, such as Economic Way, would adhere to the County of Riverside driveway standards at 200 feet. Trucks leaving the Project site would be limited to left turning movements only as the Economic Way/Van Buren Boulevard intersection includes a right-in, right-out traffic diverter island designed for passenger cars only. A truck route sign will be posted at each point of egress to assure trucks are traveling eastbound along Economic Way.

Variance (V 18-01): Variance (V 18-01) would allow for the proposed 124,523 square feet speculative building to encroach into its front yard setback of 40 feet. Due to the curvature of Economic Way, the building's front yard setback varies from 30 to 65 feet. Thus, a variance is requested since the front yard setback does not meet the 40 foot setback requirement.

In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation and include drought tolerant plant materials. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the MJPA Development Code.

The building is planned as a "speculative building." Therefore, the future tenant(s) of the are not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Construction of the proposed Project is expected to commence in September 2018 with a duration of approximately 12 months. The Project is planned to be operational in September 2019. The cut and fill quantity during grading would be 11,400 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

Parking for each building either meets or exceeds the March JPA requirements. Vehicular access would be provided at two driveway locations on Economic Way. Both driveway locations on Economic Drive would provide full access to the site. All points of ingress/egress would be unsignalized.

The Meridian Subsequent EIR evaluated and analyzed the potential environmental impacts associated with the implementation of the Specific Plan portion known as the North Campus. 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 6.37-acre Business Park development. 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 Subsequent EIR. The resource areas that were evaluated in the Subsequent EIR are presented below and evaluated in this Addendum.

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

This document compares the environmental effects of implementing the proposed Project to determine the extent to which the evaluations of the Subsequent EIR adequately address the impacts of the proposed Project. This Addendum incorporates mitigation measures from the Subsequent 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 Subsequent EIR. The Environmental Checklist presented in the associated Initial Study summarizes the differences between the Addendum and the Subsequent EIR, and the Initial Study provides the supporting analysis. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the Subsequent 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 Subsequent EIR to reduce impacts to less than significant levels.

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:** Economic Business Center (Unit 4, Lots 13 & 14)

2. **Lead Agency Name and Address:**

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

3. **Contact Person and Phone Number:** Lauren Sotelo (951) 656-7000

4. **Project Location:** North of Van Buren Boulevard, south of Opportunity Way, west of Meridian Parkway and east of the Orangecrest Residential Development (Figures 1-3)

5. **Project Sponsor's Name and Address:**

Bombay Partners LP
3535 Inland Empire Boulevard
Ontario, CA 91764

6. **General Plan Designation:** Specific Plan Amendment (SP-5)

7. **Zoning:** Business Park (BP)

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

March Air Force Base (AFB) was initially established as a military training field in February of 1918. March AFB was chosen for realignment in 1993, which resulted in a reduction of forces and re-designation of the base as an Air Reserve Base (ARB). The change in use required less acreage by the ARB and the March Joint Powers Authority (JPA) was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of the remaining land. A General Plan and associated Master EIR for the March JPA Planning area, including March ARB, were prepared and approved in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (2003 Focused EIR) (SCH #2002071089) were adopted and certified in February 2003. Following the adoption and certification of the March Business Center Specific Plan and FEIR, entitlements and development commenced on the North Campus, the portion of the planning area north of Van Buren Boulevard. South Campus, the portion of the planning area south of Van Buren Boulevard, has been mass graded and development has commenced.

The Project area has since been marketed and become known to the public as "Meridian". The Meridian Specific Plan Amendment (SP-5) was prepared to document proposed modifications to the Specific Plan area. The associated Subsequent EIR (SEIR) (SCH#2009071069) was prepared to evaluate the impacts resulting from the adoption of Meridian SP-5. Modification to Meridian SP-5 included changes to land use designations, lot layout, site access and internal circulation and further modifications to accommodate a distribution facility within Lot 16. The Meridian SP-5 focused on undeveloped lots within the North Campus and did not include proposed changes for South Campus. The proposed Project is located in the southerly portion of the Meridian Specific Plan (SP-5) Planning area on Unit 4, Lots 13 and 14.

The environmental impacts and level of significance for each resource area analyzed in the Meridian SP-5 SEIR are noted below:

- Air Quality – Significant and Unavoidable
- Biological Resources – Less than Significant
- Climate Change and Greenhouse Gases – Significant and Unavoidable

- Cultural Resources – Less than Significant
- Geology and Soils – Less than Significant
- Hazards and Hazardous Materials – Less than Significant
- Hydrology/Water Quality – Less than Significant
- Land Use and Planning – Less than Significant
- Noise – Less than Significant
- Public Services – Less than Significant
- Transportation/Traffic – Significant and Unavoidable
- Utilities and Service Systems – Less than Significant

In addition to the Meridian SP-5, there are other planning and environmental documents that guide redevelopment within the Meridian Specific Plan which are applicable to the proposed Project. These documents are summarized as follows:

- Final Environmental Impact Statement: Disposal of Portions of March Air Force Base (February 1996)
- Final Environmental Impact Report for the March Air Force Base Redevelopment Project (June 1996)
- Redevelopment Plan for the March Air Force Base Redevelopment Project (June 1996)
- March Joint Powers Authority Development Code (November 2012)
- General Plan of the March Joint Powers Authority (September 1999)
- Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (September 1999)
- March Business Center Specific Plan (February 2003)
- March JPA General Plan Amendment (February 2003)
- March Business Center Focused Environmental Impact Report (February 2003)
- March Business Center Design Guidelines (November 2003)
- March JPA General Plan Amendment (Meridian SP-5) (July 2010)
- March JPA General Plan Amendment (Meridian SP-5) Final Subsequent Environmental Impact Report (July 2010)

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 March JPA was formed by the cities of Moreno Valley, Perris, Riverside, and the County of Riverside to jointly oversee the management of surplus land subsequent to the 1996 March AFB re-designation. 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 impacts of the March Business Center Specific Plan were evaluated in an FEIR certified in February 2003 (2003 Focused EIR). An amendment to the North Campus of the Meridian Specific Plan (Meridian SP-5) provided land use guidelines for the Specific Plan area and was adopted in July 2010. A corresponding Environmental Impact Report (Meridian SP-5 SEIR) was prepared and certified in July 2010. The Meridian SP-5 SEIR evaluated the environmental impacts associated with the Meridian SP-5.

The Meridian SP-5 focused on undeveloped lots within the North Campus. The proposed Project ("Project") is located on 6.37 acres within the Meridian SP-5 planning area. Specifically, the proposed Project is located on Unit 4, Lots 13, and 14 within Planning Region C, Planning Area 6 in the Meridian SP-5 Planning Area. The Project site is located north of Van Buren Boulevard, south of Opportunity Way, west of Meridian Parkway and east of a recorded conservation easement for least Bell's vireo. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Business Park (BP) in the Meridian SP-5. The

proposed Project would develop an approximate 124,523 square foot (sf) concrete tilt-up warehouse building designed to accommodate up to two tenant spaces with 2,568 of mezzanine and 568 sf of balcony. The proposed balcony can be seen from Economic Way and is designed to specifically accommodate Suite A. Additional details for the proposed building are provided in **Table 1, Project Summary**, below.

Table 1: Project Summary

	Zoning	Office (sf)	Mezzanine (sf)	Balcony (sf)	Warehouse (sf)	Total Building (sf)	Auto Parking Required	Auto Parking Stalls Provided	Landscaping (% of site)
Economic Business Center	Business Park	3,526	2,568	568	117,861	124,523	99 stalls	113 stalls	11.7%

The building is designed at approximately 40 feet in height with 2,568 sf of mezzanine and 568 sf of balcony. Twenty-five (25) truck docks are provided along the building's north elevation with two concrete truck ramps at each corner.

Landscaping for the Project would total 32,407 sf (11.7%), and would exceed the March JPA minimum site landscaping requirement of 10 percent for sites within the Business Park zone. In compliance with the Meridian SP-5, the Project would use reclaimed water for irrigation, include drought tolerant plant materials, and maintenance of landscaped areas would be sustained by the landlord. Irrigation would be moisture sensitive to limit irrigation during times of heavy rains and would be designed according to the specifications delineated in the March JPA development code.

The building is currently planned as a "spec building." Therefore, the future tenant(s) of the building is not currently known. Without knowing the future tenants, an exact number of future employees or hours of operation cannot be determined. Therefore, this Initial Study and associated technical reports use conservative estimates of potential on-site employees, hours of operation, and vehicular traffic generation based on the Project's proposed square footage and use.

Also, the applicant is seeking approval of Variance (V 18-01) to allow for a 10 foot reduction to the required front yard setback distance of 40 feet in order to accommodate the proposed 124,523 square feet speculative building. Due to the curvature of Economic Way, the building's front yard setback varies from 30 to 65 feet. Thus, a variance is requested since the front yard setback, depending upon its location, does not meet the minimum 40 foot setback requirement.

Construction of the proposed Project is expected to commence in September 2018 with a duration of approximately 12 months. The Project is planned to be operational in September 2019. The cut and fill quantity during grading would be 11,400 cubic yards (cy). Earthwork is expected to be balanced on-site with no need for import or export of material.

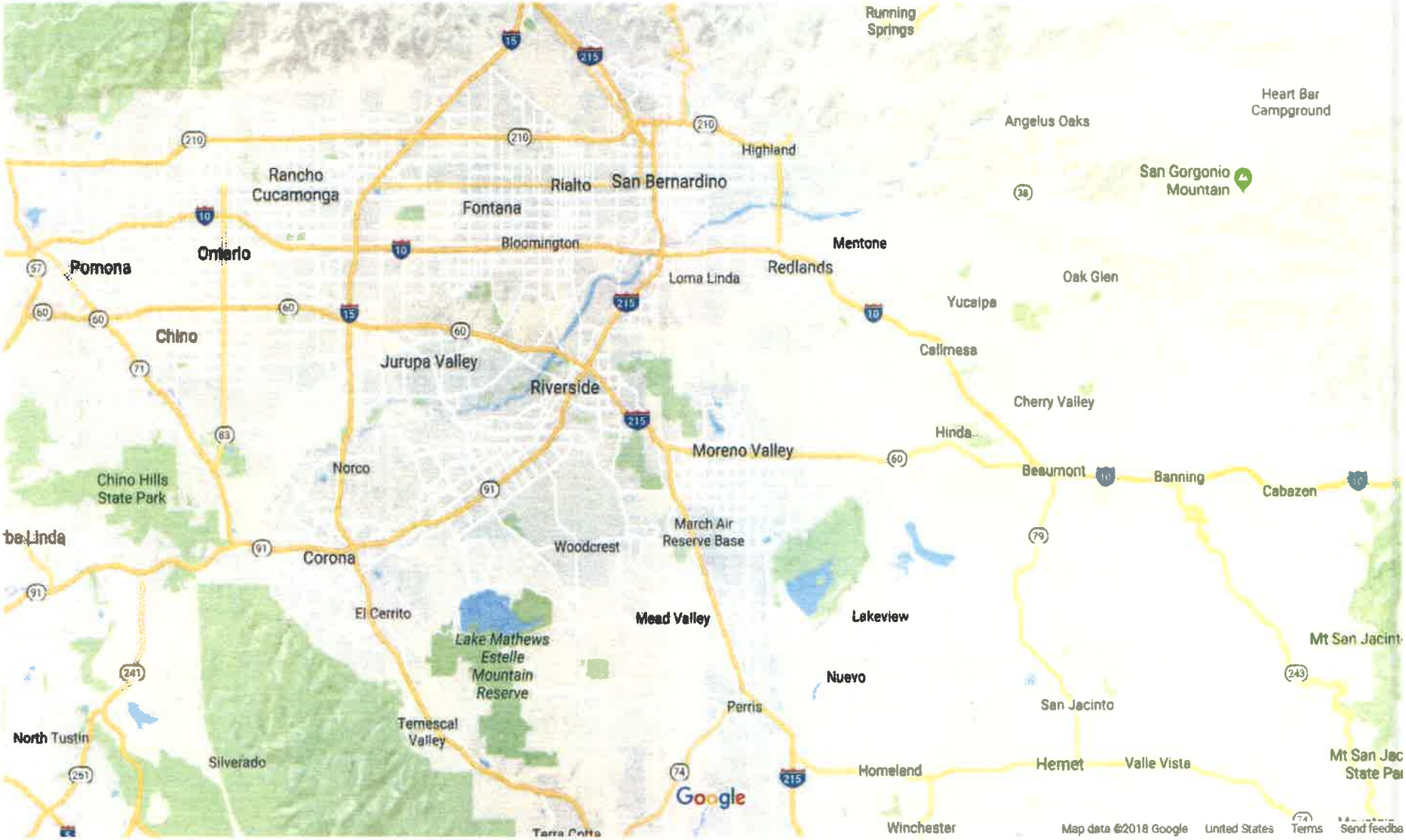
As shown in Table 1, parking for the building exceeds the March JPA requirements as per the Parking Ratios by Land Use Table III-3 of the Meridian Specific Plan Amendment (SP-5). Vehicular access would be provided at two driveway locations on Economic Way. Driveway spacing along an Industrial Collector Roadway, such as Economic Way, should adhere to the County of Riverside driveway standards at 200 feet. Trucks leaving the Project site are limited to left turning movements only as the Economic Way/Van Buren Boulevard intersection includes a right-in, right-out traffic diverter island designed for passenger cars only. A truck route sign will be posted at each point of egress to assure trucks are traveling in the right direction along Economic Way.

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

The Project site is currently vacant and was mass graded as part of the Meridian Business Park Unit 2 Phasing plan. As a result of the previous authorized grading, no native habitats, including wetland habitats, exist on the Project site. Surrounding uses to the Project site include habitat area to the west protected through a conservation easement, a cemetery to the south, developed land to the east, and Industrial uses to the north along Opportunity Way.

A National Pollutant Discharge Elimination System permit would be required to be obtained from the Santa Ana Regional Water Quality Control Board (RWQCB). Additional approvals would be required by Western Municipal Water District during construction plan review for water, sewer and recycled water connections as

per Appendix F.



Source: Google Maps, 2018

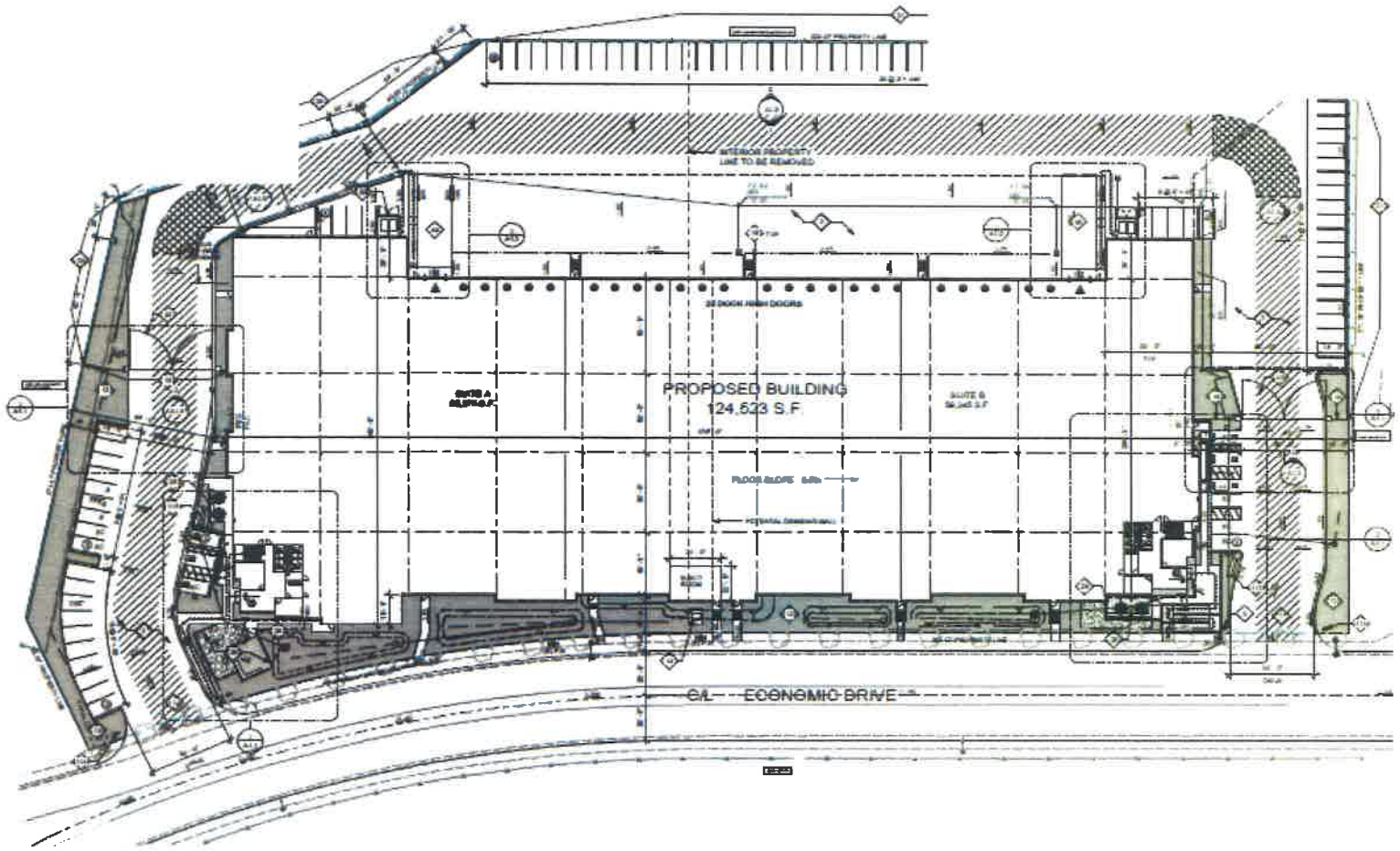
FIGURE 1: REGIONAL LOCATION MAP
Economic Business Center
March Joint Powers Authority



Source: Google Earth, 2018

FIGURE 2: Project Vicinity
Economic Business Center
March Joint Powers Authority

"Bringing Good Jobs to Riverside County"
MARCH JOINT POWERS AUTHORITY



Source: Herdman Architecture + Design, 2018

FIGURE 3: Site Plan
Economic Business Center
March Joint Powers Authority

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
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Tribal Cultural Resources	☐ Utilities / Service Systems
Mandatory Findings of Significance		

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 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

outside of what was analyzed in the Meridian SP-5 SEIR.

e) The Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. As discussed in the adopted Meridian SP-5 SEIR, all development within the Meridian Specific Plan area would be required to comply with SCAQMD Rule 402, Nuisance. Compliance with SCAQMD Rule 402 would ensure that odorous emissions from the Project would not cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. As such, a less than significant impact would occur in this regard.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-14, and IV.C-1-1 through IV.C-1-13, IV. C-1-19 and IV. C-4-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation C-1: Preferential parking spaces shall be offered to car pools and van pools.

Mitigation C-2: Employers shall implement a compressed workweek schedule when feasible.

Mitigation C-3: Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy.

Mitigation C-4: Employers shall provide on-site child care facilities when feasible.

Mitigation C-5: Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

Mitigation C-6: Projects shall provide for video conferencing facilities to the extent possible.

Mitigation C-7: Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

Mitigation C-8: Buildings shall be designed to reduce energy usage by utilizing solar or low emission water.

Mitigation 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.

Mitigation 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.

Mitigation C-11: Construction access roads to the main roads should be paved to avoid dirt being carried on to the roadway.

Mitigation 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.

Mitigation C-13: Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.

Mitigation C-14: Landscape with appropriate drought-tolerant species to reduce water consumption.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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).

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation IV.C-1-6: The construction contractor shall develop a fugitive dust control plan in accordance with the requirements of SCAQMD Rule 403.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation IV.C-1-12: The General Contractor shall post a publicly visible sign with a telephone number to contact regarding dust complaints.

Mitigation 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.

Mitigation IV.C-1-19: The Project Applicant shall ensure that the equipment, machinery, activities and uses developed within the proposed Project area are consistent with the emissions budget listed in Table III-1, contained in Chapter III, Project Description of the Meridian SP-5 SEIR and 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.

Mitigation 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.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
11)	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 protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
	f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Findings:

The 1999 U.S. Fish and Wildlife Service (USFWS) Biological Opinion (BO) No. 1-6-99-F-13 for the reuse of the March Air Force Base (AFB), which was also found to be consistent with CEQA in January 2000 by California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game), addressed the federally endangered and threatened Stephen's kangaroo rat (SKR), least Bell's vireo (LBV) and mountain plover. LBV, SKR and the mountain plover are known to occur in areas of the former March AFB. The BO concluded that development of the Meridian Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover.

a & b) As discussed above, the BO concluded that development of the Meridian Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the SKR, LBV or mountain plover. The Mountain Plover is found within the cantonment area of March Air Reserve Base and not within the Meridian SP-5 SEIR Planning area. No critical habitat has been designated for SKR within or adjacent to the Specific Plan, and therefore none would be affected. In 2009, the USFWS prepared a BO (FWS-WRIV-09B-221-09F1185) that addressed the increased population of LBV in the Specific Plan area. The riparian forest located in the southwestern portion of the North Campus and the north portion of the South Campus of the Specific Plan is occupied by LBV. The Meridian SP-5 was determined to impact 3.0 acres of LBV habitat at full buildout. The proposed mitigation to offset impacts to LBV from the Meridian Specific Plan includes conserving restoration areas and avoiding riparian drainages and upland buffers through the recordation of a conservation easement (recorded January 17, 2014). The conservation easement includes creation and restoration of 4.2 acres of LBV habitat. In addition, the Meridian SP-5 SEIR incorporated numerous conservation measures to avoid and/or minimize potential impacts to LBV and its habitat. In accordance with Mitigation Measure IV.D.1-1 of the Meridian SP-5 SEIR, vegetation clearing would be required to be conducted outside of the LBV nesting/breeding season to avoid disturbance to nesting adult LBVs and the destruction of active nests including eggs and nestlings. Taking into consideration all of the conservation measures and proposed mitigation, the USFWS concluded in the BO that the Meridian Specific Plan, which includes the proposed Project, is not likely to jeopardize the continued existence of the LBV. The Project site is graded and therefore does not contain suitable habitat for LBV. Further, the northwest corner of the site is adjacent to a recorded conservation easement for LBV habitat; and is subject to Mitigation Measure IV. D. 1-1 to assure no potential impacts to the least Bell's vireo habitat area to the west.

Habitat for the Western burrowing owl was identified within the Meridian Specific Plan area. This species is listed by the State as a species of Special Concern. The Meridian SP-5 SEIR outlines measures to minimize impacts to burrowing owls including pre-construction surveys and passive relocation measures. The Project would be required to conduct pre-construction surveys for burrowing owls, per Mitigation Measure IV.D.1-2 of the Meridian SP-5 SEIR. Should burrowing owls be detected during pre-construction surveys, passive relocation measures would be implemented to ensure that impacts would be less than significant.

Upon implementation of the Meridian SP-5 SEIR mitigation measures identified above, impacts to sensitive species and habitats would be less than significant. Since the proposed Project would be consistent with the assumed zoning and originally anticipated land use and intensities analyzed in the adopted Meridian SP-5 SEIR, no new impacts would result from the proposed Project, and therefore no further environmental review is required.

c) There are no Section 404 jurisdictional "waters of the U.S" identified within or adjacent to the Project site; therefore, no riparian, marsh, vernal pools, or coastal environments would be impacted by the development. The proposed Project was rough graded in 2003 under the original Section 404 permit (No. 200201578- RRS) and the Streambed Alteration Agreement (6-2002-291). Any jurisdictional waters of the U.S/State were removed at that time. Therefore, there are no jurisdictional areas located within the Project site. Thus, no impacts would occur as a result of the Project. No further environmental review is required.

d) The Project site is graded; therefore, it does not provide wildlife habitat other than a potential for suitable burrowing owl habitat described above. No established native resident or migratory wildlife corridors have been identified on the subject property. Therefore, the proposed Project would not substantially interfere with the movement of native or resident migratory species or their corridors, or impede the use of native wildlife nursery sites. There are no new impacts as a result of the proposed Project. No further environmental review is required.

e & f) As stated above, the Project is consistent with the 2009 Biological Opinion and the Project site is not part of a Habitat Conservation Plan or Natural Community Conservation Plan. Moreover, the Project is consistent with the March JPA's General Plan and land use policies. There are no new impacts as a result of the proposed Project. No further environmental review is required.

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?	☐	☐	☒	☐

Findings:

The Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SEIR) was certified in July 2010. When a lead agency has already prepared an EIR, CEQA mandates that "no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following events occurs: (a) substantial changes are proposed in the Project which would require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a Project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project would consist of a single speculative warehouse building up to 40 feet in height. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Business Park (BP) in the Meridian SP-5. A modified CEQA Guidelines Appendix G Checklist is used in this Initial Study to demonstrate that the previously certified EIR adequately addresses the potential impacts of the Project.

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the site of the proposed Project, would result in less than a significant impact to aesthetics. Since the Project is designed as a single speculative warehouse building with no tenant known, the developer identifies in the Project Description (**Appendix A**) that the building will be marketed toward companies with a light manufacturing use such as assembly/fabrication, labor-intensive manufacturing, assembly of semi-finished components and storage of related materials, which is a permitted use in the Business Park zone. However, single warehouse buildings are not particularly common in Business Park zones, but typically consist of multiple, smaller tenant spaces. The proposed Project is also found consistent with Table III-2, Lot and Yard Dimensions for projects within the Business Park zone of the Meridian Specific Plan, as it relates to Floor Area ratio and minimum yard setbacks. The impact on aesthetics was found to be less than significant based on the overall appearance of development and its general equivalence to what was evaluated in the 2003 Focused EIR. The Specific Plan Amendment generally replaced smaller business park development with larger lot distribution warehouses and other industrial land uses. Although the Meridian SP-5 SEIR did not assume a single warehouse building for the proposed Project site, the overall appearance of the proposed Project is similar to the development throughout the Specific Plan area, and consistent with the basis of the previous analysis.

The Meridian SP-5 SEIR found that the Specific Plan area does not include scenic highways and no on-site rock outcroppings or historic buildings located within the Project area are within a state scenic highway. Furthermore, the

Meridian SP-5 SEIR found that compliance with the March Business Center Specific Plan, Design Guidelines, Landscape Concept Plan and Development Code would ensure that conflicts and incompatibilities between land uses and associated aesthetic impacts would not occur. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and would result in less than significant impacts. (Meridian SP-5 SEIR, pp. VII-1- VII-2)

a, b, and c) The Project site is located on a graded area (rough graded per the March Business Center Tentative Map for portions of the Meridian north campus). As a result, there are no trees or rock outcroppings located on the Project site. The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the proposed Project. The City of Riverside identifies Alessandro Boulevard and Van Buren Boulevard as scenic boulevards. Van Buren Boulevard is also recognized by the County of Riverside and March JPA as a scenic boulevard. The 2003 Focused EIR and the Meridian SP-5 SEIR both evaluated the impacts related to scenic boulevards/corridors and found that the Meridian Specific Plan and the Meridian SP-5 would adhere to regional standards and design guidelines, including any applicable mitigation measures. Furthermore, development was found to be consistent with neighboring jurisdictions, particularly in relation to FAR, which would help to retain a similar scale of development, including the proposed Project which is located along Van Buren Boulevard. Furthermore, the proposed Project would be similar to other uses along Meridian Parkway including existing warehouse developments; and therefore, would not significantly affect aesthetics. The Project is also subject to landscaping and other applicable requirements outlined in the approved March Business Center Design Guidelines. Adherence to these requirements would reduce aesthetic impacts to a less than significant level. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

d) In accordance with the requirements of the existing Meridian Design Guidelines, all Project lighting is required to be low or high pressure sodium or Light Emitting Diode (LED) with full cut-off fixtures directing light into the Project site. LED lighting at or within 100 Kelvin of 2,700 Kelvin is permitted. No light would be emitted above the height of light fixture and all lighting would be mounted at a maximum of 25 feet above final grade. There would be no significant impact to day or nighttime views, as the Project would comply with the requirements of the approved March Business Center Design Guidelines. The Project would comply with the requirements of the Specific Plan with respect to new sources of light and glare. Therefore, no new impact not previously addressed in the Meridian SP-5 SEIR would result. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure I-1 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation I-1: All projects are required to comply with the March Business Center Specific Plan, Design Guidelines, landscape concept plan and Development Code, which will ensure the following:

- Conflicts and incompatibilities between land uses will not occur through the use of landscaped setbacks, buffers, site design, site orientation, architectural features, walls or fences, density/intensity reductions, reduced hours of operation for commercial and industrial uses, shielding of lighting, and the like.
- Enhance and preserve natural and man-made features, such as major roadways, rail line, drainage courses, utility corridors, groups of rock outcroppings, and tree rows to create boundaries, entryways, and separate entities for distinct geographic portions of the Specific Plan.
- Preservation of Van Buren Boulevard and Alessandro Boulevard scenic corridors and enhancement of the gateway treatment at the Riverside National Cemetery.

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))?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, does not contain agricultural resources or land under Williamson Act contract. The 2003 Focused EIR did not address Forest Resources, as Appendix G of the CEQA Guidelines was amended to include Forest Resources in 2010, after the adoption of the 2003 Focused EIR. However, the Meridian SP-5 SEIR found that the Specific Plan area, which includes the proposed Project site, does not contain any forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or land zoned for Timberland Production (as defined by Government Code section 51104(g)). Therefore, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use.

Although the soils found within the Specific Plan area contain characteristics that make them eligible as Farmlands of Statewide Importance, the lack of irrigation and level of previous disturbance as a result of development of the March AFB resulted in the determination by the United States Department of Agriculture Natural Resources Conservation Service that no prime, unique, statewide or locally important farmland are present within the Planning Area, which includes the previously approved Specific Plan area and proposed Project. (Meridian SP-5 SEIR, pp. VII-2 – VII-3.)

a) The Project site is not designated by the California Natural Resources Agency as farmland of any type and is not the subject of a Williamson Act contract. Therefore, no impact would occur in this regard as a result of the proposed Project.

b) The Project site and surrounding area does not contain agricultural resources or land under Williamson Act contract. Therefore, no impact would occur in this regard as a result of the proposed Project.

c, d, & e) The Project site does not contain forest land; therefore, no impact would occur in regards to changing forest land to a non-forest use.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for agricultural and forest resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
III.	AIR QUALITY. Where available, the significance criteria established by the applicable air quality management 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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e)	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Findings:

The proposed Project is located within the Riverside County portion of the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as an extreme non-attainment area for ozone and a moderate non-attainment area for particulate matter less than or equal to 2.5 microns ($PM_{2.5}$). The SCAB is a federal attainment/maintenance area for carbon monoxide (CO), particulate matter less than or equal to 10 microns (PM_{10}), nitrogen dioxide (NO_2). The Riverside County portion of the SCAB is in federal attainment for sulfur dioxide (SO_2) and lead. Under the California Ambient Air Quality Standards (CAAQS), the SCAB is designated as a non-attainment area for ozone (both the 1- and 8-hour standards), PM_{10}, and $PM_{2.5}$. The Riverside County portion of the SCAB is in attainment of the CAAQS for CO, NO_2, SO_2, and lead.

The Project proposes a single speculative warehouse building on a 6.37-acre Business Park designated parcel. Since the project is proposed to be a speculative building with no tenant known, the site could have the potential to operate with an array of permitted uses, including custom or light manufacturing. Since the use is consistent with the zoning and the trip generation estimated to accommodate the Project is less than what was analyzed in the Meridian Specific Plan (SP-5), the project will not impose any new impacts to air quality outside of what was analyzed in the Meridian SP-5 SEIR.

a) The Project proposes to develop approximately 124,523 sf of speculative warehouse on Unit 4, Lots 13 and 14 within the Meridian Specific Plan area. The proposed Project would be consistent with the zoning, land use designations and intensities analyzed in the adopted Meridian SP-5 SEIR, which determined that overall operational emissions from implementation of the Meridian Specific Plan Amendment (including the proposed Project) would exceed the South Coast Air Quality Management District (SCAQMD) daily emissions thresholds for reactive organic gases (ROG), nitrogen oxides (NO_X), carbon monoxide (CO), particulate matter 10 microns in

diameter or less (PM_{10}), and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$). The proposed Project does not involve any uses that would increase population beyond that considered in the General Plan and/or Meridian Specific Plan. The proposed Project would be required to comply with applicable Mitigation Measures C-9 through C-14, and IV.C-1 through IV.C-13. As the proposed Project is considered consistent with the zoning, land use designations and intensities in the General Plan and Meridian Specific Plan, no new impacts would occur in this regard.

b) The Meridian SP-5 SEIR determined that construction and operational emissions for Meridian SP-5 would exceed SCAQMD thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated.

Construction Emissions

Construction related activities for the proposed Project would generate short-term air quality impacts. Construction of the Project is expected to occur between September 2018 and September 2019. Grading activities would require approximately 11,400 cubic yards of balanced earthwork on the Project site; no soil import or export would be required. In order to reduce the intensity of construction air quality impacts, the proposed Project would be required to comply with Mitigation Measures C-1 through C-14 from the 2003 Focused EIR and Mitigation Measures IV. C-1-1 through IV. C-1-20 of the 2010 Meridian SP-5 SEIR. Specifically, Mitigation Measures IV. C-1-1 through IV. C-1-10 are procedures that would minimize the emissions of criteria pollutants during construction; and therefore would result in an emissions reduction. Measures IV. C-1-11 and IV C-1-12 would be expected to facilitate the avoidance of NOx and fugitive dust. Through implementation of the mitigation measures listed above, the construction activities within the Meridian SP-5 Planning area (comprised of the proposed Project) would have reduced emissions of ROG and $PM_{2.5}$ to below significance threshold; however, emissions of NOx and PM_{10} would continue to exceed the significance threshold. Also, implementation of standard SCAQMD measures (e.g., SCAQMD Rule 403) would further reduce these emissions. Since the proposed Project and its associated use is consistent with what was analyzed in the Meridian SP-5 SEIR, no new impacts would occur.

Operational Emissions

The proposed Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. In addition, the Project's traffic volumes (581 average daily trips [ADT]) would be less than the volumes analyzed in the adopted Meridian SP-5 SEIR for Unit 4- Lot 13 and 14 at 814 ADT for both lots combined, therefore generating less emissions than what was assumed for these lots in the Meridian SP-5 SEIR. However, the overall maximum daily operational emissions for Meridian SP-5 Planning area (including the proposed Project) would be well above SCAQMD's daily emissions thresholds. Provided below, Table IV. C-7 "Maximum Daily Operational Emissions" of the Meridian SP-5 SEIR identifies that the total emissions in lbs/day of ROG, NOx, CO, PM_{10} and $PM_{2.5}$ exceed the criteria pollutant thresholds.

Table 10
Maximum Daily Operational Emissions

Emission Source	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
			lbs/day			
Energy Use[1]	0.80	10.97	9.21	0.00	0.02	0.02
Landscaping[1]	1.48	0.25	18.54	0.00	0.07	0.07
Architectural Coatings[1]	25.10	-	-	-	-	-
Generator Emissions	14.41	25.28	1.33	5.15	0.83	0.83
Boiler Emissions	2.33	21.18	35.58	0.25	3.22	3.19
Cooking Emissions	0.39	-	-	-	1.26	1.24
Drive-Through Vehicle Idling Emissions	6.60	0.85	10.70	0.03	0.23	0.19
TRU Emissions	77.22	501.96	256.34	0.75	23.60	23.36
Yard Equipment Emissions	34.50	336.53	117.49	0.40	13.76	12.25
Rail Emissions	0.27	4.45	0.52	0.31	0.09	0.09
Diesel Storage	0.088	-	-	-	-	-
Gas Station Emissions	10.43	-	-	-	-	-
Internal Trips	17.17	10.06	53.24	0.03	3.41	0.80
External Trips	423.25	4251.74	3118.38	7.88	1680.62	304.75
TOTAL	**614.04**	**5163.27**	**3621.33**	**14.80**	**1727.02**	**346.79**
Significance Criteria	55	55	550	150	150	55
Significant?	*Yes*	*Yes*	*Yes*	*No*	*Yes*	*Yes*

[1]Maximum results for summer vs. winter season reported.

Therefore, impacts would remain significant and unavoidable in this regard. No new impacts would occur outside of what was analyzed in the Meridian SP-5 SEIR.

c) The SCAQMD has set forth both a methodological framework as well as significance thresholds for the assessment

of a Project's cumulative operational air quality impacts. The SCAQMD's approach for assessing cumulative impacts is based on the SCAQMD's AQMP forecasts of attainment of National Ambient Air Quality Standards (NAAQS) in accordance with the requirements of the Federal and State Clean Air Acts (CAAs). This forecast also takes into account SCAG's AQMP forecasted future regional growth. As such, the analysis of cumulative impacts focuses on determining whether a proposed Project is consistent with the growth assumptions upon which the SCAQMD's AQMP is based. If the Project is consistent with the growth assumptions, then future development would not impede the attainment of NAAQS and a significant cumulative air quality impact would not occur.

As discussed above, the proposed Project's short-term construction emissions would be below SCAQMD thresholds through implementation of Mitigation Measures C-1 through C-14 from the 2003 Focused EIR and Mitigation Measures IV. C-1-1 through IV. C-1-20 of the 2010 Meridian SP-5 SEIR. Specifically, Mitigation Measures IV. C-1-1 through IV. C-1-10 are procedures that would minimize the emissions of criteria pollutants during construction; and therefore would result in an emissions reduction. Measures IV. C-1-11 and IV C-1-12 would be expected to facilitate the avoidance of NOx and fugitive dust. Also, based on the Project size and trip generation, operational emissions for the proposed Project is anticipated to be less intensive as the Project's estimated traffic volumes are less than the volumes analyzed for Unit 4-Lot 13 and 14 within the Meridian SP-5 SEIR. However, the Meridian SP-5 SEIR Planning Area will still exceed SCAQMD's daily emissions thresholds for ROG, NO_X, CO, PM_{10}, and $PM_{2.5}$ with mitigation incorporated. As such, the Project's operational emissions would contribute to a net increase for criteria pollutants that are nonattainment in the SCAB (i.e., O_3, PM_{10}, and $PM_{2.5}$), and a cumulatively considerable air quality impact would occur. However, no new impacts would occur.

d) Sensitive receptors are members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of land uses where sensitive receptors are typically located include residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. Sensitive receptors near the Project site include surrounding residences to the west and a retirement community to the south referred to as Altavita Village. As part of the air quality evaluation in the Meridian SP-5 SEIR, a Health Risk Assessment (HRA) was performed to address the potential for significant health risks associated with diesel particulate emissions from truck traffic generated by the operations of the Meridian SPA project area. The HRA was prepared in accordance with the California Office of Environmental Health Hazard Assessment's (OEHHA) Air Toxic Hot Sports Program Guidance Manual for Preparation of Health Risk Assessments (OEHHA, 2003), the South Coast Air Quality Management District's (SCAQMD) Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis (SCAQMD, 2005) and the HotSpots Analysis and Reporting Program User Guide (CARB, 2003). As recommended by the SCAQMD and in CARB guidance, the HotSpots Analysis and Reporting Program (HARP) was used to conduct an HRA. However, the HRA performed for the Meridian SPA project area did not evaluate construction emissions because construction is temporary and would last less than 10 years, therefore health risks associated with temporary construction activities are not addressed in the Meridian SP-5 SEIR HRA project analysis. The results of the HRA determined that the cancer and non-cancer risks associated with the Meridian SPA project area are below the significance thresholds established by SCAQMD, the background excess cancer risk levels are already above the significant thresholds. Although SCAQMD does not have a method for combining the Meridian SPA project area with a cumulative project list for the purposes of calculating cumulative HRA impacts, the addition of DPM from the Meridian SPA project area to the background health risk, which exceeds the significance threshold, is considered a significant cumulative impact. Since the proposed Project is consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR, impacts would remain significant and unavoidable in this regard. No new impacts would occur outside of what was analyzed in the Meridian SP-5 SEIR.

With regard to CO "HotSpot" Analysis, projects that involve increases in traffic have the potential to cause CO "hot spots." To evaluate the potential for a significant adverse air quality impact associated with CO emissions, a CO "hotspot" evaluation was performed at six (6) intersections in the Meridian SPA project area. No exceedances of the CO standards were predicted resulting from Meridian SPA project area (including the proposed Project) traffic.

Criteria pollutants (O_3, PM, CO, NO_X, SO_X, and Lead) are regulated through a separate process than TACs, and these pollutants are not considered health risk assessments. The potential health effects are addressed through the NAAQS and CAAQS. Because the Meridian SPA project area (inclusive of the proposed Project) would result in a significant impact from emissions of ROG, PM, CO, and NO_X, the Meridian SPA project area (inclusive of the proposed Project) emissions of these pollutants would also result in a significant impact. Since the proposed Project is consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR, impacts would remain significant and unavoidable in this regard. No new impacts would occur

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure A-4 and D-3 from the 2003 Focused EIR and Mitigation Measure IV. D.1-1 and IV.D.1-2 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation 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.
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.
3. Regular maintenance activities shall include the removal of vegetation.
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).

Mitigation 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.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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 direct loss of eggs and chicks, all vegetation shall be cleared outside the LBV breeding season (e.g., March 1 through August 15).
- 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 intervals. 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.
- Temporary construction fencing shall be used to delineate constructing limits and will be maintained until construction is complete.
- 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.

- Construction activities adjacent to the Conservation Area will be conducted during daylight hours to avoid the use of night lighting that could increase predation rates and/or disrupt nesting LBVs.

- 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.

- 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 (ie. the bulb/source is not visible above the "horizontal" and will be shielded.

- All drainage from adjacent development within the Meridian development shall be directed away from the riparian areas to avoid the potential urban-runoff contamination of LBV habitat.

- Temporary chainlink fence shall be installed by the Project sponsor 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 CMMP. The LLMD will be responsible for mending fences or walls that are adjacent to the Conservation Easement Areas.

- All lots within the Meridian development adjacent to the Conservation Easement Areas shall be landscaped with native, non-invasive plant materials to protect biological resources, such as habitat supporting LBV.

- All new construction that will occur adjacent to Conservation Easement Areas 1 and 2 shall be designed such that no fuel modification will be required within the conservation areas.

Mitigation Measure 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.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
12)	CULTURAL RESOURCES. Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☒	☐
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☒	☐
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d)	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR assessed the impacts to Cultural Resources within the Specific Plan area which includes the proposed Project Area. The *Cultural Resource Survey, Test, and Evaluation* conducted by Tierra in December 2009 for the Meridian SP-5 SEIR discovered one previously unidentified cultural resource site, KHMR-1 in the North Campus of the Specific Plan. Based on the evaluation of KHMR-1 conducted by Tierra, no further work was recommended for KHMR-1 and the Project site is considered fully mitigated.

a-d) As discussed above, the *Cultural Resource Survey, Test, and Evaluation* conducted by Tierra concluded that no further work was recommended for KHMR-1 and the Project site is considered fully mitigated. However, the Meridian SP-5 SEIR requires a professional archaeologist and Native American monitor all initial ground disturbing activity in native soils in the Meridian SP-5 area. The proposed Project is not located within an area of native soils. As documented in the *Geotechnical Engineering Investigation* prepared for the proposed Project by NorCal Engineering March 2018; **Appendix B**), an engineered fill soil classifying as a brown, fine to medium grained, clayey to silty sand was encountered at a depth of 11 to 15 feet. Mass grading of the North Campus began in 2003 and has since been completed. The rough grading resulted in the removal and replacement of native alluvial soils with the engineered fill soil documented in the *Geotechnical Engineering Investigation* prepared for the proposed Project. These grading activities, which reached depths of approximately 12 feet, did not expose any archaeological or paleontological resources on the Project site.

In the unlikely event that archaeological or paleontological resources are encountered at the time of final grading, Project construction, or any other time before Project completion, all Project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Meridian SP-5 SEIR. The Coroner would be notified if human remains are located as required by the Public Resources Code and Health & Safety Code. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures K-1, K-2, K-3, K-5 and L-1 from the 2003 Focused EIR and Mitigation Measures IV.J-2-4 through IV.J-2-6 and IV.J-4-1 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation K-1: All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

Mitigation 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.

Mitigation K-3: All future development shall use proper erosion control measures during and following construction.

Mitigation 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.

Mitigation 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.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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.

Mitigation 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.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, 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 sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the March JPA 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.

Mitigation 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.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
13) 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, creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR determined that potential impacts to geology and soil resources had not changed since the 2003 March Business Center Focused EIR (which includes the proposed Project) and that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. Mitigation measures identified in the Meridian SP-5 SEIR are noted below. A *Geotechnical Engineering Investigation* was prepared for the proposed Project and is included as **Appendix B**. The *Geotechnical Engineering Investigation* included recommendations for placement of compacted fill and expansive soil guidelines.

a–e) As discussed above, the Meridian SP-5 SEIR determined that the mitigation measures provided in the 2003 Focused EIR remain appropriate for the Meridian Specific Plan area. As identified by the 2003 Focused EIR, the Meridian Specific Plan, which includes the proposed Project, is located on soils comprised of Cieneba-Rockland-Fallbrook association, and is located 13 miles northeast of the Elsinore-Whittier fault and 7 miles southwest of the San Jacinto fault, with no active faults in the Specific Plan area. The soils and sediments within the proposed Project area are considered stable with low potential for expansion or liquefaction. The *Geotechnical Engineering Investigation* prepared for the proposed Project by NorCal Engineering (March 27, 2018; Appendix B) indicated that the Project site contains no known active or potentially active faults trending toward or through the site. The proposed Project lies outside of any Alquist Priolo Special Studies Zone and the potential for damage due to direct fault rupture is considered very remote. The proposed Project is not situated in an area of generalized liquefaction susceptibility and the potential for liquefaction to occur on the proposed Project site is considered to be very low due to the density of the subsurface soils and the shallow depth to bedrock.

The *Geotechnical Engineering Investigation* found the near surface engineered fill soils onsite to be fine to medium grained, clayey to silty sand which was encountered to a depth of 11 to 15 feet. These soils were noted to be dense and moist. A granitic bedrock was encountered beneath the engineered fill and classified as a fine to medium grained with some course grained, silty sand. This highly weathered and friable bedrock was observed to be hard to very hard and damp to moist. The overall engineering characteristics of the earth material were relatively uniform with each excavation. No groundwater was encountered to the depth of our trenches and no caving ocurred.

As discussed in the Meridian SP-5 SEIR, the Specific Plan would be served by a sewer system, so septic systems or alternative waste water disposal systems would not be required. As specified in the Meridian SP-5 SEIR mitigation measures, the proposed Project shall be constructed in accordance with the Uniform Building Code (UBC) and California Building Code (CBC), as well as the *Geotechnical Engineering Investigation* conducted for the Project and the grading requirements contained within the March JPA Development Code. With implementation of the Meridian SP-5 SEIR mitigation measures, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite K-1 through K-3 and K-5 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation K-1: All grading should be performed in accordance with the grading guidelines outlined in the March JPA Development Code.

Mitigation 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.

Mitigation K-3: All future development shall use proper erosion control measures during and following construction.

Mitigation 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.

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

Findings:

The Meridian SP-5 SEIR addressed GHG emissions for the Specific Plan area which includes the proposed Project Area. The Meridian SP-5 SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO2 for the duration of construction. The Meridian SP-5 SEIR determined that the GHG emissions would exceed CARB and SCAQMD thresholds.

The Project proposes a single speculative warehouse building on a 6.37-acre Business Park designated parcel. Since the Project is designed as a speculative warehouse building, the developer is proposing that the building will operate as a Light Manufacturing use, which is permitted on Business Park zoned parcels. According to the Meridian North Campus Specific Plan (SP-5), "Light Manufacturing uses include labor-intensive manufacturing, assembly, fabrication or repair processes which do not involve frequent large container truck traffic or the transport of large scale bulky products. The new products may be finished in the sense that it is ready for use or consumption or it may be semi-finished to become a component for further assembly or packaging." Since the proposed use is permitted in Business Park zoned parcels and the estimated trip generation for the Project has been determined to be less than the prior trip estimates budgeted for Unit 4, Lots 13 and 14 within Planning Area 6 of the Meridian SP-5 SEIR per the *Meridian Planning Region C, Unit 4, Lots 13/14 Traffic Consistency Assessment*; **Appendix E**, the proposed Project would not result in any new significant impact than what was previously analyzed in the Meridian SP-5 SEIR.

a) The adopted Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in long-term operational greenhouse gas (GHG) GHG emissions that would exceed the California Air Resources Board (CARB) and SCAQMD thresholds. The proposed Project would be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. In addition, the Project's traffic generation (581 average daily trips [ADT]) would be similar to the volumes analyzed in the adopted Meridian SP-5 SEIR. As such, the proposed Project's contribution to Meridian SP-5's GHG operational emissions exceedances would be considered significant. A significant and unavoidable impact would occur in this regard. No new impacts would occur.

b) The adopted Meridian SP-5 SEIR determined that implementation of Meridian SP-5 would result in less than significant impacts with regard to GHG reduction plan consistency. As discussed in the adopted Meridian SP-5 SEIR, Meridian SP-5 would be consistent with Statewide goals and policies for reducing GHG emissions, as well as the State's recommended actions for reducing GHG emissions in the transportation, electricity and natural gas, green buildings, water, industry, forestry, recycling and water management, and agricultural sectors. As noted above, the proposed Project is considered to be consistent with the assumed zoning and originally anticipated land uses and intensities analyzed in the adopted Meridian SP-5 SEIR. In addition, the Project's traffic generation (581 average daily trips [ADT]) would be similar to the volumes analyzed in the adopted Meridian SP-5 SEIR. The Project would be required to implement all feasible GHG reduction measures (Mitigation Measures C-1 through C-9, C-12 through C-14 and B-5 through B-6, B-10, B-11, H-4, H-5, H-7, and K-5). As such, the Project would not conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact would occur in this regard.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway,

Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures C-1 through C-9, C-12 through C-14, B-5, B-6, B-10, B-11, H-4, H-5, H-7, K-5 from the 2003 FEIR and IV.L-1.1 through IV.L-1.26 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional or substantially more severe impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation C-1: Preferential parking spaces shall be offered to car pools and van pools.

Mitigation C-2: Employers shall implement a compressed workweek schedule when feasible.

Mitigation C-3: Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy.

Mitigation C-4: Employers shall provide on-site child care facilities when feasible.

Mitigation C-5: Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures.

Mitigation C-6: Projects shall provide for video conferencing facilities to the extent possible.

Mitigation C-7: Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles.

Mitigation C-8: Buildings shall be designed to reduce energy usage by utilizing solar or low emission water.

Mitigation 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.

Mitigation 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.

Mitigation C-13: Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.

Mitigation C-14: Landscape with appropriate drought-tolerant

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation B-11: The March JPA shall cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan area.

Mitigation H-4: The project applicant shall incorporate the following measures to help reduce the

project's potential solid waste impacts and to help in the County's effort to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.

- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.

- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

Mitigation 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.

Mitigation H-7: The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

Mitigation 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.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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).

Mitigation 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).

Mitigation 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.

Mitigation 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.

Mitigation 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).

Mitigation 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 Project 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, countdown 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).

Mitigation 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.

Mitigation IV.L-1.8: Project shall include permanent TMA membership and funding requirement per the Specific Plan Amendment. Funding for trip-reduction measures shall be provided by the individual lot developers.

Mitigation 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.

Mitigation 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).

Mitigation 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.

Mitigation 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.

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 IV.L-1.14: Project shall install Energy Star labeled roof materials.

Mitigation 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.

Mitigation IV.L-1.16: Project shall use ARB-certified diesel construction equipment.

Mitigation IV.L-1.17: Project sponsor shall encourage the recycling/reuse of demolished construction material.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation IV.L-1.23: Provide light colored concrete paving in truck courts.

Mitigation IV.L-1.24: Provide electrical outlets at building exterior areas.

Mitigation IV.L-1.25: Provide energy efficient appliances (e.g., Energy Star) and energy-reducing programmable thermostats that automatically adjust temperature settings.

Mitigation IV.L-1.26: Provide low flow and waterless fixtures for restroom facilities.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
15)	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?	☐	☐	☒	☐
	g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
	h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would result in less than significant impacts with mitigation incorporated to hazards and hazardous materials. The Meridian SP-5 SEIR found that the March ARB is included in several federal, state, and local environmental databases including the National Priority List (NPL) or Superfund, the comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Resource Conservation and Recovery Act Large Quantity Generators (RCRA-LQG), US

Engineering Controls, US Institutional Controls, and the Department of Toxic Substances Control (DTSC) Cortese database, Leaking Underground Storage Tanks (LUST) database, plus several others that contain both spill and administrative violations. No LUST cases were identified within the Specific Plan area; however, the Meridian SP-5 SEIR identified 14 LUST cases within approximately 1 mile of the Specific Plan area. The Meridian SP-5 SEIR also noted that as part of the realignment process, a Finding of Suitability for Transfer (FOST) was prepared for the parcels transferred to the March JPA. The FOST required federal agencies to execute a contract stating that the parcel of land being transferred would be remediated before the transfer could take place. Remediation includes the removal of all materials that could cause harm to the environment or human health. The Meridian Specific Plan encompasses three sites identified in the FOST. The Meridian SP-5 SEIR also examined the one site previously identified in the Base's Installation Restoration Program (IRP) investigations. This site contained a small benzene groundwater plume and was addressed in the 2003 Focused EIR. On August 21, 2003, the RWQCB, Santa Ana Region, issued final closure of this site; therefore, no further action related to this location is required.

The Meridian SP-5 SEIR noted that the Specific Plan is located adjacent to an existing military and civilian airport with an active runway. The Air Force has defined a set of Accident Potential Zones (APZ)s for use in the Air Installation Compatibility Use Zone (AICUZ) Study, and development within the portions of these lots within the APZs limits building height to a single story. Limitations also include overall building area, persons per acre density and other criteria as defined in March JPA Resolution #08-01.

The Meridian SP-5 SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to hazards and hazardous materials. A *Phase I Environmental Site Assessment* was prepared for the proposed Project by Professional Service Industries, Inc. (January 2016; **Appendix C**); the results are summarized herein.

a & b) Per the *Phase I Environmental Site Assessment (*ESA), the site consists of two graded vacant parcels of land. The subject property is located on the north side of Street F, approximately 600 feet west of Meridian Parkway. The property can be identified by Riverside County Parcel Numbers 294-050-071-6 and 294-050-070-6. Historical resources indicate the subject property consisted of undeveloped land as early as 1938. By 1953, the eastern parcel of the subject property was graded as a dirt lot and the western parcel remained vacant. Between 2006 and 2009, the eastern parcel was left vacant and returned to its present day undeveloped state. The subject property is located within an area of primarily undeveloped vacant land. Current uses of the adjoining properties include: vacant land to the north and west, Street F followed by vacant land to the south, and an active construction project to the east.

The assessment revealed no evidence of historical recognized environmental conditions (HRECs) in connection with the subject property, no evidence of controlled recognized environmental conditions (CRECs), no evidence of recognized environmental conditions (RECs), and no evidence of a vapor encroachment condition (VEC).

Once the Project is constructed, hazardous materials would be limited to those associated with a warehouse and storage facilities, business park type uses and office buildings. These include cleaners, paints, solvents; and fertilizers and pesticides for site landscaping. Because these materials are used in very limited quantities, they are not considered a hazard to the public. Future Project operations that use, generate, or store hazardous materials would be required to comply with the applicable federal, state, and local health and safety regulations regarding these substances to avoid impacts to the public or environment. Per Mitigation Measure IV.E.1-1 of the Meridian SP-5 SEIR, a risk management plan (RMP) would be prepared and implemented for operations that would store, handle, or use hazardous materials in excess of state and/or federal threshold quantities. The RMP must include hazard assessment, release prevention training, and emergency response planning components, as described further in Section IV.E, *Hazards and Hazardous Materials*, of the Meridian SP-5 SEIR. Adherence to these requirements would reduce potential Project impacts to less than significant. Moreover, the proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. No further environmental review is required.

c) The closest school is Tomas Rivera Elementary School which is located approximately 1.7 miles west of the Project site. The Project site is not located within the 0.25 mile school buffer overlay for the Tomas Rivera Elementary School or within 0.25 miles of any other school. As a result, no impacts are anticipated.

d) According to Section IV.E of the Meridian SP-5 SEIR, the Project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No significant adverse impacts relative to hazardous materials sites would result with Project implementation. No further environmental review is required.

e) The proposed Project is not located within the Clear Zone, APZ I or APZ II as shown in the 2005 March ARB AICUZ. The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). However, as of December 27, 2016, the

DDA was not extended and therefore the ALUC Exception area no longer applies to these lots. As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using criteria found in the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary of the analysis: Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian Specific Plan (SP-5). The proposed development is located in compatibility zone C1, of the SP-5/JLUS, which is the Primary Approach/Departure Zone. Commercial/Industrial development must comply with an average of 100 people/acre and 250 people/in the most concentrated single-acre.

Average Land Use Intensity

The allowed average land use intensity is 100 persons/acre. The Riverside County Airport Land Use Commission uses the following criteria to determine average intensity: for manufacturing use - one person per 200 square feet, and for office use – one person per 200 square feet. The proposed Project is designed as a speculative warehouse building measuring 124,523 square feet, of which 6,662 square feet is office area. Accordingly, occupancy for this building on an average basis is (117,861/200 + 6,662/200) = 622 people or (622 people/6.37 acres) = 97.6 or 98 people/acre. A second method for determining total average occupancy is based on the number of parking spaces. In this case, the number of passenger vehicle parking spaces (113) is multiplied by 1.5 passengers per vehicle to yield the total building occupancy (113 X 1.5)=169.5 or 170 persons. Accordingly, based on the alternate average building occupancy method, building occupancy is 170 people or (169.5 persons /6.37 acres) = 26.6 or 27 persons per acre. Through use of either calculation, the average intensity in persons per acre is in full compliance with the Joint Land Use Study.

Single-Acre Land Use Intensity:

Airport Compatibility Zone C-1 limits maximum single-acre occupancy to 250 persons an acre. Based on the submitted site plan, the maximum single acre for the building would consist of the 1,775 square foot first floor office area, the 1,284 square foot second story mezzanine office area and the 39,424 square feet first floor manufacturing area. This would result in a single-acre occupancy of 212 people, which would be consistent with the Zone C1 single-acre criterion of 250 people.

Given the proposed Project meets the requirements of the AICUZ and the ALUC, no further environmental review is required.

f) The proposed Project is not located within the vicinity of a private airstrip. As a result, no impacts are anticipated.

g) The March JPA adopted the March Area Emergency Resource Guide (Guide) in 2008. The Guide provides a list of resources and contact information for emergency resources in the area, including local hospitals, natural disaster resources, law enforcement, fire protection, airports/air services, emergency services for the March Inland Port, mass transportation information, nearby health care clinics, utilities providers, pharmacies, and ambulance resources. According to the Meridian SP-5 SEIR, the Specific Plan is consistent with the March Area Emergency Resource Guide because the construction and operation of individual projects within the Specific Plan area would not result in a physical interference with emergency routes. Moreover, primary access to all roads within the Specific Plan would be maintained during construction of the proposed Project. The proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

h) According to the Western Riverside County Wildfire Susceptibility Map, the Meridian Specific Plan is not located within a fire hazard zone. Additionally, the proposed Project is located on a previously graded lot within an area that is proposed to be developed as a warehouse with a Light Manufacturing use. The Project site is bordered by a recorded conservation easement to the west, Opportunity Way and Unit 4-Lot E detention basin to the north, developed land to the east and Economic Way to the south. With regard to the conservation easement area to the west, fuel modification is evaluated annually by the Riverside County Fire Department. If fuel modification does occur within the conservation easement area adjacent to a structure, it will not exceed 100 feet as per the Meridian SP-5 SEIR. Fire Department access is provided at three locations, the first along Van Buren Boulevard, the second off Vista Grande Drive in the City of Riverside and the third off Barton Drive adjacent to the Grove Community Church. Thus the Project would not generate significant impacts related to exposure of people or structures to wildland fire hazards not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures IV.A.2-1 and IV.E.1-1 from the 2010 Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.A.2-1: Development located within either APZ I or APZ II shall comply with Resolution #JPA 08-01.

Mitigation 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.

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

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?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR included an analysis of the Ultimate Drainage Conditions Study which was prepared for the Meridian SP-5 SEIR. The purpose of the Ultimate Drainage Conditions Study was to review previous drainage analyses for the Meridian Specific Plan area and confirm that the findings from the 2003 Focused EIR remained valid. This study evaluated the interim East Detention Basin contemplated with Unit 4, which captures Project area runoff and intercepts and detains offsite flow from the South Campus, the Future Development Area, and the Orangecrest residential development further to the west of the proposed Project area. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to hydrology with mitigation incorporated. As described in Section IV.F, *Hydrology/Water Quality*, of the Meridian SP-5 SEIR, the Santa Ana Regional Water Quality Control Board (RWQCB) is responsible for regulating stormwater discharges and maintaining the quality of water resources within the northwestern portion of Riverside County, including the proposed Project. Construction activities, storm drain systems, and point-source discharges associated with individual projects within the Specific Plan area would be required to obtain authorization by the Santa Ana RWQCB and coverage under a National Pollutant Discharge Elimination System (NPDES) permit, per Section 402 of the Clean Water Act. A *Preliminary Water Quality Management Plan* was prepared for the proposed Project by Tory R. Walker Engineering, Inc. (December 2017, **Appendix D**); the results are summarized herein.

a) The proposed Project would include the construction of impermeable surfaces (i.e., pavement and structures), and would be required to obtain a NPDES permit to address water quality impacts. Prior to issuance of the NPDES permit, the Project would prepare a Stormwater Pollution Prevention Plan (SWPPP), consistent with the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit). The SWPPP would incorporate best management practices (BMPs) similar to those described in the Meridian SP-5 SEIR that would be employed to prevent stormwater pollutants from leaving the Project site during construction (e.g., gravel bags, silt fence, fiber rolls, etc.). Additionally, the Project would be required to prepare a Water Quality Management Plan (WQMP) in accordance with the NPDES Permit No CAS618033 Order No. R8-2010-0033. Preparation and implementation of a SWPPP and WQMP, as well as implementation of design, source control and/or treatment BMPs recommended in the Meridian SP-5 SEIR, would reduce potential impacts to water quality during construction and avoid violations of water quality standards.

   Non-point source surface water from impervious surfaces within the Project site may contain contaminants or increased sediment loads that would increase pollution within the local storm drain system. Implementation of the proposed Project would involve construction of a 124,523 square foot speculative warehouse building with a paved parking lot and landscaping. Stormwater runoff would be treated with Best Management Practices (BMPs) onsite prior to discharging east of the Project site into the South Channel Basin through a master planned storm drain. The drainage facility outlets would be sized to convey the tributary 100-year storm, per Riverside County Flood Control and Water Conservation District design criteria. The onsite BMPs and regional detention basin would treat storm water prior to discharging to the offsite municipal separate storm sewer system (MS4) permitted facility and avoid violations to the water quality standards. The proposed Project would not introduce any new impacts not previously addressed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) Although the proposed Project does not involve the extraction of groundwater, the introduction of impervious surfaces within a graded, vacant site would reduce percolation and recharge of groundwater on site. As described above, stormwater would be collected and discharged into the existing South Channel Basin located east of the Project site. The detention basin, as analyzed in the Meridian SP-5 SEIR, would allow percolation and recharge of groundwater, and would mitigate Project impacts. Therefore, no further environmental review is required.

   As discussed in the Meridian SP-5 SEIR, appropriate BMP's associated with the required NPDES permit and all other existing federal and state regulations regarding water quality would be adhered to by the Specific Plan and associated individual projects, as required through the SWPPP. Therefore, impacts to groundwater from the proposed Project would be less than significant.

c & d) As previously discussed, the Project site is located on a graded area (rough graded per the March Business Center Tentative Map for portions of the Meridian north campus). The proposed Project would not substantially alter the existing drainage patterns of the Project site or vicinity. The completed Project would continue to drain to the Regional Detention Basin. This detention basin would detain and treat storm water runoff prior to discharge to the downstream MS4 drain system, thus, minimizing potential for flooding to occur on or off site. Also, the Project site does not include any streams or rivers that could be altered by the proposed Project. Therefore, impacts to the drainage pattern and issues related to flooding would be less than significant and consistent with those analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

e) Refer to Response IX. (a), above. The proposed Project is required to prepare a SWPPP under the NPDES Construction General Permit to implement BMPs to minimize storm water runoff during construction. In addition, the New Development & Redevelopment Guidelines for Projects Under the March Joint Powers Authority (January 9, 2008) include post-construction management requirements to control storm water runoff. Implementation of a SWPPP and the mitigation measures listed in Section F of the Meridian SP-5 SEIR for post-construction BMPs would reduce the possible impacts of additional runoff to the storm water drainage system resulting from the proposed Project to less than significant. No further environmental review is required.

f) Water quality impacts other than those described in Response IX. (a) above are not anticipated with implementation of the proposed Project. Therefore, impacts resulting from the Project would be less than significant and consistent with those analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

g) The proposed Project does not include any housing; therefore, no flood hazard would occur with Project implementation. No further environmental review is required.

Refer to Response IX. (g), above. The Meridian SP-5 SEIR identifies that the Meridian Planning area, which encompasses the proposed project is located within Zone D of the FIRM map. Zone D areas are defined as having possible undermined flood hazards because no flood hazard analyses have been performed within this zone. Knowing this, all drainage improvements have been designed to convey a 100-year storm event; thus reducing the potential for flooding. Thus implementation of the proposed Project would not subject structures to a 100-year flood hazard area.

e) As indicated in the Meridian SP-5 SEIR, the Specific Plan area, including the proposed Project site, is not located downstream of a levee or dam; therefore, there is no significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

f) As indicated in the Meridian SP-5 SEIR, the Specific Plan area, including the proposed Project site, is located approximately 45 miles from the Pacific Ocean and is not downstream of a significant body of water. Therefore, there is no risk of exposure to inundation by seiche or tsunami. Although areas to the west of the proposed Project are slightly higher in elevation, these areas are vegetated so the potential for a mudflow is unlikely. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measure A-4 from the 2003 Focused EIR and Mitigation Measure F-3 from the Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation A-4: Project detention basins shall have the following features to limit bird activity:

5. 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.
6. 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.
7. Regular maintenance activities shall include the removal of vegetation.
8. 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).

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
17)	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	☐	☐	☒	☐
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, was consistent with regionally relevant plans, including the Southern California Association of Government's Regional Transportation Plan (RTP) and Growth Visioning Principles and Senate Bill 375. Furthermore, given the fact that the Specific Plan Amendment did not alter or propose new land use designations, only the acreages associated with those designations, the Meridian SP-5 SEIR concluded that the Specific Plan Amendment was consistent with the March JPA General Plan and the Specific Plan (March JPA 2010), as well as the March JPA Development Code (March JPA 2010). The Specific Plan Amendment was also found to be consistent with the compatibility policies contained within the 2005 AICUZ for March ARB, the Riverside County ALUP, and Draft March ARB/Inland Port Airport Joint Land Use Study (March JPA 2010).

a) The proposed Project is located within the Meridian Specific Plan and is zoned Business Park. The Project site has been mass graded and is currently vacant. The Project would not expand the boundaries of the Specific Plan area or introduce new land use designations that would divide an existing community. The additional residential development within the Orangecrest Community to the west increases the number of residential units in the vicinity of the proposed Project, but these units are confined within the larger Orangecrest development, which does not intersect the boundaries of the Meridian SP-5 SEIR Planning area. No impact would occur.

b) The proposed Project is located within Airport Influence Area (AIA) II, Zone C1, of the 2014 March Air Reserve Base/ March Inland Port Airport Land Use Compatibility Plan (ALUCP). The ALUCP provides development standards for the AIA including land use criteria and building height requirements. The Project is proposing the development of a single speculative warehouse building with a Light Manufacturing use, subject to the approval by the March Joint Powers Commission. The proposed Light Manufacturing use and building height of 40 feet are allowable based on the criteria for nonresidential development in the C1 zone, and the Project does not propose any hazards to flight. The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). However, as of December 27, 2016, the DDA was not extended and therefore the ALUC Exception area no longer applies to these lots. As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using criteria found in the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. As discussed in Section 15e of this Initial Study, the proposed project was found to be consistent with the density requirements for projects proposed in the compatibility zone C1- Primary Approach/Departure zone. The proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR as a Light Manufacturing Uses are identified as permitted uses in Business Park zones within the Meridian SP-5 and therefore, were accounted for as potential uses within the impact analysis of the Meridian SP-5 SEIR. The Meridian SP-5 SEIR found the impacts to be less than significant. Thus, impacts would be no greater than what was analyzed in the previously certified Meridian SP-5 SEIR. No further environmental review is required.

c) The proposed Project is located adjacent to a recorded conservation easement area for the purposes of preserving riparian habitat suitable for the endangered least Bell's vireo (LBV) avian species. Development projects

proposed adjacent to this conservation area are subject to the requirements of the *Compensatory Mitigation and Monitoring Plan* (CMMP) dated April 8, 2010. As per the CMMP, individual lot developers are to replace the temporary chain link fence at the onset of fine grading improvements and install a permanent masonry/tilt up concrete wall along the portion of the site adjacent to the conservation area. All lighting must be fully shielded to prevent spillage into the habitat area. All onsite plant species are to be chosen from Appendix E of the CMMP. No impacts are attributed to the endangered species during construction and post-construction of the site. Mitigation requirements for biological resource impacts associated with the Meridian SP-5 SEIR are provided in Section IV. D., Biological Resources, of the SEIR. The project site is not located within or adjacent to a natural community conservation plan area such as the Western Riverside MSHCP or other approved local, regional, or State habitat conservation plan. No impact relative to conservation plans would occur and no mitigation is required. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Meridian SP-5 SEIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Meridian SP-5 SEIR was certified is available that would impact the prior finding of no impact.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR Mitigation Measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures A-1, A-2 and A-4 from the 2003 Focused EIR and IV.A-2-1 from the 2010 Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation 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 2005 Air Installation Compatible Use Zone (AICUZ).

Mitigation 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. 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.

Mitigation A-4: Project detention basins shall have the following features to limit bird activity:

- All detention basins shall have a draw down within 24 hours with the exception 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 Unit 4-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.

- Standing water in all detention basins outside of the specified draw down times shall be addressed through the use of positive drainage techniques (grading, wet wells, French drains are some examples) by the Project sponsor.

- Regular maintenance activities shall include the removal of vegetation.

- 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).

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.A-2-1: Development located within either APZ I or APZ II shall comply with Resolution #JPA 08-01.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
18)	MINERAL RESOURCES. Would the project:				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR found no significant mineral deposits within the Specific Plan area which includes the proposed Project Area. Furthermore, the Meridian SP-5 SEIR noted that the California Department of Conservation, Division of Mines and Geology identifies Mineral Resource Zones within Riverside County; and determined that no Mineral Resource Zones exist within the Specific Plan area, inclusive of the proposed Project Area. (Meridian SP-5 SEIR, p. VII-3.)

a & b) The Meridian SP-5 identified no changes in the findings or impacts of the 2003 Focused EIR and found impacts to Mineral Resources related to the implementation of the Specific Plan area to be less than significant. The proposed Project area is within the Specific Plan area that was evaluated in the Meridian SP-5 SEIR. The proposed Project site is not located within a Mineral Resource Zone as identified by the California Department of Conservation, Division of Mines and Geology and significant mineral deposits are not known to exist within the proposed Project area. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR Mitigation Measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding Mitigation Measures for mineral resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
19)	NOISE. Would the project result in:					
	a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
	b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
	c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
	d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
	f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Findings:

As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Specific Plan Amendment would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limits the noise levels at the lot boundaries for stationary noise and would be applicable to the proposed Project. Upon implementation of the Meridian SP-5 SEIR mitigation measures identified below, noise impacts would be less than significant.

a) The Meridian SP-5 SEIR analyzed the noise impacts for the Specific Plan Amendment area, which includes the proposed Project. The noise analysis included in the Meridian SP-5 SEIR was based on the regulatory requirements and noise generation factors resulting from land uses proposed as a part of the Specific Plan Amendment. The Project proposes a single speculative warehouse building on a 6.37-acre Business Park designated parcel. The Project is proposing to operate with a light manufacturing use which includes operations such as labor-intensive manufacturing, assembly, fabrication or repair processes which do not involve frequent large container truck traffic or the transport of large scale bulky products. The new products may be finished in the sense that it is ready for use or consumption or it may be semi-finished to become a component for further assembly or packaging. Since the proposed use is permitted in Business Park designated parcels, the estimated trip generation for the Project was found in consistent with the prior trip estimates for the Project site within Planning Area 6 of the Meridian SP-5 SEIR (**Appendix E**). As described in Section IV.H of the Meridian SP-5 SEIR, potential noise increases associated with the Specific Plan Amendment would be within the levels permitted by the March JPA Development Code, as well as the City and County of Riverside noise standards. The mitigation measures identified in the Meridian SP-5 SEIR limits the noise levels at the lot boundaries for stationary noise and would be applicable to the Project. The proposed uses are consistent with development assumed in the Meridian SP-5 SEIR and would not generate abnormal noise levels. Noise associated with the proposed Project is anticipated to primarily be vehicle-related. As per the *Meridian Planning Region C, Unit 4, Lots 13/14 Traffic Consistency Assessment*; **Appendix E**, the traffic associated with the proposed use is far less than what was assumed for Unit 4, Lot 13 and 14 in the Meridian SP-5 SEIR. As such, the noise generated by vehicle-related noise levels is consistent with the previous analysis completed for the Meridian SP-5 SEIR. Therefore, the proposed Project would not result in new noise-related stationary or vehicular impacts not considered in the Meridian SP-5 SEIR.

Construction-related activities would temporarily increase ambient noise levels in the proposed Project vicinity. Construction-related noise levels at and near the Project site would fluctuate depending on the level and type of construction activity on a given day. The analysis performed in the Meridian SP-5 SEIR used conservative assumptions to calculate worst-case construction noise levels. Noise from Project construction activities could be audible at adjacent commercial uses and at the nearest residential land uses. Construction noise would be intermittent and last for several days or a few weeks. As discussed in the Meridian SP-5 SEIR, short-term noise impacts associated with demolition, excavation, earth moving, and construction activities would be considered less than significant if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction would be implemented in accordance with these conditions. It is not anticipated that construction of the proposed Project would result in new short-term noise impacts or increase the severity of impacts previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) The proposed Project is not anticipated to involve heavy manufacturing, drilling, or other subterranean activities that would generate excessive groundborne vibration or elevated noise levels associated with such activities. In addition, construction activities associated with the proposed Project are not anticipated to involve pile driving or blasting. Therefore, no impact related to groundborne vibration would occur. No further environmental review is required.

c) Refer to Response XII. (a), above. The proposed Project would be consistent with the Meridian SP-5 SEIR as it relates to noise generated by stationary sources and vehicles. The Project site is located approximately 2,500 feet from the nearest sensitive noise receptor, single family housing to the west. Due to the relatively large distance between sensitive noise receptors and Project- related noise sources, as well as the background noise emissions resulting from vehicles on the roadways and aircraft operations from the nearby March ARB airport, Project-related increases in ambient noise levels would be less than significant and consistent with the Meridian SP-5 SEIR. No further environmental review is required.

d) Refer to Response XII. (a), above. In accordance with the March JPA Development Code, construction activities would be limited to the daytime hours and construction equipment would be equipped with sound muffling features to assure that construction equipment does not create a significant temporary increase in ambient noise levels in the Project vicinity above those existing without the Project. The proposed Project would not introduce new noise impacts not previously covered in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

e) The proposed Project is not a sensitive land use and is considered an acceptable use within the noise contours estimated in the 2003 Focused EIR and carried forward in the Meridian SP-5 SEIR. The Project land use is consistent with the 2005 AICUZ and ALUP. The 2003 Focused EIR incorporated mitigation measures which require individual developments to comply with ALUP policies and requirements. The Project is consistent with the 2003 Focused EIR and Meridian SP-5 SEIR assumptions. Therefore, no further environmental review is required.

f) The proposed Project is not located within the vicinity of a private airstrip. Therefore, no impact would occur.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures J-2 through J-7 from the 2003 Focused EIR and Mitigation Measures IV.H-1-1 through IV.H-1-4 from the 2010 Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation J-2: All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.

Mitigation 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.

Mitigation 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.

Mitigation J-5: Buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within its construction.

Mitigation 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.

Mitigation J-7: Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation IV.H-1-1: Design and operate each lot in such a manner as to not exceed the sound levels at each lot line as identified in Table IV.H-8 (Project Lot Noise Levels).

Mitigation 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.
- 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.
- 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.

Mitigation 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.

Mitigation 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.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
20)	POPULATION AND HOUSING. Would the project:				
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	☐	☐	☒	☐
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would result in a less than significant impact to population and housing. The Meridian Specific Plan proposed the establishment of an employment center with no associated residential development. The Meridian SP-5 SEIR found that the surrounding area consisted of mostly residential development which resulted in an existing jobs/housing ratio imbalance. Implementation of the Meridian Specific Plan accounted for a reduction in the existing jobs/housing imbalance by bringing jobs to an area that was largely residential and a less than significant impact to population and housing would result from implementation of the Meridian Specific Plan. (Meridian SP-5 SEIR, p. VII-3.)

a) The proposed Project does not include new housing. As previously discussed, the proposed Project is located in a Business Park zone and would consist of a single speculative warehouse building proposed to operate as a Light Manufacturing use, which is a permitted use in Business Park zones. Though short-term, construction-related jobs would be generated during Project construction, it is assumed that these jobs would come primarily from the local labor pool. Jobs generated by operation of the proposed businesses would be consistent with the job growth analyzed in the Meridian SP-5 SEIR. The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, including the proposed Project, would have an overall net benefit, as the current jobs/housing ratio imbalance within Riverside County would be reduced. Based on these considerations, the proposed Project would not result in a substantial increase in population growth or create new or additional impacts beyond those previously considered in the Meridian SP-5 SEIR.

b & c) The Project site is a vacant lot that has been previously graded and cleared and as such, does not contain housing that would need to be replaced elsewhere. The proposed Project would not remove or otherwise displace housing or people. Accordingly, no replacement housing is required as part of the Project and no impact would occur.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for population and housing. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
21)	PUBLIC SERVICES. Would the project:				
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐

Findings:

The Meridian SP-5 SEIR concluded that the Specific Plan Amendment, which includes the proposed Project, would not include residential uses or otherwise contribute to an increase in population within the Project area that could affect demand for parks, schools and/or other public facilities. The uses designated within the Meridian Specific Plan were found to be similar to those analyzed in the Focused EIR and would not create a demand for police of fire prevention services in excess of what had been analyzed in the 2003 Focused EIR. The Meridian SP-5 SEIR found that compliance with applicable mitigation measures from the 2003 Focused EIR would result in less than significant impacts to public services with mitigation incorporated.

a) The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities related to the listed public services. The following address the services identified above:

- Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire Department. The closest fire stations are the Riverside County Fire/Moreno Valley Station 65 located approximately 2.5 miles east of the Meridian North Campus Specific Plan area at 15111 Indian Street in Moreno Valley and the Towngate Fire Station No. 6 located approximately 2.8 miles north of the Meridian North Campus Specific Plan area at 22250 Eucalyptus Avenue. Per the Development Agreement with the Master Developer for the Meridian SP-5, a station is proposed to be built on a two-acre site on the northeast corner of Meridian Parkway and Opportunity Way within the Meridian Specific Plan area. While land for this two-acre site has been identified, there is no specific development proposal to construct it at this time. The Project complies with the previously approved uses for this site and would not require additional fire protection services or generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. Impacts are less than significant, and as such, no further environmental review is required.
- Police Protection: Riverside County Sheriff's Department provides law enforcement services for the Specific Plan area. The Riverside County Sheriff's Department provides police services for the City of Moreno Valley, City of Perris and adjacent unincorporated areas of Riverside County. The Sheriff's Department serves the Project site from the Moreno Valley Station, located at 22850 Calle San Juan De Los Lagos in the City of Moreno Valley. This station is approximately 1.9 miles northeast of the proposed Project site. The March JPA contracts with the Riverside County Sheriff's Department to provide supplemental Sheriff patrols to the March JPA Planning area. The proposed Project would be subject to Public Facilities development impact fees in accordance with March JPA Development Impact Fee regulations. Implementation of the proposed Project would not generate new impacts that were not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.
- Schools: The Project would not create a demand for additional school facilities. Implementation of the proposed Project would include the construction of a single speculative warehouse building which would be used for Light Manufacturing purposes. As such, school services would not be impacted since there is no increase in population connected with implementation of the Project. No impact would occur and no further environmental review is required.
- Parks: The proposed Project does not require the construction or expansion of recreation facilities as the proposed Light Manufacturing use would not cause an increase in population that would require allocation of parks or recreational services. Moreover, the proposed Project would not result in impacts not previously addressed in the Meridian SP-5 SEIR. No impact would occur and no further environmental review is required.

Mitigation Measures:

The analysis did not identify any additional impacts associated with the Project; accordingly, no applicable mitigation measures were identified in the Meridian SP-5 SEIR.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
22)	RECREATION. Would the project:				
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	☐	☐	☒	☐

Findings:

The Meridian SP-5 Specific Plan Amendment did not include recreational facilities or proposed land uses that would require the construction or expansion of recreational facilities. Although park land was not included within the Meridian Specific Plan, multi-use trails and bikeways were incorporated into the transportation network and 11.1 acres of open space were incorporated into the land use plan. The Meridian SP-5 SEIR found that less than significant impacts to recreation facilities would result from implementation of the Meridian Specific Plan. (Meridian SP-5 SEIR, p. VII-4.)

a & b) As non-residential uses, the proposed Project would not generate the need for new or expanded parks or recreational facilities since an increase in population requiring allocation of such facilities is not anticipated with implementation of the Project. Moreover, the proposed Project would not result in impacts not previously evaluated in the Meridian SP-5 SEIR. Therefore, no impact would occur and no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for recreation. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
23)	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 facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Findings:

Traffic associated with the Meridian SP-5 Amendment to the North Campus of the Meridian Specific Plan are managed using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget". The Specific Plan Amendment accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Meridian SP-5 area as illustrated on Table V-1 of the Specific Plan Amendment. The Project site is located within Planning Area 6 of Planning Region C which accounted for 8,622 passenger car average daily trips and 7,539 external average daily trips within the Meridian SP-5 area. Truck trips were accounted for in Planning Area 6 at 294 average daily trips.

A supplemental traffic assessment, *Meridian Planning Region C, Unit 4, Lots 13/14 Traffic Consistency Assessment* was prepared for the proposed Project by SDH & Associates (April 2018). The report is provided in **Appendix E**; the results and conclusions of the report are summarized herein.

a & b) The proposed Project intends to develop a 124,523 square foot speculative warehouse building on 6.36 acres designed to accommodate up to two tenants with a light manufacturing land use, which includes 6,662 square feet of office space. Light Manufacturing uses include assembly/fabrication, labor-intensive manufacturing, assembly of semi-finished components and storage of related materials, which is a permitted use in the Business Park zone. The Meridian SP-5 SEIR assumed both passenger car trips and truck trips to this site.

Trip generation for the Project was calculated in accordance with the methods used for the Meridian SP-5 SEIR, which used the Institute of Transportation Engineers Trip Generation Manual, 8th Edition and the 2003 Fontana Truck Trip Generation Study. In accordance with the Specific Plan Amendment, a 13 percent "capture" volume was applied to the calculated passenger car trips. This reduction is noted in the Trip Generation Summary and reflected in the external average daily trips (ADT) volume in the Traffic Monitoring Spreadsheet (W/U4-13/14).

The anticipated average daily traffic (ADT) for the existing uses in Planning Area 6 total 6,791 external average daily trips out of the 7,539 average daily trips allotted for Planning Area 6. Existing truck trips account for 30 average daily trips out of the allotted 294 average daily trips. The ADT for the proposed Project includes 581 external passenger cars trips and 109 truck trips. The estimated 581 passenger car trips reflects the 13 percent internal capture reduction established in the Specific Plan. The truck trips associated with the light manufacturing use were estimated at 109 average daily trips, all of which are external. The traffic analysis determined that the vehicle and truck trips allotted to Unit 4, Lots 13 and 14 in the Specific Plan Amendment analysis was greater than the proposed Project trip estimates, and that there would be 167 passenger car trips and 155 truck trips remaining in Meridian SP-5 Planning Area 6 Planning Area 6 would be fully built out after the proposed Project.

Based on these calculations, an increase in passenger vehicular traffic or truck traffic counts over those anticipated in the Meridian SP-5 SEIR is not anticipated. As described in the Meridian SP-5 SEIR, the proposed Project would be consistent with the applicable plans and policies that establish performance criteria for the circulation system within the Project area, including the March JPA Truck Route Ordinance. Therefore, the proposed Project would not result in new or substantially more severe traffic-related impacts not considered in the Meridian SP-5 SEIR, and no further environmental review is required.

c) The proposed Project consists of a 124,523 square foot warehouse building on 6.36 acres designed to accommodate up to two tenants with a Light Manufacturing use. The Project and its associated use enforces existing land use regulations to maintain consistency with the AICUZ and JLUS, as well as the ALUP and would not impact air traffic operations. Thus, no impact would occur.

d & e) There are no design features in the site plan that substantially increase hazards. Placement of the driveways are located at locations that would reduce hazard to the extent possible. Adequate emergency access to the Project site would be provided via the driveway locations along Economic Drive. On-site drive aisle widths would meet minimum requirements for emergency vehicle access. The circulation network within the Meridian SP-5 area has been demonstrated in the Meridian SP-5 SEIR to have sufficient capacity to accommodate existing and projected future traffic volumes, including emergency vehicles. Furthermore, the Meridian SP-5 SEIR requires street improvements for the Meridian Specific Plan area to meet all requirements of the County of Riverside in order to provide for safe street use in terms of design speed, street section, location of curb cuts and level of service. Therefore, the proposed Project would not result in any new traffic related impacts not considered in the Meridian SP-5 SEIR and no further environmental review is required.

f) As discussed in the Meridian SP-5 SEIR, implementation of future development within the Specific Plan area require all facilities to implement a Transportation Demand Management (TDM) to facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-alone modes of travel. The Specific Plan incorporates bicycle paths, bus pull-outs, pedestrian sidewalks, and Metrolink facilities to accommodate alternative modes of travel. Since the Project would not conflict with any adopted policies, plans or programs supporting alternative transportation, impacts are considered less than significant. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures B-1, B-2, B-5, B-6, B-7, B-8, and B-10 from the 2003 SEIR and Mitigation Measure IV.B-1-4 from the 2010 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation B-1: The Project shall contribute on a fair share basis toward the improvements identified in the Cumulative Impacts section.

Mitigation 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.

Mitigation 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.

Mitigation 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.

Mitigation B-7: March Business Center shall provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities.

Mitigation 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).

Mitigation 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.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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 March JPA would calculate trip generation for both passenger cars and trucks using approved trip generation rates. Once approved by the March JPA, a running total would be kept for each of the Planning Areas as applications are reviewed.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
24) TRIBAL CULTURAL RESOURCES. Would the project:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the impacts to Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation determined that any Traditional Resources within the Specific Plan area would likely be associated with the Cahuilla or the Luiseno Indian groups. Traditional resources can include archaeological sites, burial sites, ceremonial areas, caves, mountains, water sources, plant habitat, gathering areas or any other natural area important to a culture for religious or heritage reasons. Significant traditional sites are subject to the same regulations, and are afforded the same protection as other types of historic properties. Any modern traditional resources within the proposed Project area are likely to be associated with the Cahuilla or the Luiseno Indian groups. To date, no such resources have been identified. However, no such resources had been discovered in the Specific Plan area prior to the completion of the 2003 EIR. The 2003 identified mitigation (See Mitigation L-1 below), that would reduce impacts to Cultural Resources, including Traditional Resources, to a less than significant level.

Meridian SP-5 SEIR also evaluated Tribal Cultural Resources within the Cultural Resources evaluation. The evaluation documented that no such resources had been identified to date. The Meridian SP-5 SEIR also outlined the process for which the March JPA complied with California Senate Bill 18 (SB 18) which included a Native American contact program.

a & b) As discussed in threshold V(a), the proposed site is not known to contain cultural resources listed or eligible for listing in the California Register of Historical Resources. Furthermore, the site is not known to contain resources determined to be of significance to a California Native Tribe. However, adherence to Mitigation Measures L-1, IV.J-2-4 through IV.J-2-6 and IV.J-4-1 from the Meridian SP-5 SEIR would minimize impacts to any Tribal Cultural Resources should they be discovered during grading or construction. Tribal Consultation per AB 52 is not required as a part of this Initial Study, however, compliance with the mitigation measures described below would reduce any potential impacts on historic tribal cultural resources to a less than significant level with mitigation incorporated.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures 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 SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2003 Focused EIR Applicable Mitigation Measures:

Mitigation 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.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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.

Mitigation 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 March 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 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.

Mitigation IV.J-2-3: Prior to beginning Project construction, the Project Archaeologist shall file a pregrading report with the March JPA 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.

Mitigation 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.

Mitigation 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.

Mitigation IV.J-2-6: If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project sponsor, 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 sponsor and the Tribe cannot agree on the significance or the mitigation for such resources, the March JPA 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.

Mitigation 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.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
25)	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?	☐	☐	☒	☐
	f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
	g)	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Findings:

The 2003 Focused EIR evaluated the potential impacts to on-site utilities associated with implementation of the Meridian Specific Plan as provided in the 2003 Focused EIR. The proposed Meridian SP-5 area (including the Project) was evaluated for changes to utility and service systems that may have occurred since the 2003 Focused EIR completion. Numerous minor changes with respect to pipe design and sizing have occurred within the water and sewer systems. Thus, an evaluation of potential impacts to these systems associated with implementation of the proposed Meridian SP-5 was performed. The Meridian SP-5 SEIR found that the changes proposed in the Specific Plan would not include revisions that are expected to change demand for electricity and telecommunications services beyond what was analyzed in the 2003 Focused EIR because the overall uses and the acreage of the Specific Plan were the same as valuated in the 2003 Focused EIR. The primary difference is the amount of acreage allocated to each land use designation. Thus, an evaluation of dry utility impacts associated with implementation of the proposed Project was not performed. The Meridian SP-5 SEIR concluded that compliance with the applicable 2003 Focused EIR mitigation measures, and the incorporation of additional mitigation measures identified below, would result in a less than significant impact with mitigation incorporated to utilities and service systems.

As described in the Meridian SP-5 SEIR, an existing wastewater treatment plant (WWTP), located approximately 1.8 miles south of the Project site and west of I-215 at Nandina Road, would serve the wastewater needs of the Specific Plan area, including the Project site. The facility is designed to meet the wastewater treatment and discharge requirements of the Santa Ana Regional Water Quality Control Board and has sufficient capacity to treat projected flows.

a) As discussed above, the Meridian SP-5 SEIR included analysis of wastewater needs based on the changes in land use and acreage proposed in the Meridian SP-5 Specific Plan Amendment. The wastewater analysis in the Meridian SP-5 SEIR used those proposed land uses to generate an assessment of existing and future demand on waste water facilities. As the proposed Project is consistent with the land uses identified in the Meridian SP-5 SEIR, the demand on wastewater facilities resulting from the proposed Project was accounted for in the previous analysis. The addition of the proposed Project would have minor contributions to the demand for wastewater treatment services identified for the Meridian SP-5; however, impacts would be no greater than what was previously analyzed in the Meridian SP-5 SEIR. Thus, there would be no impact with respect to applicable Regional Water Quality Control Board requirements and no further environmental review is required.

b) The Meridian Specific Plan area is served by the Western Municipal Water District (WMWD). WMWD purchases water from the Metropolitan Water District of Southern California (MWD). The water is treated at the Henry Mills Treatment Plant in the City of Riverside and delivered to the Project area via water supply infrastructure constructed north of Opportunity Way. WMWD prepared a Water Supply Assessment (WSA) (October 2002) during the preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan for the duration of the timeframe specified in the legislation. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day (gpd). The WSA was updated by WMWD (October 2009) to address potable water supply associated with implementation of the Meridian SP-5. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from implementation of the Meridian SP-5. Correspondence from WMWD dated January 18, 2018 (See **Appendix F**), confirmed that WMWD would provide water service to the proposed Project provided that the Project adheres to the standard conditions enumerated in the letter including the acquisition of required permits, approvals, and payment of applicable costs and fees. Furthermore, the proposed Project use is consistent with the WSA prepared for the Specific Plan area in 2009 and therefore no additional demand is anticipated. Thus, the addition of the proposed Project would not create an additional demand for water or wastewater facilities beyond those identified for the Meridian SP-5 SIER. Accordingly, Project impacts to the provision of water services and wastewater treatment capacity are consistent with the Meridian SP-5 SEIR and no further environmental review is required.

c) The Project proposes 32,407 sf (approximately 0.74 acres) of landscaping, the remainder of the Project site would consist of impervious surfaces, which would increase the amount of impervious surfaces from approximately 0 percent to 88.4 percent. The addition of these impervious surfaces would increase surface runoff; however, all stormwater would discharge to existing Regional Detention Basins located east of the Project site. These detention basins were designed and constructed to accommodate Project-induced water runoff from the Specific Plan area. Thus, impacts to storm drain facilities are consistent with those addressed in the Meridian SP-5 SEIR and no further environmental review is required.

As described in response XVII (b) above, a WSA dated October 16, 2002 was prepared by WMWD during the

preparation of the 2003 Focused EIR to evaluate the availability of adequate water supplies to serve the March Business Center Specific Plan. The approved water demand for the area in the 2002 WSA was 495,520 gallons per day gpd. The WSA was updated by WMWD in October 2009 to address potable water supply associated with the Meridian SP-5, including the proposed Project site. The projected water demands identified in the WSA were based on the WMWD's 2005 Urban Water Management Plan (UWMP). The data provided in the UWMP is based on estimated water supply during normal and drought year conditions. WMWD confirmed availability of supplies defined in the 2002 WSA and an additional 6,700 gpd to serve an additional 3.2 acres of developable land and uses associated with the redistribution of land use designations that would result from the Meridian SP-5. The proposed Project currently has two meters on each parcel; one meter for potable water and one meter for reclaimed water. The impacts to the reclaimed water service system are consistent with the Meridian SP-5 SEIR. On January 18, 2018, Western Municipal Water District (WMWD) provided a letter to the lot developer regarding water, sewer and recycled water availability to accommodate the proposed project and is provided as Appendix F. The purpose of this letter is to assure that the proposed development is consistent with the water budget and Water Supply Assessment completed for the Meridian SP-5 SEIR Project area. Additionally, since the proposed project is consistent with the zoning and anticipated land use for projects within the Meridian North Campus Specific Plan, the projected water, sewer and recycled water demands for Unit 4-Lot 13 and 14 analyzed in the October 2009 Water Supply Assessment in the Meridian SP-5 SEIR remain consistent. Therefore, no further environmental review is required.

a) Refer to response XVII (a) above. The proposed Project would use existing wastewater treatment facilities, which have sufficient capacity to serve the proposed Project and are being expanded to accommodate additional growth in western Riverside County. The demand for wastewater treatment capacity would not be greater than what was analyzed in the previously certified Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) The Meridian SP-5 SEIR concluded that sufficient capacity exists to meet solid waste disposal requirements associated with the Specific Plan, which would include the proposed Project. Since the Project is not anticipated to increase solid waste generation above the generation rates assumed in the Meridian SP-5 SEIR, impacts to solid waste facilities are consistent with the Meridian SP-5 SEIR no further environmental review is required. Therefore, there would be no impact.

c) Refer to response XVII (f) above, the proposed Project would not generate additional solid waste above that anticipated in the Meridian SP-5 SEIR. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15177, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518, (951) 656-7000. Mitigation Measures H-2 through H-5, H-7, H-8, IV.G-2-1, IV.G-2-2, and IV.G.4-1 from the 2010 Meridian SP-5 SEIR would be applicable to the proposed Project. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation measures beyond those identified in the Meridian SP-5 SEIR are required.

2010 SP-5 SEIR Applicable Mitigation Measures:

Mitigation 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.

Mitigation 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.

Mitigation 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 or 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.

Mitigation 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.

Mitigation H-7: The proposed non-potable water system will meet "Purple" pipe standards for reclaimed water systems.

Mitigation H-8: A fireflow standard of 5,000 gallons per minute shall be used for the water distribution network.

Mitigation 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).

Mitigation 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.

Mitigation 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.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
26)	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 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.)	☐	☐	☒	☐
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings:

a-b) The proposed Project consists of the development of a single speculative warehouse building within an area zoned Business Park. The Project site has been rough graded per the March Business Center Tentative Map for portions of the Meridian north campus. Accordingly, the proposed development is not anticipated to result in impacts to sensitive plant or animal species or important examples of history or prehistory beyond those identified and mitigated for in the Meridian SP-5 SEIR. The Project has no impact in the potential to achieve short-term environmental goals to the disadvantage of long term environmental goals. No further environmental review is required.

c) As discussed throughout the analysis above, the proposed Project would not contribute to cumulatively considerable impacts beyond what was addressed in the Meridian SP-5 SEIR. Therefore, impacts are considered less than significant. No further environmental review is required.

d) As described in the Air Quality, Hazards and Hazardous Materials, Noise, Public Service, Transportation/Traffic, and Utilities and Service Systems sections of this Initial Study, the Project would not cause new substantial direct or indirect adverse effects on human beings that were not previously analyzed in the Meridian SP-5 SEIR. No further environmental review is required.

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SDH & Associates

2018 Meridian Planning Region C, Unit 4, Lots 13/14 Traffic Consistency Assessment. April 17.

Tory R. Walker Engineering, Inc.

2017 Project Specific Water Quality Management Plan for Economic Business Center. December 29.

Western Municipal Water District

2018 Water, Sewer and Recycled Water Availability Request, Economic Distribution Center – APN 294-650-001, Grid #39043, ID-MW, T3S, R4W, Sec. 22 Letter. January 18.

EXHIBIT "B"

Initial Study Technical Studies available at the office of March JPA (available in separate electronic copy)

RESOLUTION #JPA 18-21

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING PLOT PLAN (PP 18-01) AND VARIANCE (V 18-01), FOR THE DEVELOPMENT OF A SINGLE WAREHOUSE BUILDING ON UNIT 4, LOTS 13 AND 14 WITHIN PLANNING AREA 6 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

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

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

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base; and

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

WHEREAS, Bombay Partners LP ("Applicant") proposes the development of 6.37 acres within Planning Area 6 of the Meridian Specific Plan Amendment (SP-5), including the development of 2 lots totaling approximately 124,523 square feet of speculative manufacturing uses; and

WHEREAS, on January 3, 2018, the Applicant submitted certain land use applications (collectively the "Project Entitlements") requesting the following:

1. A Plot Plan application (PP 18-01) to depict the proposed site layout and authorize the development of a single speculative warehouse building with two tenant office spaces comprising of 124,523 square feet on 6.37 acres (Unit 4, Lot 13 and 14) and to operate with a light manufacturing use. Building height is proposed at 40 feet. Each tenant space is designed with a mezzanine, and a balcony to accommodate the southwest office space only. A total of 113 parking stalls are proposed to accommodate the site; and

2. A Variance application (V 18-01) to allow for a 10 foot reduction to the required front yard setback distance of 40 feet in order to accommodate the proposed 124,523 square feet speculative building. Due to the curvature of Economic Way, the building's front

yard setback varies from 30 to 65 feet. Thus, a variance is requested since the front yard setback, depending upon its location, does not meet the minimum 40 foot setback requirement.

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Final Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) ("FEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff prepared and the Commission certified a Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) ("SEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff has prepared and the Commission has adopted an Addendum to the certified SEIR for the Meridian Specific Plan Amendment (SP-5) for the Project Entitlements; and

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

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. The Commission has considered and adopted an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) for the Project, including PP 18-01 in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on PP 18-01.

SECTION 3. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project, including PP 18-01, may result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental

impacts associated with the Project, including PP 18-01 and reflects the independent judgment and analysis of the Commission.

SECTION 4. Findings for Plot Plan 18-01. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan 18-01, in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objectives, policies, and programs of the March JPA General Plan because the proposed project would implement the following General Plan Land Use goals:

a) Provide for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area while ensuring compatibility throughout the Planning Area and with regional plans.

b) Manage growth and development to avoid adverse environmental and fiscal impacts.

c) Develop an identity and foster quality development within the Planning Area.

d) Maximize and enhance the tax base and generation of jobs through new reuse and joint use opportunities; and

2. The proposed Project complies with all applicable zoning and other regulations because the Project site is located within the boundaries of the Meridian Specific Plan Amendment (SP-5) and is consistent with development regulations and standards outlined in Section III Land Use Sub-Section G., Development Regulations of the Meridian Specific Plan Amendment (SP-5); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because it is compatible with the Safety Risk Management Element of the March JPA General Plan in that the Project is designed and oriented in such a way to protect the Meridian Specific Plan area and adjacent community from unreasonable risks associated with seismic, geologic, fire and flood hazards; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Project is consistent with the land use and development regulations of the Meridian Specific Plan Amendment (SP-5), which ensures compatibility between existing and planned land uses within the Specific Plan Area. The Project site is located on Unit 4-Lot 13 and 14 zoned Business Park. The Project is consistent with the Permitted Land Uses table for Business Park Land Uses found on III-10 of the Meridian Specific Plan (SP-5). The Project is also consistent with all development regulations detailed on

page III-14 of the Meridian Specific Plan (SP-5). Additionally, this Project is consistent with the density/intensity requirements intended for developments in the Airport Compatibility Zone C1. Developments to be located in Airport Compatibility Zone C1 are limited to 100 average people/acre and 250 people/single-acre as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014.

SECTION 5. Findings for Variance V 18-01. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Variance V 18-01, in accordance with Section 9.02.100 of the March JPA Development Code:

1. The 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 to the inherent curvature of Economic Way to the south, the building size and placement of the proposed 124,523 square foot building encroaches into the front yard setback by 10 feet depending upon its location. In order for the project to meet the 40 foot front yard setback requirement, a reduction in building square footage would be required. The reduction in square footage would place an unnecessary hardship not otherwise shared by others within the Meridian Specific Plan (SP-5) Planning area due to the alignment of Economic Way relative to the rectangular building placement, thus limiting the front yard setback to 30 feet in the most constricted area to 65 feet in the most expansive area; and

2. 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. Due to the inherent curvature of Economic Way, building size in relation to building setbacks is limited which does not generally apply to other properties in the vicinity under the same zoning classification, which is an exceptional or extraordinary circumstance applicable only to the Project site; and

3. The 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. Development options in terms of building square footage are limited due to the curvature of Economic Way. Surrounding property owners and other properties with the same zoning classification are not equally impacted by this site-specific reason, thus the specified regulation would deprive the applicant privileges to develop the Project to its full and equal potential; and

4. The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification. Due to the proposed Project site being constrained by the inherent curvature of Economic Way, which is limiting to the development options in terms of square footage, granting of the variance will not constitute special privilege inconsistent with other properties within the same zoning classification; and

5. 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. The proposed

Project meets all other Development Regulation requirements as a part of the Meridian Specific Plan Amendment (SP-5), 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 request is to allow for the Project to encroach into the front yard setback of 10-feet depending upon the location. To ensure the safety of the general public and employees, sufficient access and circulation has been designed. Additionally, the Riverside County Fire Department has reviewed the proposed site plan to ensure the minimum access and circulation requirements have been met; and

6. The granting of the Variance is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code. The requested Variance is compatible with existing and anticipated future development to other projects within the Meridian Specific Plan Amendment (SP-5) area and is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code. Furthermore, the requested Variance is intended to improve the configuration of the proposed building without loss of additional square footage.

SECTION 6. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including PP 18-01 and V 18-01, as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions of Approval, as shown on the attached Exhibit "B", attached hereto and incorporated herein by this reference.

SECTION 9. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 10. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 11. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 12. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of September, 2018.

Michael M. Vargas, Vice Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, CMC, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 18-21 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 12th day of September, 2018, by the following vote of the Commission:

AYES:	Melendrez (2 votes), Baca (2 votes), Jeffries, Vargas (2 votes)
NOES:	None
ABSENT:	Cabrera, Rogers, Gardner, Ashley
ABSTAIN:	None

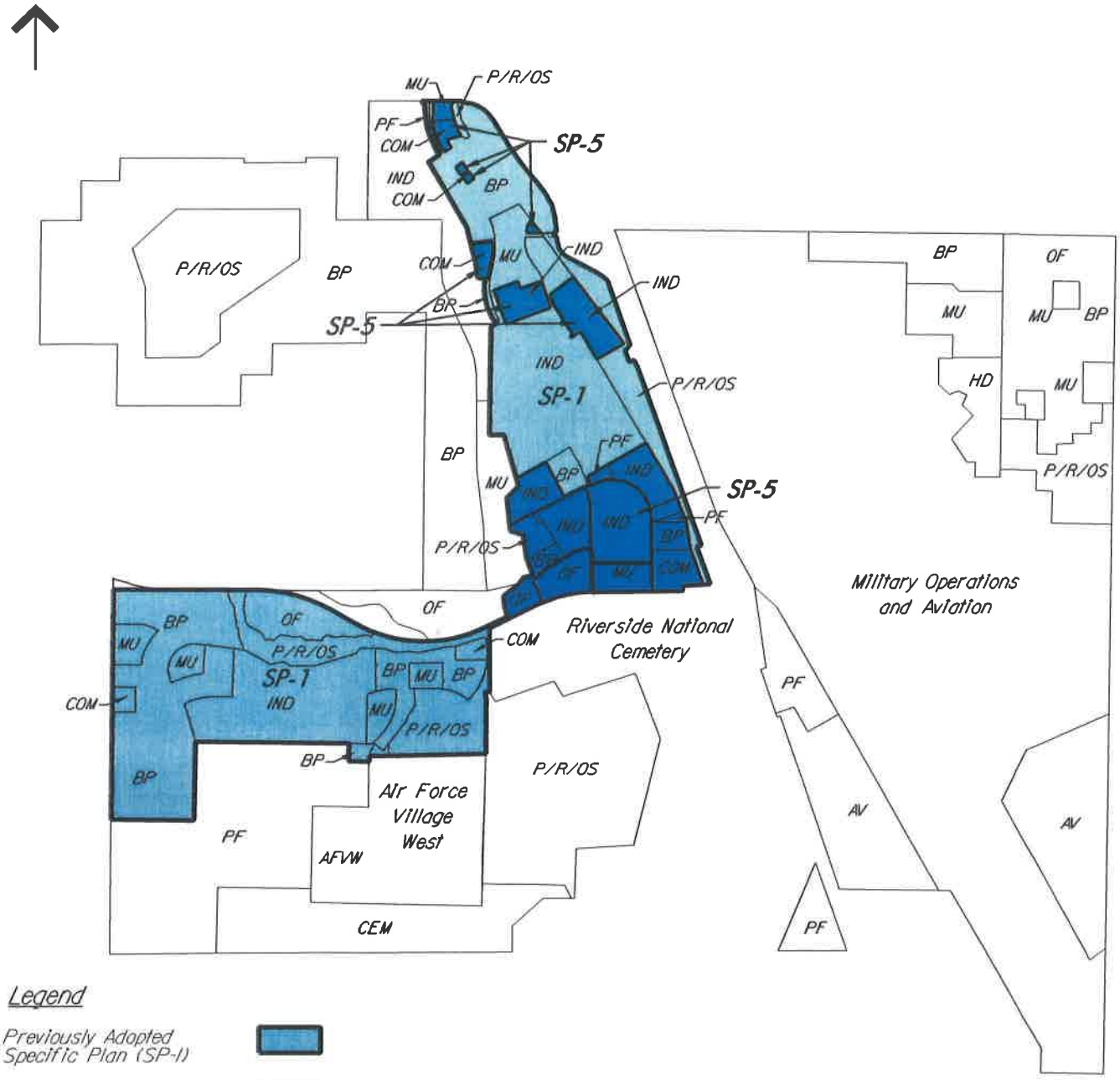
Dated: September 12, 2018



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

EXHIBIT A 1

General Plan Land Use Map



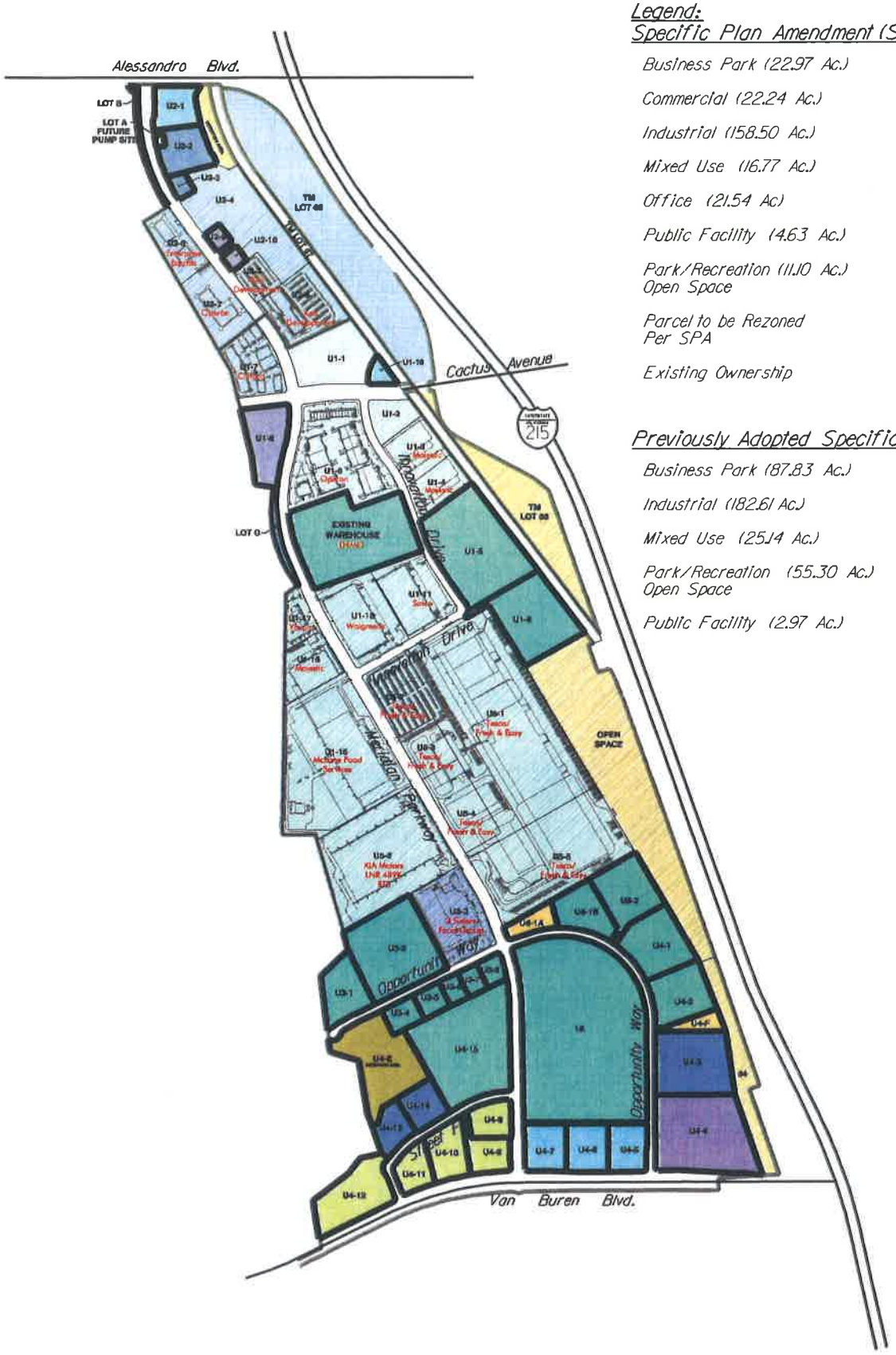
Legend

Previously Adopted Specific Plan (SP-1)	
Specific Plan Amendment (SP-5)	
Business Park	BP
Commercial	COM
Industrial	IND
Mixed Use	MU
Office	OF
Public Facility	PF
Park/Recreation Open Space	P/R/OS
AFVW Expansion	AFVW
Cemetery	CEM
Aviation MIP	AV
Historic District	HD

Figure II-4
Proposed General Plan Land Uses

EXHIBIT A 2

Meridian (SP-5) Zoning Map



Legend:

Specific Plan Amendment (SP-5)

Business Park (22.97 Ac.)	
Commercial (22.24 Ac.)	COM
Industrial (158.50 Ac.)	IND
Mixed Use (16.77 Ac.)	MU
Office (21.54 Ac)	OF
Public Facility (4.63 Ac.)	PF
Park/Recreation (11.10 Ac.) Open Space	
Parcel to be Rezoned Per SPA	
Existing Ownership	Ownership

Previously Adopted Specific Plan (SP-1)

Business Park (87.83 Ac.)	BP
Industrial (182.61 Ac.)	IND
Mixed Use (25.14 Ac.)	MU
Park/Recreation (55.30 Ac.) Open Space	P/R/OS
Public Facility (2.97 Ac.)	PF

PLOTTED: 3/5/08 K:\Meridian\Amendments\Specific Plans\North Campus Exhibit.dgn

Figure II-5

Project Zoning: North Campus

EXHIBIT A 3

Applicant's Narrative

Unit 4 Lots 13 & 14

The Unit 4 Lots 13 and 14 Project (Proposed Project) is located within the southwestern portion of the North Campus of the Meridian Specific Plan Area, north of Van Buren Boulevard, south of Opportunity Way, and west of Meridian Parkway. The proposed project site is bounded by Meridian Unit 4 Lot 12 to the southwest, West March Planning Subarea to the northwest "E" to the north, Unit 4 Lot 15 to the east, and Economic Drive to the south. The proposed project consists of one building on a 6.37 acre lot zoned Business Park.

The building would consist of 124,523 SF designed to accommodate up to two tenant spaces and will house a mix of permitted light manufacturing uses such as assembly/fabrication, labor-intensive manufacturing, assembly of semi-finished components and storage of related materials. The building will include a 121,387 SF facility (building footprint), approximately 576 feet long and 200 feet wide. This building is currently planned to be 40 feet in height with a second floor/mezzanine being used for additional office space. The building is proposing 25 northern facing truck docks, 2 at-grade doors and will be screened by several treatments such as landscaping, walls, and fences.

The proposed project will take access off of Economic Drive via 2 driveways. Driveway spacing along an Industrial Collector Roadway, such as Economic Drive, should adhere to the County of Riverside Standard of 200 feet. The proposed project would comply with this standard by providing approximately 600 feet between driveways. Parking for the site would consist of 113 stalls including 6 for ADA accessibility and 11 clean-air/vanpool stalls (including 7 electric charging stalls).

Landscaping coverage on-site is anticipated to cover 32,407 SF (11.7% Coverage), which exceeds the minimum lot requirement of 10%.

The fair share fee will be paid by the project developer in the amount of $13,469.

EXHIBIT A 4

Reduced Site Plan

TRUCK ROUTE SIGN



North Campus

MERIDIAN TRUCK ROUTE SIGN
1/2" = 1'-0"

SCOPE OF WORK

NEW SPECULATIVE CONCRETE TILT-UP BUILDING FOR BUSINESS PARK USE; INCLUDES SITE IMPROVEMENTS AS SHOWN

SHEET INDEX

ARCHITECTURAL
A1 SITE PLAN
A1.1 SITE DETAILS
A1.2 SITE DETAILS
A1.3 SITE SCREENING PLANS
A2 OVERALL FLOOR PLAN
A2.1 ENLARGED FLOOR PLANS
A3 ROOF PLAN
A4 EXTERIOR ELEVATIONS

CIVIL
C1-C3 PRECISE GRADING PLAN

LANDSCAPE
L1 CONCEPTUAL LANDSCAPE PLAN

DEVELOPER/OWNER

BOMBAY PARTNERS LP
3535 INLAND EMPIRE BLVD., SUITE 37
ONTARIO, CA 91764

CONTACT: JOE MCKAY
PHONE: 909.948.7771
EMAIL: JMCKAY@LEELASSOC.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN, INC.
1x101 SCIENTIFIC WAY
IRVINE, CA 92618

CONTACT: BRIDGET HERDMAN
PHONE: 714.380.2600
EMAIL: BRIDGET@HERDMANAD.COM

PROJECT INFORMATION



CONSTRUCTION NOTES

1.	CONSTRUCTION TYPE	II-B
2.	OCCUPANCY	OFFICE = B WHSE. = S-1 MFG. = F-1
3.	YARDS	(3) SIDES AT 40' NW CORNER AT 0'
4.	FIRE SPRINKLERS	E.S.F.R.
5.	ZONING	BUSINESS PARK

LEGAL DESCRIPTION

LOT 13 & 14 OF TRACT 20965-54, AS RECORDED IN BOOK 415 PAGES 84-89 OF RIVERSIDE COUNTY

ASSESSOR PARCEL NUMBERS

264-550-021-4 (LOT 14)
264-550-178-5 (PORTION OF LOT 13)
264-550-043-8 (PORTION OF LOT 13)

UTILITY PROVIDERS

WATER - WESTERN MUNICIPAL WATER DISTRICT

GAS - SOUTHERN CALIFORNIA GAS

ELECTRIC - SOUTHERN CALIFORNIA EDISON

TELEPHONE - PACIFIC BELL

SEWER - WESTERN MUNICIPAL WATER DISTRICT

CABLE - CHARTER COMMUNICATION

SITE LEGEND

LANDSCAPE AREA

20' MIN. FIRE DEPT. UNOBSTRUCTED ACCESS ROUTE

CONCRETE PAVING

DECOMPOSED GRANITE, SEE CIVIL DWGS

PERMEABLE PAVERS, SEE CIVIL DWGS

STANDARD PARKING STALL

TYP. HANDICAP PARKING STALL W/ 4' LOADING ZONE

PROVIDE 12" HIGH WHITE HELVETIC LETTERING AT CARPOOL/VANPOOL AND LOW-E/FUEL EFFICIENT SPACE ONLY (NOTED EC ON SITE PLAN)

PROVIDE 12" HIGH WHITE HELVETIC LETTERING AT CARPOOL/VANPOOL AND LOW-E/FUEL EFFICIENT CHARGING SPACE ONLY (NOTED EC ON SITE PLAN)

FIRE DEPT TURN RADIUS

FIRE HYDRANT

STREET LIGHT

PATH OF TRAVEL

PROPERTY LINE

DOCK HIGH DOOR

GRADE TRAIL DOOR

SIGNAGE

VICINITY MAP



KEYNOTES

1. NEW DRIVE CUT PER CITY OR COUNTY STANDARD. REFER TO LANDSCAPE DRAWINGS FOR ENHANCED PAVING DESIGN IF APPLICABLE; REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
3. CONCRETE PANELS: REFER TO CIVIL DRAWINGS FOR SECTION AND DRAINAGE. O.C. TO COORDINATE WITH SOILS REPORT. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DESIGN AT TRUCK APRONS IF APPLICABLE
5. ADA SITE ENTRY SIGN PER CODE. TYP.
12. LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
14. PROPOSED TRANSFORMER LOCATION; PROVIDE BOLLARDS PER UTILITY COMPANY REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
19. PROTECTIVE METAL BOLLARDS. CONCRETE FILLED, PAINTED TYP.
13. 6' HIGH CONCRETE SCREEN WALL. PAINTED TO MATCH BUILDING
20. 12' HIGH CONCRETE SCREEN WALL, PAINTED TO MATCH BUILDING
21. 8' HIGH METAL TUBE STEEL FENCE, PAINTED BLACK
26. EMPLOYEE OUTDOOR BREAK AREA.
28. SECURE BICYCLE PARKING, REFER TO A4.1 FOR MODEL SPECIFICATION AND ADDITIONAL INFORMATION
33. DUMPSTER TRASH ENCLOSURE PER CITY REQUIREMENTS SEE A4.1 FOR DETAILS
41. SWINGING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA FOR GATE CONTROL @ INTERCOM PROVIDE KNOX PAD PER FIRE DEPT. STD
45. CONCRETE TRUCK RAMP WITH 42" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING, SEE ELEVATIONS.
113. POST OFFICE MAILBOX LOCATION
114. TRUCK ROUTE SIGN, SEE DETAIL 2/A1

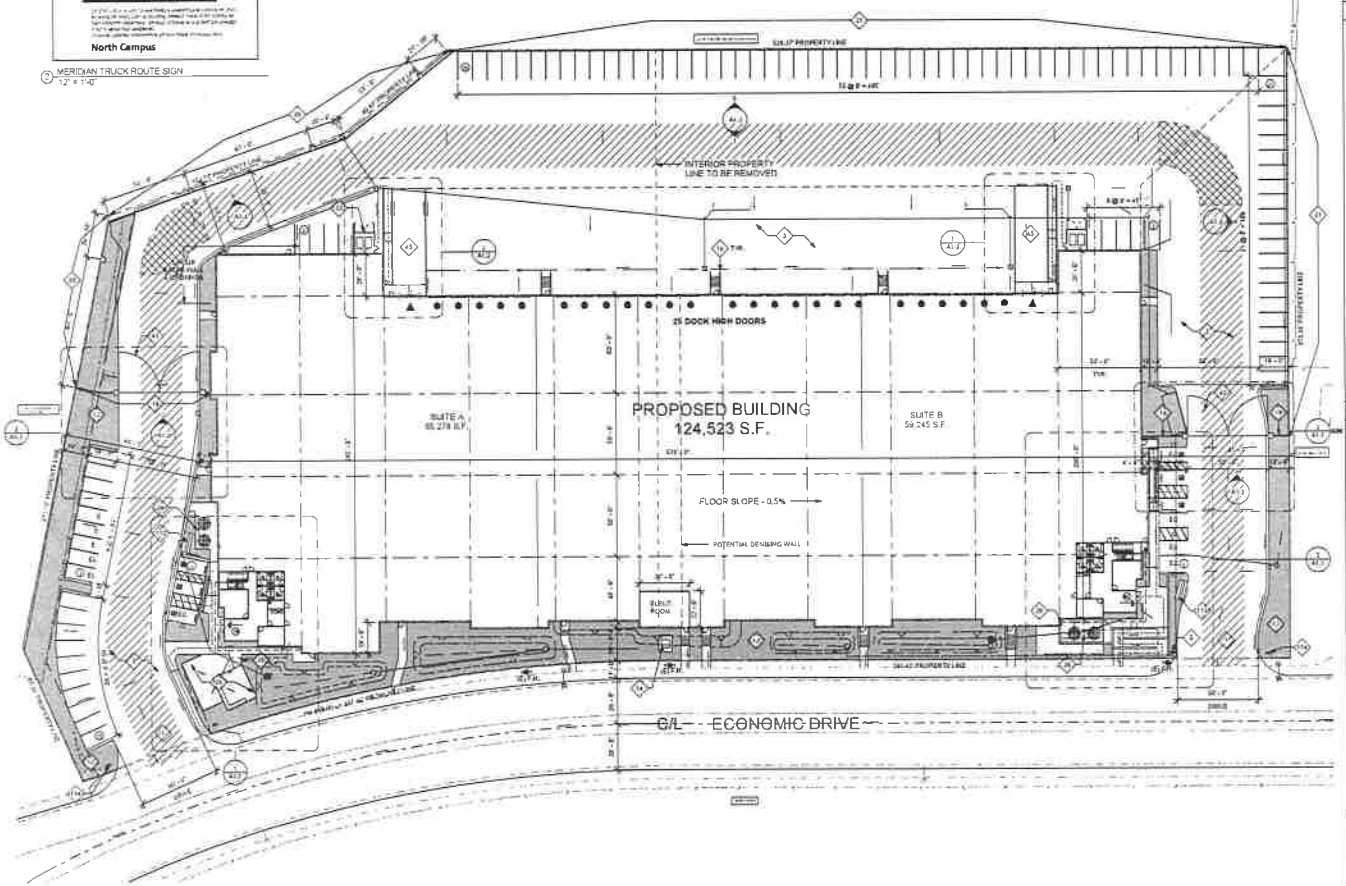
SITE PLAN GENERAL NOTES

1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY _____ DATED _____ AND ANY SUBSEQUENT AMENDMENTS, GC TO CONFIRM COMPLIANCE.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION INCLUDING POINTS OF CONNECTION TO OFFSITE UTILITIES AND BUILDING POINTS OF CONNECTION
4. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION BETWEEN OFFSITE CIVIL, MEP, & FP DRAWINGS.
5. GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES.
7. GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE, AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY FACILITIES REQUIRED.
8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS AND ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL: THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY UNLESS AN ADA LANDSCAPE RAMP OR CURB RAMP IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A 4" DEEP DETECTABLE WARNING WHICH IS 36" WIDE (MINIMUM) COMPLYING WITH CBC SECTION 1118-703.1.2.5.
10. ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI".
11. GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEETS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS.
12. CONCRETE NOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAINS/OVERFLOW SPOUT TERMINATIONS AT NON-CONCRETE AREAS.
14. BRASS NAME/STONQUE TO BE PROVIDED AT ALL ROOF DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL.
15. WATER, FENCES, AND WALLS MAY BE SUBJECT TO DEFERRED SUBMITTAL REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

MARCH JOINT POWERS AUTHORITY STANDARD SITE PLAN NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 13 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.
4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. AT A MINIMUM, BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.
5. ALL BACK-FLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 4-1 RADIUS OF THE BACK-FLOW PREVENTER. ALL BACK-FLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
6. SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 250-WATT, FULL CUT-OFF FIXTURES, WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE AND A MAXIMUM LIGHTING LEVEL OF 0.5 CANDLES @ FT. AT THE PROPERTY LINE.
7. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 25 FOR FREESTANDING OR BUILDING MOUNTED FIXTURES, AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 250 WATTS AND SHALL BE FULL CUT-OFF TYPE HIGH PRESSURE SODIUM. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT-CANDLES AT THE PROPERTY LINE.
8. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.
9. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS BY LANDSCAPE SHRUB BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES.
10. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR OFFICE, COMMERCIAL AND MIXED USE DEVELOPMENTS. INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.
11. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS. TRASH ENCLOSURES GATES SHALL INCORPORATE A MINIMUM OF 85% OPACITY.
12. WITHIN COMMERCIAL, OFFICE AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED UNDER COLORED ASPHALT IS NOT PERMITTED.
13. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
14. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:
    A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.
    B. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
    C. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.
    D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.
    E. BUILDINGS WITHIN THE 65dBA NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.
15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 18' X 47' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CAR POOLING INFORMATION.
16. PRIOR TO THE ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6.50 FT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
17. ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DIAGRAMMATIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAR PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
18. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FITTED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS.
19. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID INCLUSIVE OF TUMF, SCHOOL FEES, AND FIRE & PUBLIC FACILITIES FEES.
20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.

ADDITIONAL NOTES
A1. ALL LIGHTING WILL BE FULLY SHIELDED WITH A MAXIMUM LIGHTING LEVEL OF 0.5 CANDLE FT. AT THE PROPERTY LINE. THE MAXIMUM WATTAGE IS 250 WATTS. ALL EXTERIOR ILLUMINATION SHALL BE HIGH PRESSURE SODIUM, LOW PRESSURE SODIUM, OR LEED LIGHTING AT OR WITHIN 2700 KELVIN.



PROPOSED SITE PLAN
1" = 30'-0"

PROJECT
ECONOMIC WAY BUSINESS CENTER
MJPA, RIVERSIDE, CA

PLANNING SUBMITTAL #1

HERDMAN
ARCHITECTURE + DESIGN

A15-2069
05.01.2015

NORTH

SITE PLAN

A1

Updated 2.5.15 7 PM

68
773

EXHIBIT A 5

Reduced Architectural Drawings

TRUCK ROUTE SIGN



2 MERIDIAN TRUCK ROUTE SIGN
1/2" = 1'-0"

SCOPE OF WORK

NEW SPECULATIVE CONCRETE TILT-UP BUILDING FOR BUSINESS PARK USE. INCLUDES SITE IMPROVEMENTS AS SHOWN.

SHEET INDEX

ARCHITECTURAL
A1 SITE PLAN
A1.1 SITE DETAILS
A1.2 SITE DETAILS
A1.3 SITE SCREENING PLANS
A2 OVERALL FLOOR PLAN
A2.1 ENLARGED FLOOR PLANS
A3 ROOF PLAN
A4 EXTERIOR ELEVATIONS

CIVIL
C1-C3 PRELIM GRADING PLAN

LANDSCAPE
L1 CONCEPTUAL LANDSCAPE PLAN

DEVELOPER/OWNER

BOMBAY PARTNERS LP
3535 INLAND EMPIRE BLVD., SUITE 37
ONTARIO, CA 91764

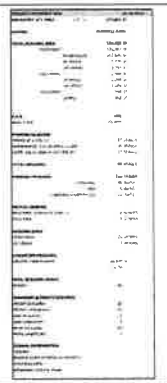
CONTACT: JOE MCKAY
PHONE: 909.945.7771
EMAIL: JMCKAY@LEE-ASSOC.COM

APPLICANT'S REPRESENTATIVE/ARCHITECT

HERDMAN ARCHITECTURE & DESIGN INC.
19051 SCIENTIFIC WAY
IRVINE, CA 92618

CONTACT: BRIDGET HERDMAN
PHONE: 714.389.7600
EMAIL: BRIDGET@HERDMAN-AD.COM

PROJECT INFORMATION



CONSTRUCTION NOTES

1.	CONSTRUCTION TYPE	II-B
2.	OCCUPANCY	OFFICE = B WHSE. = S-1 MEZZ. = F-1
3.	YARDS	(3) SIDES AT 40' R/W CORNER AT 40'
4.	FIRE SPRINKLERS	E.S.F.R.
5.	ZONING	BUSINESS PARK

LEGAL DESCRIPTION

LOT 13 & 14 OF TRACT 36967-4, AS RECORDED IN BOOK 415, PAGES 8 & 9, OF RIVERSIDE COUNTY

ASSESSOR PARCEL NUMBERS

294-050-017-1 (LOT 14)
294-050-026-3 (PORTION OF LOT 13)
294-050-004-4 (PORTION OF LOT 13)

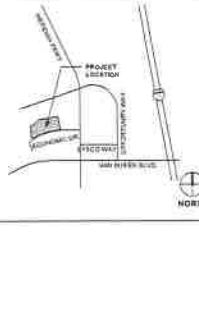
UTILITY PROVIDERS

WATER - WESTERN MUNICIPAL WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - PACIFIC BELL
SEWER - WESTERN MUNICIPAL WATER DISTRICT
CABLE - CHARTER COMMUNICATION

SITE LEGEND

- LANDSCAPE AREA
- 26' MIN. FIRE DEPT. UNOBSTRUCTED ACCESS ROUTE
- CONCRETE PAVING
- DECOMPOSED GRANITE SEE CIVIL DWGS
- PERMEABLE PAVERS SEE CIVIL DWGS
- STANDARD PARKING STALL
- TYP. HANDICAP PARKING STALL W/8' LOADING ZONE
- PROVIDE 12" HIGH WHITE HELVETIC LETTERING AT CARPOOL/VANPOOL AND LOW-E/FUEL EFFICIENT SPACE ONLY (NOTED E ON SITE PLAN)
- PROVIDE 12" HIGH WHITE HELVETIC LETTERING AT CARPOOL/VANPOOL AND LOW-E/FUEL EFFICIENT UNLOADING SPACE ONLY (NOTED EC ON SITE PLAN)
- FIRE DEPT TURN RADIUS
- FIRE HYDRANT
- STREET LIGHT
- PATH OF TRAVEL
- PROPERTY LINE
- EDGE HIGH DOOR
- DRIVE THRU DOOR
- BOLLARD

VICINITY MAP

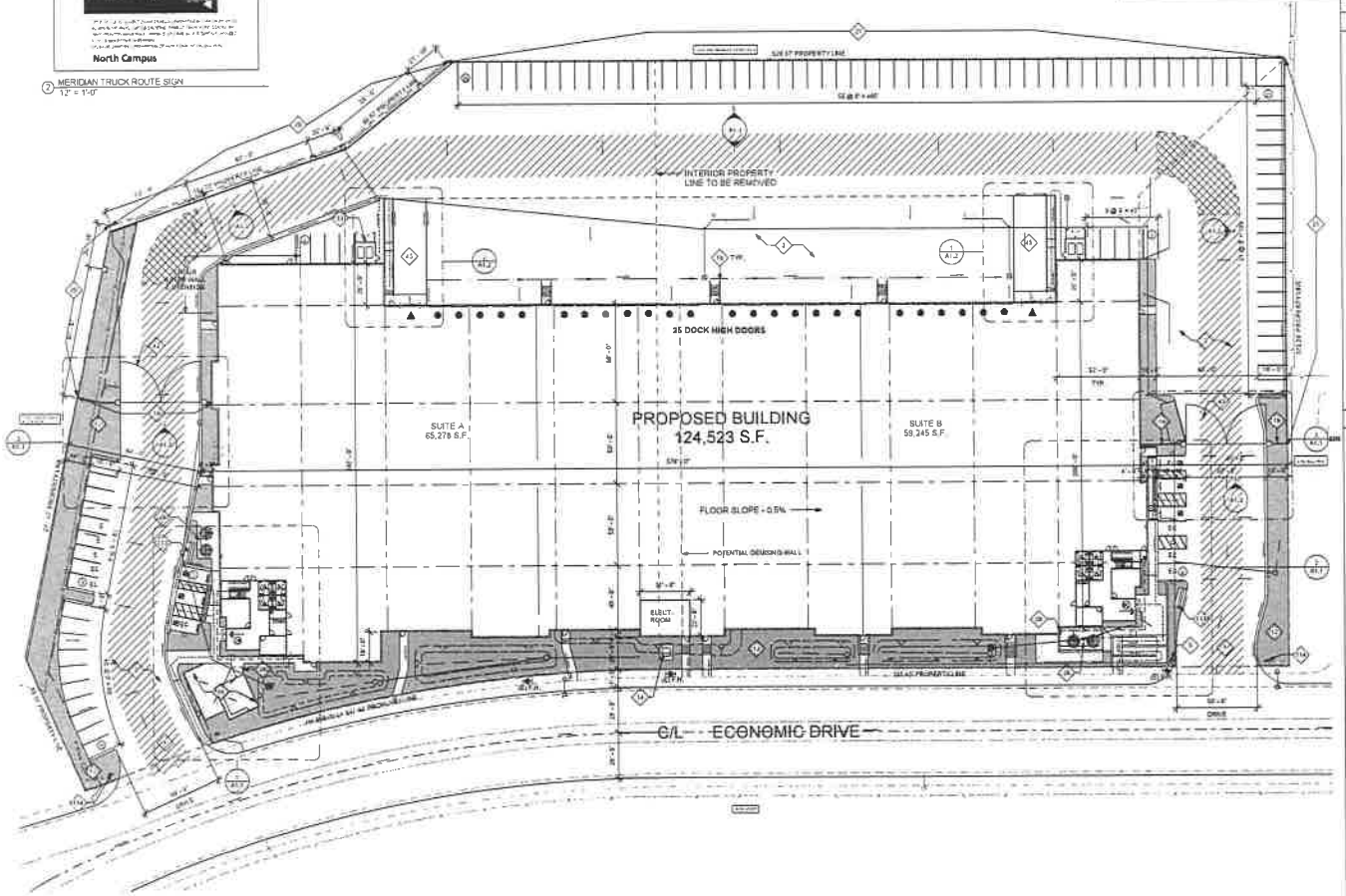


KEYNOTES

1. NEW DRIVE CUT. PER CITY OR COUNTY STANDARDS. REFER TO LANDSCAPE DRAWINGS FOR ENHANCED PAVING DETAILS IF APPLICABLE. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO.
2. CONCRETE PAVING. REFER TO CIVIL DRAWINGS FOR SECTION AND DRAINAGE. C.J.C. TO COORDINATE WITH SOILS REPORT. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE DESIGN AT TRUCK APRON IF APPLICABLE.
5. ADA SITE ENTRY SIGN PER CODE. TYP.
12. LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
14. PROPOSED TRANSFORMER LOCATION. PROVIDE BOLLARDS PER UTILITY COMPANY REQUIREMENTS. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
16. PROTECTIVE METAL BOLLARDS. CONCRETE FILLED PAINTED. TYP.
19. 6' HIGH CONCRETE SCREEN WALL. PAINTED TO MATCH BUILDING
20. 12' HIGH CONCRETE SCREEN WALL. PAINTED TO MATCH BUILDING
21. 6' HIGH METAL TUBE STEEL FENCE. PAINTED BLACK.
26. EMPLOYEE OUTDOOR BREAK AREA.
29. SECURE BICYCLE PARKING. REFER TO A1.1 FOR MODEL SPECIFICATION AND ADDITIONAL INFORMATION.
33. CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS. REF A1.1 FOR DETAILS.
43. SWINGING METAL GATE. ELECTRONICALLY OR MANUALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE 8W DLX PAD PER FIRE DEPT. STD.
48. CONCRETE TRUCK RAMP WITH 42"H CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING, SEE ELEVATIONS
113. POST OFFICE MAILBOX LOCATION
114. TRUCK ROUTE SIGN. SEE DETAIL 2/A1

SITE PLAN GENERAL NOTES

1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY _____ DATED _____ AND ANY SUBSEQUENT AMENDMENTS, S.E. TO CONFIRM COMPLIANCE.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION INCLUDING POINTS OF CONNECTION TO OFF-SITE UTILITIES AND BUILDING POINTS OF CONNECTION.
4. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION BETWEEN OFF-SITES, CIVIL, M.E.P. & FP DRAWINGS.
5. GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES.
7. GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY FACILITIES REQUIRED.
8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS. NO ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL. THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2%, RESPECTIVELY UNLESS AN ADA COMPLIANT RAMP OR CURB RAMP IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACE ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTRASTING MARKING WHICH IS 24" WIDE COMPLYING WITH CBC SECTION 11B-705.12.5.
10. ALL SPECIFICATIONS OR DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI".
11. GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL DRAWINGS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS.
12. CONCRETE MOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAIN DOWNSPOUT LOCATIONS WHERE ADJACENT TO LANDSCAPING.
13. CONCRETE SPLASH BLOCK PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAIN DOWNSPOUT TERMINATIONS AT NON-CONCRETE AREAS.
14. BRASS LANDSCAPE TOMSTONE TO BE PROVIDED AT ALL ROOF DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL.
15. GATES, FENCES, AND WALLS MAY BE SUBJECT TO DEFERRED SUBMITTAL REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL



1 PROPOSED SITE PLAN
1" = 20'-0"

MARCH JOINT POWERS AUTHORITY STANDARD SITE PLAN NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV OR UNDERGROUND TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND
2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.
4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. AT A MINIMUM, BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 21" AROUND ALL PORTIONS OF THE BUILDING. TO THE EXTENT PROHIBITED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.
5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 4 FOOT RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
6. SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM. MAXIMUM 250-WATT FULL CUT-OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE, AND A MAXIMUM LIGHTING LEVEL OF 5.0 CANDLES/SQ. FT. AT THE PROPERTY LINE.
7. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 25 FOR FREESTANDING OR BUILDING MOUNTED FIXTURES, AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULL CUT-OFF TYPE HIGH PRESSURE SODIUM. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT-CANDLES AT THE PROPERTY LINE.
8. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.
9. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY LANDSCAPE SHRUB BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES.
10. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR OFFICE, COMMERCIAL AND MIXED USE DEVELOPMENTS. INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.
11. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS. TRASH ENCLOSURES GATES SHALL INCORPORATE A MINIMUM OF 90% OPACITY.
12. WITHIN COMMERCIAL, OFFICE AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED.
13. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
14. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:
   A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.
   B. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
   C. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR UNLESS MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.
   D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.
   E. BUILDINGS WITHIN THE 65dBA NOISE CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.
15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 32" X 47" WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.
16. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 3 SQ FT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
17. ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DIAGRAMMATIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
18. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FITTED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS.
19. PRIOR TO THE ISSUANCE OF BUILDING PERMITS ALL DEVELOPMENT IMPACT FEES SHALL BE PAID INCLUSIVE OF TUMF, SCHOOL FEES, AND FIRE & PUBLIC FACILITIES FEES.
20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.

ADDITIONAL NOTES
21. ALL LIGHTING WILL BE FULLY SHIELDED WITH A MAXIMUM LIGHTING LEVEL OF 0.5 CANDLEFT. AT THE PROPERTY LINE. THE MAXIMU WATTAGE IS 750 WATTS. ALL EXTERIOR ILLUMINATION SHALL BE HIGH PRESSURE SODIUM, LOW PRESSURE SODIUM OR LEED LIGHTING AT OR WITHIN 2,700 RELVER.

86 775

ECONOMIC WAY BUSINESS CENTER
MJPA, RIVERSIDE, CA

PROJECT
PLANNING SUBMITTAL #1

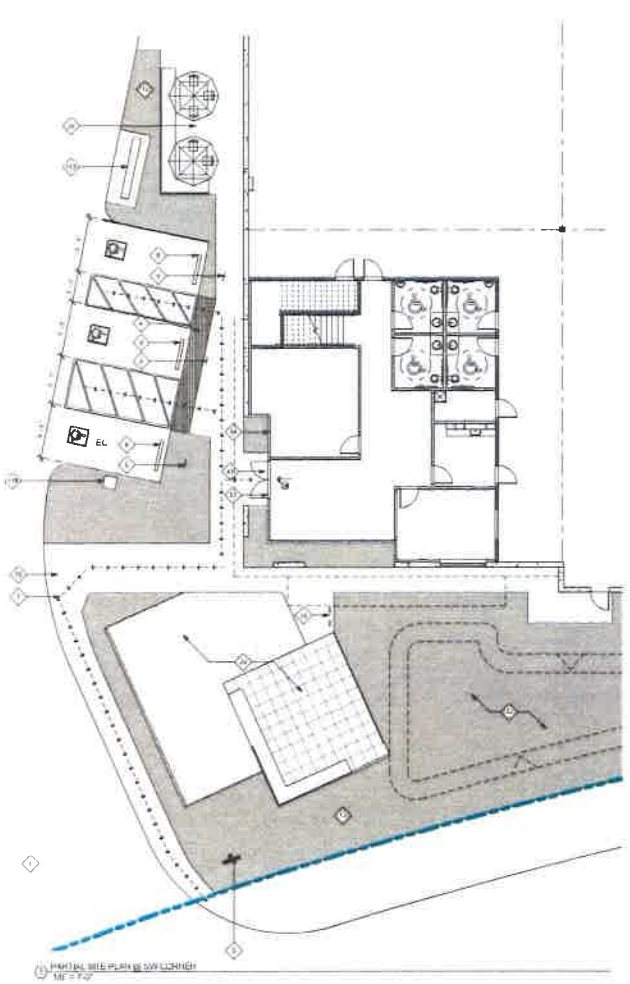
HERDMAN
ARCHITECTURE + DESIGN

A15-2069
05.01.2018

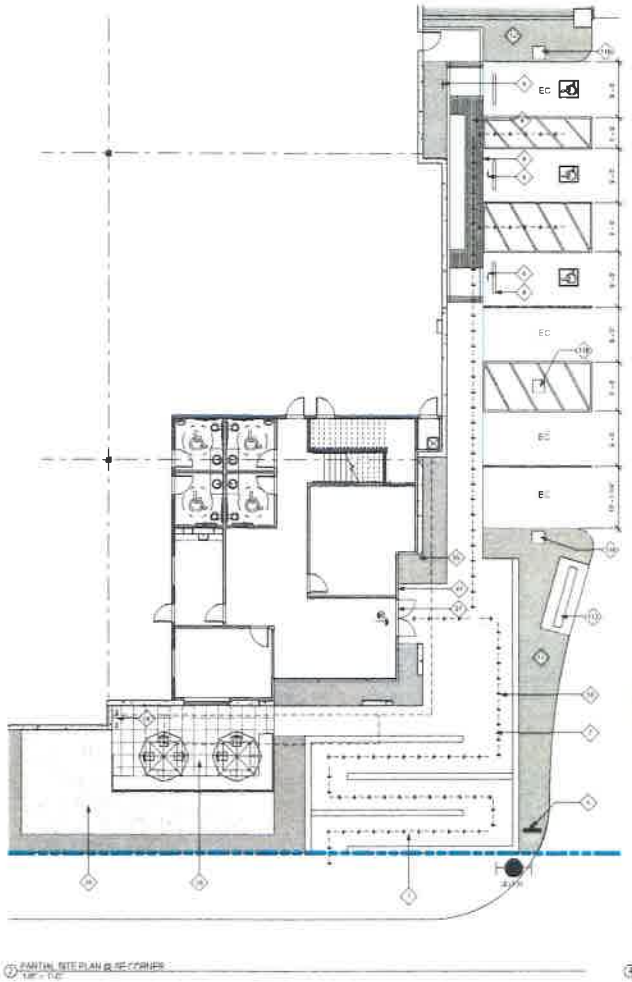
NORTH

SITE PLAN

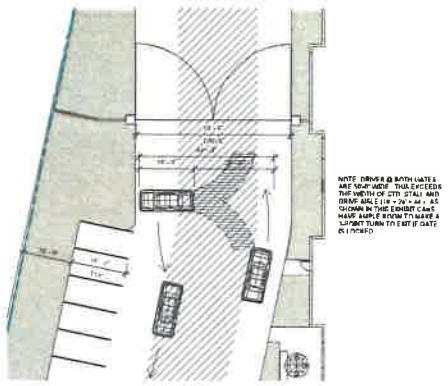
A1



1 PARTIAL SITE PLAN @ SW CORNER
1/8" = 1'-0"



2 PARTIAL SITE PLAN @ SE CORNER
1/8" = 1'-0"



3 PASSENGER VEHICLE TURNAROUND
1/16" = 1'-0"

NOTE: DRIVER @ BATH GATE 6 ARE WIDER THAN EXCEEDS THE WIDTH OF STD. STALL AND DRIVE AISLE (18' + 26' = 44'). AS SHOWN IN THIS EXHIBIT CARS HAVE AMPLE ROOM TO MAKE A 3-POINT TURN TO EXIT (E GATE IS OPEN)



3 BIKE RACK SPECIFICATION
1/4" = 1'-0"

KEYNOTES

1 NEW GRADE PAD PER CITY OF RIVERSIDE STANDARDS. REFER TO GRADING AND DRAINAGE FOR ENHANCED BASIN DETAILS AND APPLICABLE NOTES TO BE DESIGNED FOR ADDITIONAL INFO

2 TRUNCATED DOMES

3 ADA SITE ENTRY SIGN PER CBC 11B

4 ADA PARKING STALL SIGN PER CBC 11B PER PROVISIONS OF 11B-502.6 (TYP.)

5 ADA PATH OF TRAVEL

6 VAN ACCESSIBLE PARKING SIGN

7 DIRECTIONAL SIGN

8 CONCRETE WALK, SEE SITE PLAN FOR WIDTH OF TRAVEL. 4" MIN. THICK CONC. W/ 6"x6" - W1.4 x W1.4 WWF OVER 4" MIN. COMPACTED CRUSHED MIN. 3/4" AGGREGATE BASE OVER 95% COMPACTED NATIVE SOIL. REFER TO CIVIL PLANS FOR ADDITIONAL INFO. SEE 2/L1.1 FOR ADDITIONAL INFO. REF.

9 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION

10 TURF AREA

11 ADA SITE ENTRY SIGN PER CBC 11B

12 BICYCLE PARKING, REFER TO 2/L1.1 FOR MORE INFORMATION AND ADDITIONAL INFORMATION

13 ONSITE WATER TREATMENT FACILITY (WQMP). REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFO

14 NOTE: THE APPLICANT WILL NOT CONSENT TO PARKING AT ALL ACCESSIBLE PARKING STALLS

15 STOREFRONT. SEE ELEVATIONS FOR EXTERIOR COLOR SCHEME. FINISH: PAINT TO BE DETERMINED TO BE SET WHITE UNLESS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. REFER TO STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILD BY CSL AND UNDER A REFERENCED SUBMITTAL

16 CONCRETE TILT-UP PANEL TYP. PAINTED. SEE EXTERIOR ELEVATIONS FOR SCHEME. REFER TO ELEVATIONS AND 'D' DRAWINGS FOR ADDITIONAL INFORMATION

17 EXTERIOR STOREFRONT DOOR. SEE EXTERIOR COLOR SCHEME & DOOR SCHEDULE FOR ADDITIONAL INFO

113 POST OFFICE MAILBOX LOCATIONS

114 FUTURE ELECTRIC VEHICLE CHARGING STATION-CONDUIT FOR FUTURE ONLY. SEE ELECTRICIAN DRAWINGS.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING
- STANDARD PARKING STALL
- FIRE HYDRANT
- STREET LIGHT
- PATH OF TRAVEL
- PROPERTY LINE
- DOOR MAN DOOR
- BIKE RACK DOOR

COMPLIANCE WITH THE CERTIFIED EIR MITIGATION MEASURES

AQ-1 EMPLOYERS WITH 250 EMPLOYEES OR MORE SHALL DEVELOP A TRIP REDUCTION PLAN TO INCREASE VEHICLE OCCUPANCY. EMPLOYERS WITH MORE THAN 250 EMPLOYEES ARE SUBJECT TO AQMD RULE 2202 REQUIREMENTS FOR TRIP REDUCTION. PLEASE REFER TO PAGE A1.0 OF DESIGN PLANS.

AQ-2 EMPLOYERS SHALL PROVIDE ON-SITE CHILD CARE FACILITIES WHEN FEASIBLE. EMPLOYER SHALL PROVIDE SIGNED LETTER IDENTIFYING THE FEASIBILITY OF CHILD CARE FACILITIES

AQ-3 PROJECTS SHALL PROVIDE FOR VIDEO CONFERENCING FACILITIES TO THE EXTENT FEASIBLE. PROJECT APPLICANT SHALL PROVIDE SIGNED LETTER IDENTIFYING THE FEASIBILITY OF VIDEO CONFERENCING.

AQ-4 BUSINESS SHALL MINIMIZE THE USE OF FLEET VEHICLES DURING SMOG ALERTS AND ENCOURAGE THE USE OF ALTERNATIVE FUEL VEHICLES

AQ-5 BUILDINGS SHALL BE DESIGNED TO REDUCE ENERGY USAGE BY UTILIZING SOLAR OR LOW EMISSIONS WATER HEATING. 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 INSULATION ABOVE TITLE 24 REQUIREMENTS. THESE REQUIREMENTS ARE IMPLEMENTED IN THE STANDARD CONDITIONS OF APPROVAL AND ASSURED DURING CONSTRUCTION PLAN REVIEW.

AQ-6 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.

BIO-1 THE PROJECT APPLICANT SHALL ENSURE THAT THE EQUIPMENT, MACHINERY, ACTIVITIES AND TIME DEVELOPED WITHIN THE PROPOSED PROJECT AREA ARE CONSISTENT WITH THE EMISSIONS BUDGET LISTED IN TABLE B-1 CONTAINED IN CHAPTER B: PROJECT DESCRIPTION AS ANALYZED IN THE AIR QUALITY TECHNICAL STUDY. EQUIPMENT, MACHINERY ACTIVITIES AND USES IN EXCESS OF THOSE LISTED IN TABLE B-1 WOULD REQUIRE ADDITIONAL ENVIRONMENTAL REVIEW.

BIO-2 ALL DEVELOPMENT SHALL COMPLY WITH SCAQMD RULE 403. ANY POTENTIAL USE ON THE RULE 403 LIST OF USES SHALL REQUIRE FURTHER ENVIRONMENTAL REVIEW

BIO-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

BIO-4 THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED TO REDUCE THE IMPACTS OF LBV TO BELOW A LEVEL OF SIGNIFICANCE

BIO-4.1 TO AVOID THE DIRECT LOSS OF EGGS AND YOUNG, ALL VEGETATION SHALL BE CLEARED OUTSIDE THE LBV BREEDING SEASON (E.G. MARCH 1 THROUGH AUGUST 15).

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 ON SUITABLE OCCUPIED RIPARIAN HABITAT DURING THE BREEDING SEASON DURING ONE-HOUR INTERVALS.

IF NOISE LEVELS EXCEED THIS THRESHOLD AS DETERMINED BY THE MONITORING BIOLOGIST, CONSTRUCTION ACTIVITIES SHALL CEASE OR ADDITIONAL NOISE MEASURES SHALL BE IMPLEMENTED TO REDUCE CONSTRUCTION-RELATED NOISE LEVELS TO 60 DBA LEQ OR LESS.

TEMPORARY CONSTRUCTION FENCING SHALL BE USED TO DELINEATE CONSTRUCTION LIMITS AND WILL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

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.

CONSTRUCTION ACTIVITIES ADJACENT TO THE CONSERVATION AREA WILL BE CONDUCTED DURING DAYLIGHT HOURS TO AVOID THE USE OF NIGHT LIGHTING THAT COULD INCREASE PREDATION RATES AND/OR DISRUPT NESTING LBV.

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.

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.

ALL DRAINAGE FROM ADJACENT DEVELOPMENT WITHIN MERIDIAN DEVELOPMENT SHALL BE DIRECTED AWAY FROM THE RIPARIAN AREAS TO AVOID THE POTENTIAL RUNOFF CONTAMINATION OF LBV HABITAT.

BIO-4.2 THE UNIT A DETENTION BASIN ADJACENT TO MITIGATION AREA 2 SHALL BE MAINTAINED BY THE MERIDIAN LANDSCAPING, 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).

A BIOLOGIST SHALL MONITOR BASIN TO 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 FOFC.

TEMPORARY CHAIN LINK FENCE SHALL BE INSTALLED BY THE MASTER DEVELOPER AT THE START OF ROUGH 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 6' DECORATIVE MASONRY WALL AT THE TIMING OF FINE GRADING IMPROVEMENTS FOR EACH LOT IN ACCORDANCE WITH THE RIPARIAN COMPENSATORY MITIGATION AND MONITORING PLAN (CMMP). THE LLMD WILL BE RESPONSIBLE FOR MENDING FENCES OR WALLS THAT ARE ADJACENT TO THE CONSERVATION EASEMENT AREAS.

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.

FIRE MODELING WILL BE EVALUATED BY THE COUNTY OF RIVERSIDE FIRE DEPARTMENT ON AN ANNUAL BASIS AS LONG AS THE SOUTH AND EAST BOUNDARIES OF THE EXISTING RESIDENCE ADJACENT TO CONSERVATION EASEMENT AREA 1 EXIST. 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 VEGETATION OR CONSUMABLE MATERIAL. CLEARING OF VEGETATION IS PROHIBITED. RIPARIAN AREAS WILL BE AVOIDED AND FUEL MODIFICATION WOULD OCCUR NO CLOSER THAN 15.2 M (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.

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.

BIO-4.3 THE MARCH JPA AND THE MASTER DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING THE SUCCESSFUL ONSITE ESTABLISHMENT OF 7.3 ACRES OF LBV HABITAT WITHIN MITIGATION AREA 1 AND APPROXIMATELY 1.4 ACRES OF LBV HABITAT WITHIN MITIGATION AREA 2. IN ADDITION, THE MARCH JPA AND THE MASTER DEVELOPER WILL RECORD A CONSERVATION EASEMENT ON APPROXIMATELY 17.1 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.

BIO-5.1-2 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 14-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.

AQ-1 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 (MULCH 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.

AQ-2 THE PROPOSED PROJECT SHALL COMPLY WITH THE STATE MODEL ORDINANCE, IMPLEMENTED IN MARCH 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 COLLECTION 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.

PROJECT
PLANNING SUBMITTAL #1

ECONOMIC WAY BUSINESS CENTER
MJPA, RIVERSIDE, CA

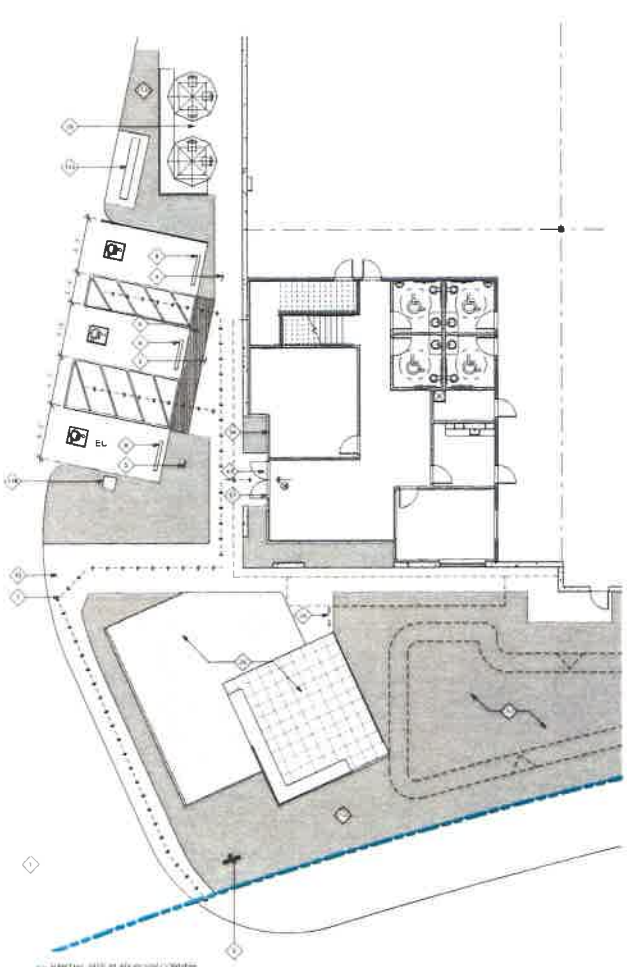
HERDMAN
ARCHITECTURE + DESIGN

A15-206B
05.01.2018

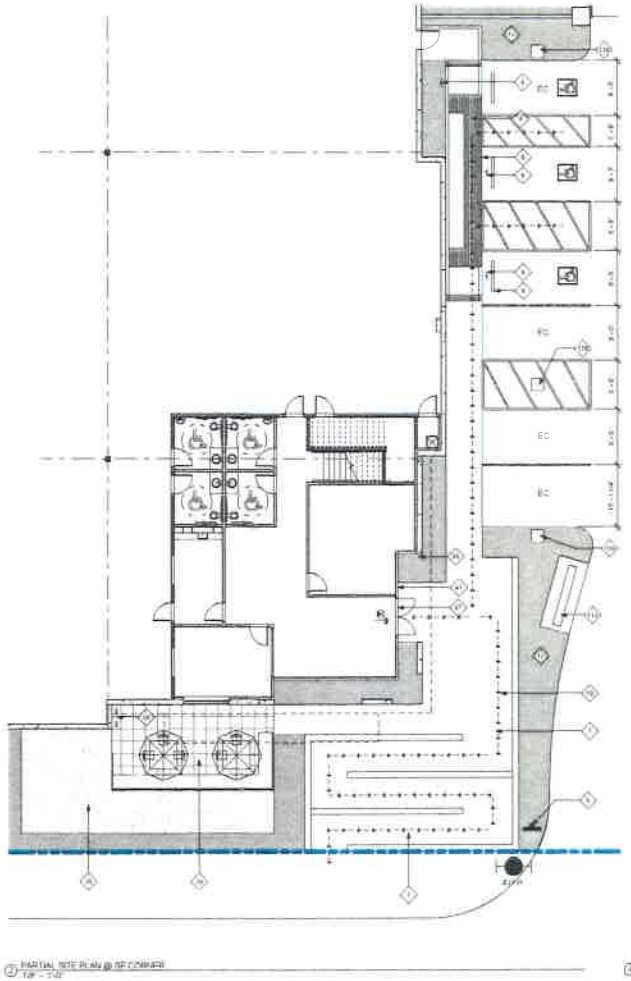
NORTH

SITE DETAILS

A1.1



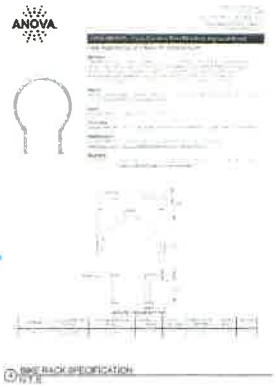
1 PARTIAL SITE PLAN @ SW CORNER
1/16" = 1'-0"



2 PARTIAL SITE PLAN @ SE CORNER
1/16" = 1'-0"



3 PASSENGER VEHICLE TURNAROUND
1/16" = 1'-0"



4 BIKE RACK SPECIFICATION
1/16" = 1'-0"

COMPLIANCE WITH THE CERTIFIED EIR MITIGATION MEASURES

AQ-1 EMPLOYERS WITH 250 EMPLOYEES OR MORE SHALL DEVELOP A TRIP REDUCTION PLAN TO INCREASE VEHICLE OCCUPANCY. EMPLOYERS WITH MORE THAN 250 EMPLOYEES ARE SUBJECT TO AQMD RULE 2202 REQUIREMENTS FOR TRIP REDUCTION. PLEASE REFER TO PAGE A1.0 OF DESIGN PLANS

AQ-2 EMPLOYERS SHALL PROVIDE ON-SITE CHILD CARE FACILITIES WHEN FEASIBLE. EMPLOYER SHALL PROVIDE SIGNED LETTER IDENTIFYING THE FEASIBILITY OF CHILD CARE FACILITIES

AQ-3 PROJECTS SHALL PROVIDE FOR VIDEO CONFERENCING FACILITIES TO THE EXTENT POSSIBLE. PROJECT APPLICANT SHALL PROVIDE SIGNED LETTER IDENTIFYING THE FEASIBILITY OF VIDEO CONFERENCING.

AQ-4 BUSINESS SHALL MINIMIZE THE USE OF FLEET VEHICLES DURING SPECIAL ALERTS AND ENCOURAGE THE USE OF ALTERNATIVE FUEL VEHICLES

AQ-5 BUILDINGS SHALL BE ORIENTED TO REDUCE ENERGY USAGE BY UTILIZING SOLAR OR LOW EMISSIONS WATER HEATERS, DOUBLE-PANED GLASS WINDOWS, LIGHT-COLORED ROOFING MATERIALS, USING SKYLIGHTS IN WAREHOUSES, ORIENTING BUILDINGS NORTH TO THE EXTENT PRACTICAL AND INCREASING WALL AND ATTIC INSULATION ABOVE TITLE 24 REQUIREMENTS. THESE REQUIREMENTS ARE IMPLEMENTED IN THE STANDARD CONDITIONS OF APPROVAL AND ASSURED DURING CONSTRUCTION PLAN REVIEW

AQ-6 DESIGN 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

BIO-1 THE PROJECT APPLICANT SHALL ENSURE THAT THE EQUIPMENT, MACHINERY, ACTIVITIES AND USES DEVELOPED WITHIN THE PROPOSED PROJECT AREA ARE CONSISTENT WITH THE ENDURING BUDGET LISTED IN TABLE B-1, CONTAINED IN CHAPTER B, PROJECT DESCRIPTION, AS ANALYZED IN THE AIR QUALITY TECHNICAL STUDY. EQUIPMENT, MACHINERY, ACTIVITIES AND USES IN EXCESS OF THOSE LISTED IN TABLE B-1 WOULD NECESSITATE ADDITIONAL ENVIRONMENTAL REVIEW

AQ-M-1 ALL DEVELOPMENT SHALL COMPLY WITH AQMD RULE 40. ANY POTENTIAL USE ON THE RULE 40 LIST OF USES SHALL REQUIRE FURTHER ENVIRONMENTAL REVIEW.

CN-1 NO CONSTRUCTION ACTIVITIES SHALL OCCUR DURING THE NESTING/BREEDING SEASONS UNTIL A QUALIFIED BIOLOGIST HAS CONDUCTED A FIELD REVIEW OF THE AFFECTED AREAS FOR CLEARANCE BY THE LEAST BELL'S VIREO

BIO-1-1 THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED TO REDUCE THE IMPACTS OF LBV TO BELOW A LEVEL OF SIGNIFICANCE

TO AVOID THE DIRECT LOSS OF EGGS AND YOUNG, ALL VEGETATION SHALL BE CLEARED OUTSIDE THE LBV BREEDING SEASON (E.G. MARCH 1 THROUGH AUGUST 15).

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 INTERVALS.

BIO-1-2 IF NOISE LEVELS EXCEED THIS THRESHOLD AS DETERMINED BY THE MONITORING BIOLOGIST, CONSTRUCTION ACTIVITIES SHALL CEASE OR ADDITIONAL NOISE MEASURES SHALL BE IMPLEMENTED TO REDUCE CONSTRUCTION-RELATED NOISE LEVELS TO 60 DBA LEQ OR LESS.

TEMPORARY CONSTRUCTION FENCING SHALL BE USED TO DELINEATE CONSTRUCTION LIMITS AND WILL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.

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.

CONSTRUCTION ACTIVITIES ADJACENT TO THE CONSERVATION AREA WILL BE CONDUCTED DURING DAYLIGHT HOURS TO AVOID THE USE OF NIGHT LIGHTING THAT COULD INCREASE PREDATION RATES AND/OR DISRUPT NESTING LBV.

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.

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.

ALL DRAINAGE FROM ADJACENT DEVELOPMENT WITHIN MERIDIAN DEVELOPMENT SHALL BE DIRECTED AWAY FROM THE RIPARIAN AREAS TO AVOID THE POTENTIAL RUNOFF CONTAMINATION OF LBV HABITAT.

BIO-1-3 THE INFILTRATION BASIN ADJACENT TO MITIGATION AREA 2 SHALL BE MAINTAINED BY THE MERIDIAN LANDSCAPING AND MAINTENANCE DISTRICT (LLMD). THE BASIN SHALL CONTINUOUSLY BE MONITORED, MAINTAINED, AND KEPT CLEAR OF DEBRIS WITH MAINTENANCE ACTIVITIES SHALL OCCUR OUTSIDE OF THE LBV NESTING/BREEDING SEASON (MARCH 1 - AUGUST 15).

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.

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 6' DECORATIVE MASONRY WALL AT THE TIMING OF FINE GRADING IMPROVEMENTS FOR EACH LOT IN ACCORDANCE WITH THE MERIDIAN CONSERVATION ATTRITION AND MONITORING PLAN (CAMP). THE LLMD WILL BE RESPONSIBLE FOR MENDING FENCES OR WALLS THAT ARE ADJACENT TO THE CONSERVATION EASEMENT AREAS.

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.

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 185 (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. BURNING OF VEGETATION IS PROHIBITED. RIPARIAN AREAS WILL BE AVOIDED AND FUEL MODIFICATION WOULD OCCUR NO CLOSER THAN 15 (+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.

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.

BIO-1-4 THE MARCH JPA AND THE MASTER DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING THE SUCCESSFUL ONSITE ESTABLISHMENT OF 7.3 ACRES OF LBV HABITAT WITHIN MITIGATION AREA 1 AND APPROXIMATELY 1.3 ACRES OF LBV HABITAT WITHIN MITIGATION AREA 2. IN ADDITION, THE MARCH JPA AND THE MASTER DEVELOPER SHALL RECORD A CONSERVATION EASEMENT ON APPROXIMATELY 17.15 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.

BIO-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 14-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.

BIO-4 THE PROJECT APPLICANT SHALL INCORPORATE THE FOLLOWING MEASURES TO HELP REDUCE THE PROJECT'S POTENTIAL SOLID WASTE IMPACTS AND TO HELP IN THE COUNTY'S EFFORT TO COMPLY WITH STATE LAW IN DIVERTING SOLID WASTE FROM LANDFILL DISPOSAL.

GREEN WASTE GENERATED BY THE PROJECT SHOULD BE KEPT SEPARATE FROM OTHER WASTE TYPES IN ORDER THAT IT CAN BE RECYCLED THROUGH THE PRACTICE OF GRASS RECYCLING (WHERE LAWN CLIPPINGS FROM A MULCHING TYPE MOWER ARE LEFT ON THE LAWN) OR ONSITE COMPOSTING OR DIRECTED TO LOCAL WOOD CHIPPING 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 CRUSHERS OR BY DIRECTING THE MATERIALS TO RECYCLING FACILITIES.

NOISE-1 THE PROPOSED PROJECT SHALL COMPLY WITH THE STATE MODEL ORDINANCE IMPLEMENTED IN 2009 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 AREAS FOR THE COLLECTION 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.

KEYNOTES

1. NEW CURB CUT PER CITY OR COUNTY STANDARDS. REFER TO LANDSCAPE DRAWINGS FOR ENHANCED PAVING TREATMENT IF APPLICABLE. REFER TO C3.0 DRAWINGS FOR ADDITIONAL INFO.
2. TRANSITION CURB
3. ADA SITE ENTRY SIGN PER CODE
4. ADA PARKING STALL SIGN PER CODE. TYP. PROVIDE AT ALL ADA STALLS.
5. ADA PATH OF TRAVEL
6. PLANTER TYP. REFER TO LANDSCAPE PLANS
7. CONCRETE PAVE
8. CONCRETE WALK. SEE SITE PLAN FOR ADA PATH OF TRAVEL. AT ANY TRANSITION, WHERE CURB OR TOP OF CURB PROVIDE A 1/4" MAX. EXPOSED FINISH. REFER TO LANDSCAPE DRAWINGS FOR SPECIALTY CONCRETE PAVING. TYP. SLOPE TO CURB 1-2 PERCENT FOR UNIFORM SURFACE SLOPE.
9. LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
10. EMPLOYEE OUTDOOR BREAK AREA
11. ACCESSIBLE PARKING. REFER TO A1.1 FOR MODEL SPECIFICATION AND ADDITIONAL INFORMATION
12. ONSITE RETENTION/WATER TREATMENT BASIN. REFER TO CIVIL DRAWINGS & LANDSCAPE DRAWINGS
13. APPLY THE ANTI-GRAFFITI ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES
14. STOREFRONT. SEE ELEVATIONS & EXTERIOR COLOR SCHEME. STOREFRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILD BY CONTRACTOR AND UNDER SEPARATE SUBMITTAL
15. CONCRETE TILT-UP PANEL. TYP. PAINTED. SEE EXTERIOR COLOR SCHEME. REFER TO ELEVATIONS AND 'Z' DRAWINGS FOR ADDITIONAL INFORMATION
16. EXTERIOR STOREFRONT DOOR. SEE EXTERIOR COLOR SCHEME & DOOR SCHEDULE FOR ADDITIONAL INFO
17. POST OFFICE MAIL BOX LOCATIONS
18. FUTURE ELECTRIC VEHICLE CHARGING STATION & CONDUIT FOR FUTURE ONLY. SEE ELECTRICAL DRAWINGS.

SITE LEGEND

- LANDSCAPE AREA
- CONCRETE PAVING
- STANDARD PARKING STALL
- FIRE HYDRANT
- STREET LIGHT
- PATH OF TRAVEL
- PROPERTY LINE
- SPACE NUMBER
- ARMY THRU DOOR

PROJECT
PLANNING SUBMITTAL #1

ECONOMIC WAY BUSINESS CENTER
MJPA, RIVERSIDE, CA

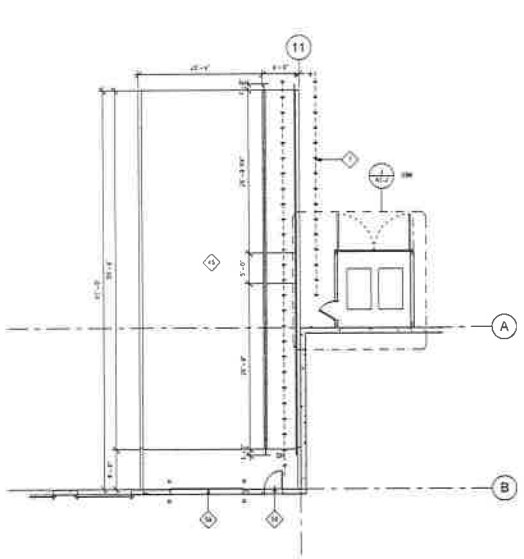
HERDMAN
ARCHITECTURE + DESIGN

AUG 2018
05.01.2018

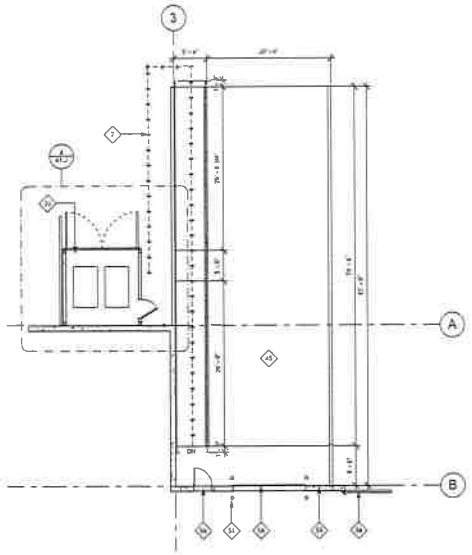
NORTH

SITE DETAILS

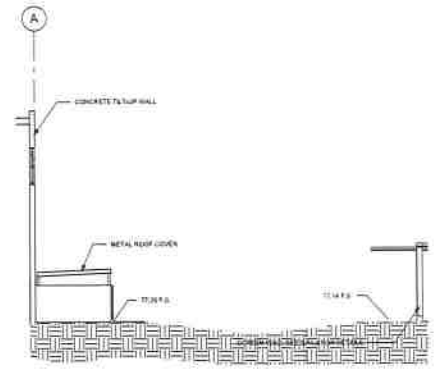
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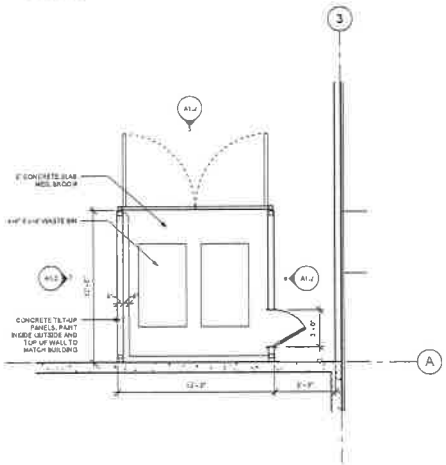
1 PARTIAL SITE PLAN @ NW TRUCK RAMP
1/8" = 1'-0"



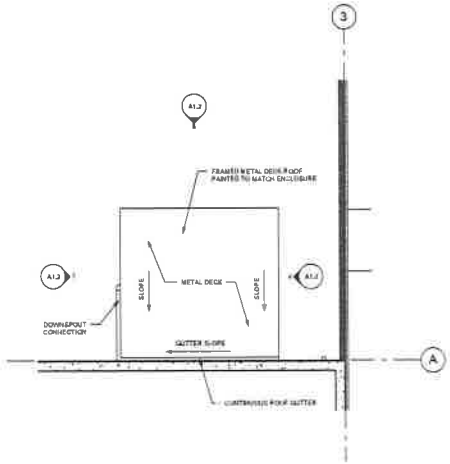
2 PARTIAL SITE PLAN @ NE TRUCK RAMP
1/8" = 1'-0"



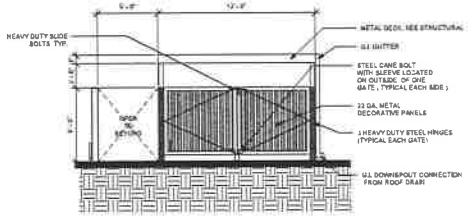
6 TRASH ENCLOSURE SECTION
1/8" = 1'-0"



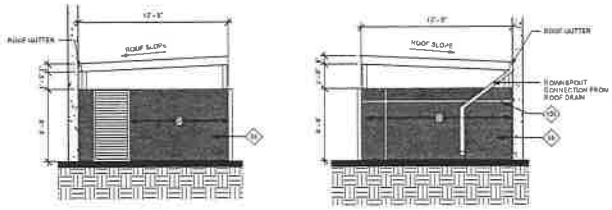
3 ENLARGED TRASH ENCLOSURE PLAN
1/4" = 1'-0"



4 TRASH ENCLOSURE ROOF
1/4" = 1'-0"



5 NORTH - TRASH ENCLOSURE
1/4" = 1'-0"



5 EAST - TRASH ENCLOSURE
1/4" = 1'-0"

7 WEST - TRASH ENCLOSURE
1/4" = 1'-0"

TRASH ENCLOSURE NOTES

1. PAINTED A DOWNSPOUT FINISH TO MATCH ENCLOSURE
2. ALL METAL TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER AND TWO COATS OF MEDIUM ALKYD PAINT
3. DECORATIVE EXTERIOR FINISH TO BE PAINTED STUCCO TO MATCH EXISTING BUILDING
4. STRUCTURAL DESIGN TO WITHSTAND 90 M.P.H. WIND LOAD.
5. STUD WALL TO MEET ARCHITECTURAL AND STRUCTURAL DESIGN CRITERIA FROM PLANNING AND BUILDING DEPARTMENTS.

KEYNOTES

7	ADA PATH OF TRAVEL
33	CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS SEE A1.1 FOR DETAILS
45	CONCRETE TRUCK RAMP WITH +7" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING SEE ELEVATIONS
51	DECORATIVE LIGHT BOLLARD.
55	CONCRETE TILT-UP PANEL TYP. PAINTED. SEE EXTERIOR COLOR SCHEDULE REFER TO ELEVATIONS AND "S" DRAWINGS FOR ADDITIONAL INFORMATION.
56	EXTERIOR MAN DOOR 3'X7' HOLLOW METAL PAINTED. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
58	DOCK HI LOADING DOOR 8'X10' WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE
59	DRIVE THRU LOADING DOOR 12'X14' WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE
105	8" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGE TYP.

EXTERIOR COLOR SCHEDULE

- (A) WHITE EXTERIOR PAINT COLOR: SW 7010 FEDER WHITE
- (B) LIGHT GRAY EXTERIOR PAINT COLOR: SW 7015 REPOSE GRAY
- (C) MEDIUM GRAY EXTERIOR PAINT COLOR: SW 7016 MINDFUL GRAY
- (D) DARK GRAY EXTERIOR PAINT COLOR: SW 7018 DOVETAIL
- (E) SILVER METALLIC PAINT @ METAL CANOPY OVER ENTRY ONLY
- (F) STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING - NOT TO EXCEED AN OUTDOOR REFLECTANCE OF 27%. CLEAR ANODIZED MULLIONS

TYP PAINT NOTES
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.

TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH AND PAINT TO MATCH ADJACENT BUILDING WALL U.N.O.

COMPLIANCE WITH THE CERTIFIED EIR MITIGATION MEASURES - CONTINUED

M-4	AS PHASE I DEVELOPS, ACTUAL WASTEWATER FLOWS WILL BE MONITORED RELATIVE TO THE CAPACITY OF PUMP STATION 3166 THE VAN BUREN PUMP STATION SO THAT FUTURE IMPROVEMENTS WILL BE IN PLACE BEFORE THE CAPACITY OF THE PUMP STATION IS REACHED	M-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.
M-7	THE PROPOSED NON-POTABLE WATER SYSTEM WILL MEET "PURPLE" PIPE STANDARDS FOR RECLAIMED WATER SYSTEMS.	M-J-2-3	ALL SACRED SITES, SHOULD THEY BE ENCOUNTERED WITHIN THE PROJECT AREA, SHALL BE AVOIDED AND PRESERVED AS THE PREFERRED MITIGATION, IF FEASIBLE.
M-8	A FIRE FLOW STANDARD OF 3,000 GALLONS PER MINUTE SHALL BE USED FOR THE WATER DISTRIBUTION NETWORK.	M-J-2-4	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.
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.	M-J-3-1	PRIOR TO BEGINNING PROJECT CONSTRUCTION, THE PROJECT ARCHAEOLOGIST SHALL FILE A PRE-GRADING 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 M-J-2-3. 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 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 ARCHEOLOGICAL RESOURCES. ANY NEWLY DISCOVERED CULTURAL RESOURCE DEPOSITS SHALL BE SUBJECT TO A CULTURAL RESOURCES EVALUATION.	M-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, 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.
			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.
		M-N-1-1	PROJECT SHALL PROVIDE "END-OF-TRIP" FACILITIES INCLUDING SHOWERS, LOCKERS, AND CHANGING SPACE (E.G., FOUR CLOTHES LOCKERS AND ONE SHOWER PROVIDED FOR EVERY 40 EMPLOYEE PARKING SPACES, SEPARATE FACILITIES FOR EACH GENDER FOR PROJECTS WITH 160 OR MORE EMPLOYEE PARKING SPACES).
		M-N-1-2	PROJECT SHALL PROVIDE A PARKING LOT DESIGN THAT INCLUDES CLEARLY MARKED AND SHADED PEDESTRIAN PATHWAYS BETWEEN TRANSIT FACILITIES AND BUILDING ENTRANCES.
		M-N-1-3	PROJECT SHALL INSTALL ENERGY STAR LABELED ROOF MATERIALS.
		M-N-1-5	PROJECT SHALL ENCOURAGE USE MATERIALS WHICH ARE RESOURCE EFFICIENT, RECYCLED, WITH LONG LIFE CYCLES AND MANUFACTURED IN AN ENVIRONMENTALLY FRIENDLY WAY.
		M-N-1-6	PROJECT SHALL USE ENERGY EFFICIENT CONSTRUCTION EQUIPMENT.
		M-N-1-8	PROJECT SPONSOR SHALL ENCOURAGE AN INCREASE OF EXTERIOR WALL INSULATION OVER TITLE 24 REQUIREMENTS, HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED
		M-N-1-9	PROJECT SPONSOR SHALL ENCOURAGE AN INCREASE OF ROOF INSULATION OVER TITLE 24 REQUIREMENTS, HOWEVER, A SPECIFIC PERCENT INCREASE IS NOT REQUIRED.
		M-N-1-10	PROVIDE PARKING LOT AREAS WILL INCLUDE 40% TREE COVERAGE (APPROXIMATELY ONE TREE FOR EVERY 4 STALLS) FOR OFFICE USES AND 20% 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 WATER DEMAND. SHADE REQUIREMENTS WILL EXCLUDE TRUCK COURTS AND DRIVE AISLES.
		M-N-1-11	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

PROJECT
PLANNING SUBMITTAL #1

ECONOMIC WAY BUSINESS CENTER
MJPA, RIVERSIDE, CA

HERDMAN
ARCHITECTURE + DESIGN

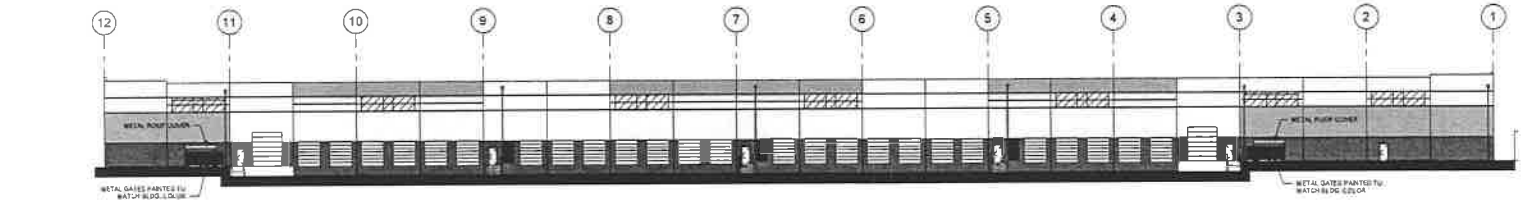
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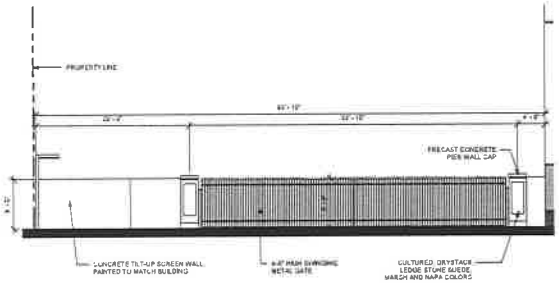
SITE DETAILS

A1.2

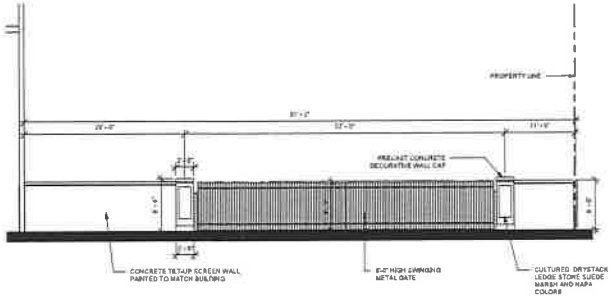
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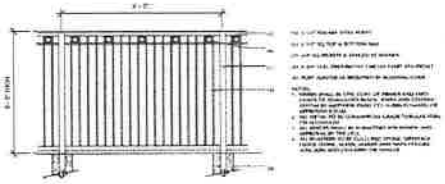
1 TRASH ENCLOSURE ELEVATION
1" = 20'-0"



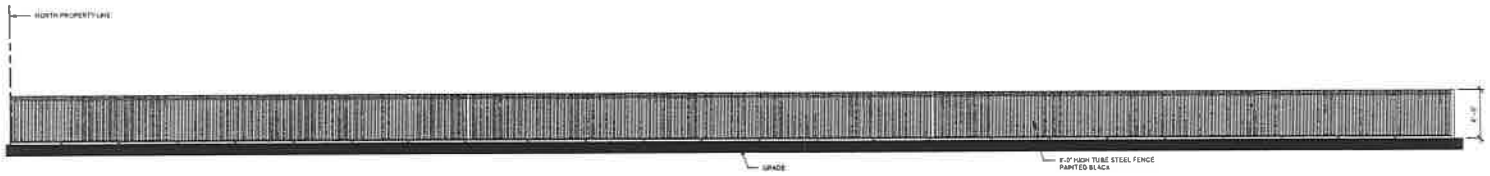
2 SCREEN WALL ELEVATION - WEST GATE ENTRY
1/8" = 1'-0"



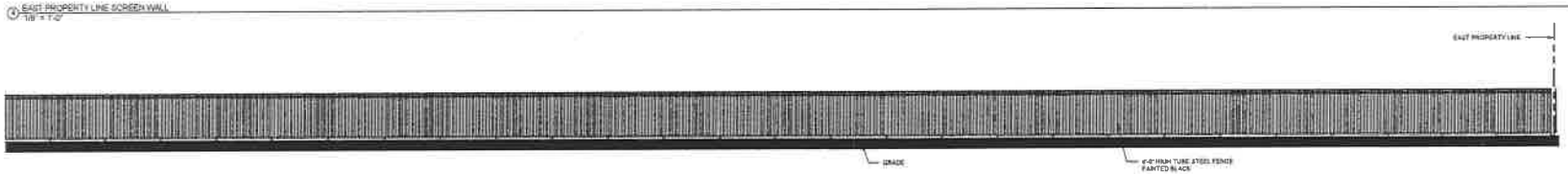
3 SCREEN WALL ELEVATION - EAST GATE ENTRY
1/8" = 1'-0"



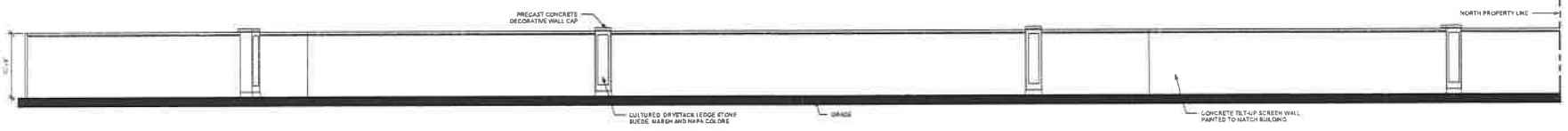
7 TUBE STEEL FENCE DETAIL PER MARCH JPA GUIDELINES
N.T.S.



4 EAST PROPERTY LINE SCREEN WALL
1/8" = 1'-0"



5 NORTH PROPERTY LINE SCREEN WALL
1/8" = 1'-0"



6 WEST PROPERTY LINE SCREEN WALL
1/8" = 1'-0"

FIRE DEPARTMENT NOTES

1. PROVIDE OR SHOW THERE EXISTS A WATER SYSTEM CAPABLE OF DELIVERING A FIRE FLOW OF 3,375 GALLONS PER MINUTE FOR A 4 HOURS DURATION AT 20 PSI RESIDUAL OPERATING PRESSURE WHICH MUST BE AVAILABLE BEFORE ANY COMBUSTIBLE MATERIAL IS PLACED ON THE CONSTRUCTION SITE.
2. APPROVED ACCESSIBLE ON-SITE FIRE HYDRANTS SHALL BE LOCATED NOT TO EXCEED 200 FEET APART IN ANY DIRECTION. ANY PORTION OF THE FACILITY OR OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING SHALL NOT BE LOCATED MORE THAN 150 FEET FROM FIRE APPARATUS AS MEASURED BY AN APPROVED ROUTE AROUND THE COMPLEX EXTERIOR OF THE FACILITY OR BUILDING. NO PORTION OF A BUILDING SHALL BE FURTHER THAN 400 FEET FROM A FIRE HYDRANT. FIRE HYDRANTS SHALL PROVIDE THE REQUIRED FIRE FLOW.
3. PRIOR TO BUILDING PLAN APPROVAL AND CONSTRUCTION, APPLICANT/DEVELOPER SHALL FURNISH TWO COPIES OF THE WATER SYSTEM FIRE HYDRANT PLANS TO FIRE DEPARTMENT FOR REVIEW AND APPROVAL. PLANS SHALL BE SIGNED BY A REGISTERED CIVIL ENGINEER, AND SHALL CONFIRM HYDRANT TYPE, LOCATION, SPACING AND MINIMUM FIRE FLOW. ONCE PLANS ARE SIGNED AND APPROVED BY THE LOCAL WATER AUTHORITY, THE ORIGINALS SHALL BE PRESENTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.
4. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE WATER SYSTEM FOR FIRE PROTECTION MUST BE PROVIDED AS APPROVED BY THE FIRE DEPARTMENT AND THE LOCAL WATER AUTHORITY.
5. PROVIDE BLUE DOT RETROREFLECTORS PAVEMENT MARKERS ON PRIVATE PUBLIC STREETS AND DRIVEWAYS TO INDICATED LOCATION OF THE FIRE HYDRANT.
6. FIRE APPARATUS ACCESS ROAD SHALL BE IN COMPLIANCE WITH THE RIVERSIDE COUNTY FIRE DEPARTMENT STANDARD NUMBER 9-05. ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE NOT LESS THAN 13 FEET AND 6 INCHES. ACCESS LANE WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 75,000 POUNDS OVER 2 AXLES. ACCESS WILL HAVE A TURNING RADIUS CAPABLE OF ACCOMMODATING FIRE APPARATUS. ACCESS LANE SHALL BE CONSTRUCTED WITH A SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
7. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISION FOR THE TURN-AROUND CAPABILITIES OF FIRE APPARATUS.
8. DRIVEWAY LOOPS. FIRE APPARATUS ACCESS LANES AND ENTRANCE CURB RADIUS SHOULD BE DESIGNED TO ADEQUATELY ALLOW ACCESS OF EMERGENCY FIRE VEHICLES. THE APPLICANT OR DEVELOPER SHALL INCLUDE IN THE BUILDING PLANS THE REQUIRED FIRE LANES AND INCLUDE THE APPROPRIATE LANE PAINTING AND/OR SIGNS.
10. AN APPROVED FIRE DEPARTMENT ACCESS KEY LOCK BOX (MINIMUM KNOX BOX 3200 SERIES MODEL) SHALL BE INSTALLED NEXT TO THE APPROVED FIRE DEPARTMENT ACCESS DOOR TO THE BUILDING IF THE BUILDINGS ARE PROTECTED WITH AN ALARM SYSTEM. THE LOCK BOX SHALL BE REQUIRED TO HAVE TAMPERED MONITORING. REQUIRED ORDER FORMS AND INSTALLATION STANDARDS MAY BE OBTAINED AT THE FIRE DEPARTMENT.
11. INSTALL A COMPLETE COMMERCIAL FIRE SPRINKLER SYSTEM (PER NFPA 13 2013 EDITION). FIRE SPRINKLER SYSTEM (S) WITH PIPE SIZES IN EXCESS OF 4" (6" DIAMETER WILL REQUIRE THE PROJECT STRUCTURAL ENGINEER TO CERTIFY WITH A "WET SIGNATURE" THAT THE STRUCTURAL SYSTEM IS DESIGNED TO SUPPORT THE SEISMIC AND GRAVITY LOADS TO SUPPORT THE ADDITIONAL WEIGHT OF THE SPRINKLER SYSTEM. ALL FIRE SPRINKLER RISERS SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE. THE FIN AND FCO SHALL BE LOCATED TO THE FRONT WITHIN 25 TO 50 FEET OF HYDRANT AND A MINIMUM OF 25 FEET FROM THE BUILDING(S). SPRINKLER RISER ROOM MUST HAVE INDICATING EXTERIOR AND/OR INTERIOR DOOR SIGNS. A C-16 LICENSED CONTRACTOR MUST SUBMIT PLANS ALONG WITH CURRENT PERMIT FEES.
12. INSTALL AN ALARM MONITORING OR FIRE ALARM SYSTEM. A C-10 LICENSED CONTRACTOR MUST SUBMIT PLANS ALONG WITH THE CURRENT PERMIT FEES.
13. INSTALL A PORTABLE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC FOR EVERY 3,000 SQ. FT. AND/OR 75 FEET OF TRAVEL DISTANCE. FIRE EXTINGUISHERS SHALL BE MOUNTED 3.5 TO 5 FEET ABOVE FINISHED FLOOR, MEASURED TO THE TOP OF THE EXTINGUISHER. WHERE NOT READILY VISIBLE, SIGNS SHALL BE POSTED ABOVE ALL EXTINGUISHERS TO INDICATE THEIR LOCATIONS. EXTINGUISHERS MUST HAVE CURRENT OSFM SERVICE TAGS AFFIXED.
14. NO HAZARDOUS MATERIALS SHALL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH EXCEEDS QUANTITIES LISTED IN 307 CALIFORNIA BUILDING CODE, NO CLASS I, II OR IIIA OF COMBUSTIBLE/FLAMMABLE LIQUID SHALL BE USED IN ANY AMOUNT IN THE BUILDING.
15. EXIT DESIGNS, EXIT SIGNS, DOOR HARDWARE, EXIT MARKERS, EXIT DOORS, AND EXIT PATH MARKING SHALL BE INSTALLED PER THE 2013 CALIFORNIA BUILDING CODE.
16. ELECTRICAL ROOM DOORS, FIRE RISER, ROOF ACCESS IF APPLICABLE SHALL BE LABELED AS PER USE.
17. ACCESS SHALL BE PROVIDED TO ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF AS PER 2013 CALIFORNIA MECHANICAL CODE.
18. AIR HANDLING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHIN BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF AS PER 2016 CALIFORNIA MECHANICAL CODE
19. GATE(S) SHALL BE AUTOMATIC OR MANUALLY OPERATED. INSTALL KNOX KEY OPERATED SWITCHES MOUNTED PER RECOMMENDED STANDARD OF THE KNOX COMPANY. BUILDING PLANS SHALL INCLUDE MOUNTING LOCATION/POSITION AND OPERATING STANDARDS FOR FIRE DEPARTMENT APPROVAL.
20. A SURVEY AND REPORT BY A LICENSED FIRE PROTECTION ENGINEER MAY BE REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

PROJECT
ECONOMIC WAY BUSINESS CENTER
PLANNING SUBMITTAL #1
MJPA, RIVERSIDE, CA

HERDMAN
ARCHITECTURE + DESIGN

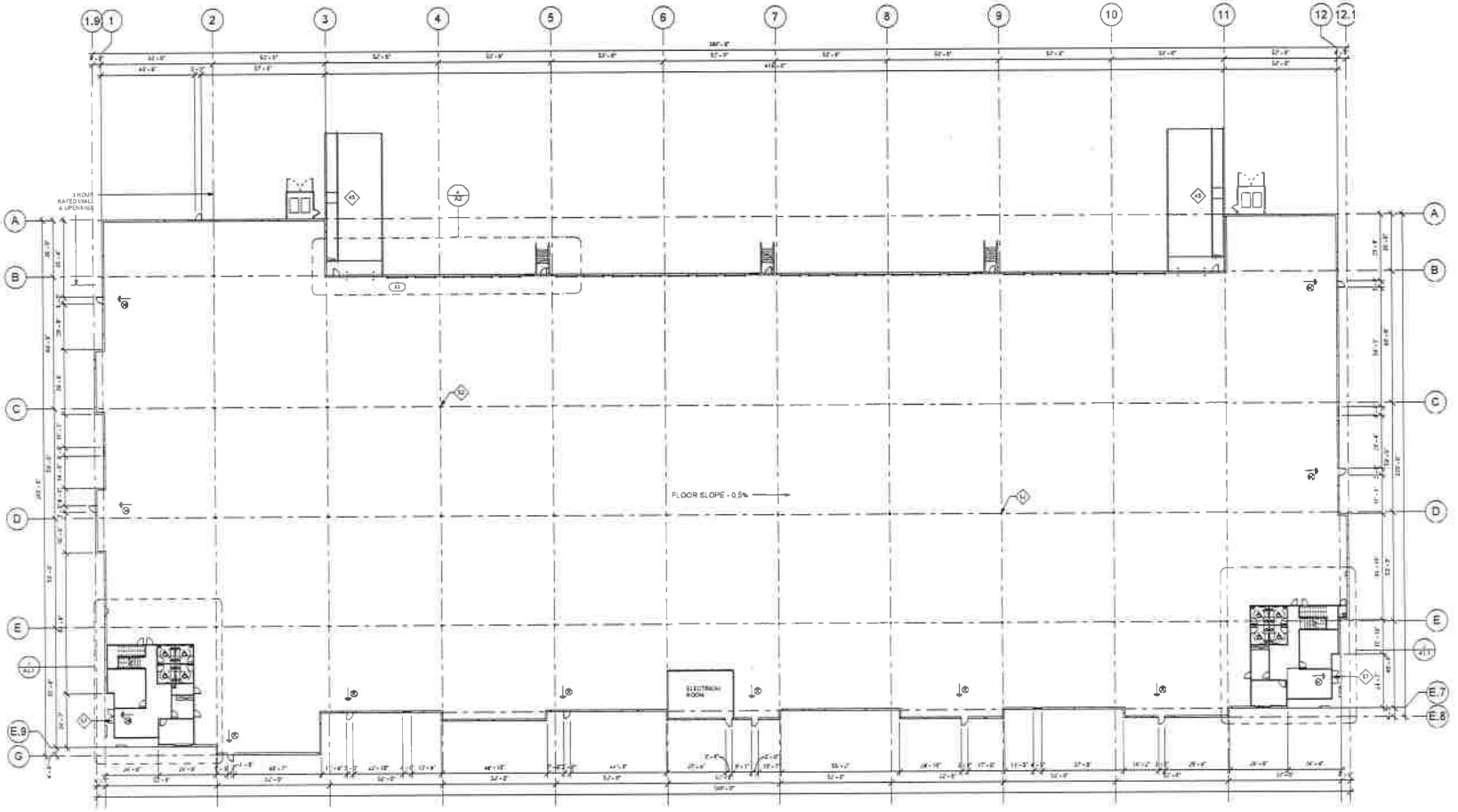
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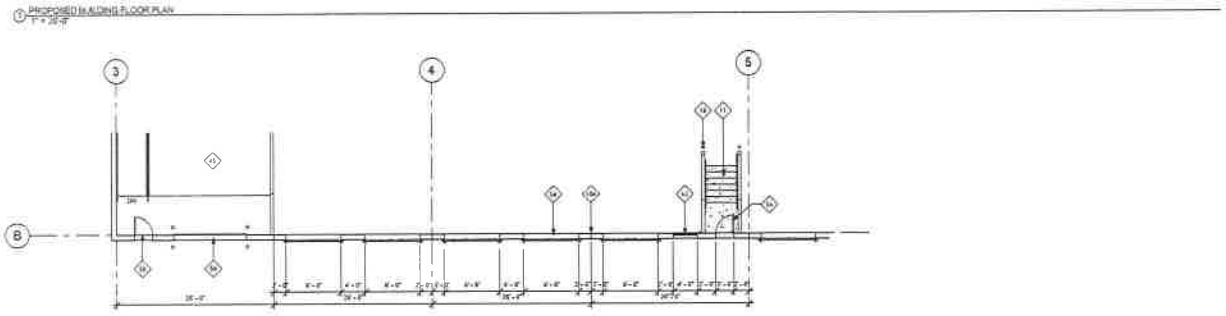
NORTH

SITE SCREENING PLANS

A1.3

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1 PROPOSED N ALIGNS FLOOR PLAN
1" = 20'-0"

2 TYPICAL DOOR DOOR SPACING PLAN
1/8" = 1'-0"

KEYNOTES	
12	EXTERIOR CONCRETE STAIR (W/CONCRETE WALLS, WALLS & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS
16	PROTECTIVE METAL BOLLARDS, CONCRETE FILLED PAINTED TYP.
45	CONCRETE TRUCK RAMP WITH 42" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING. SEE ELEVATIONS
52	STRUCTURAL BUILDING COLUMN
56	EXTERIOR MAN DOOR 3'-0" HOLLOW METAL PAINTED. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
57	EXTERIOR STOREFRONT DOOR. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO
58	DOUBLE HM LOADING DOOR, 9'x10' WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE
59	DRIVE THRU LOADING DOOR 12'x14' WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE
60	AIR INTAKE LOUVER. PAINT TO MATCH BUILDING WALL TYP. 8'-0" VERTICAL x 4'-0", PROVIDE BIRD SCREEN, FILTER AND BURGLAR BARS.
100	PANEL JOINT, TYP.

FLOOR PLAN WALL LEGEND	
	CONCRETE TILT UP WALL. SEE "S" DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE METAL STUD FURRING (SEE STUD SCHEDULE AT A2.2) AND FULL HEIGHT BATT INSULATION PER TITLE 24 REQUIREMENTS. SEE SHEET A2.2 FOR CONNECTION DETAIL
	INTERIOR PARTITION WALL SEE WALL CALOUTS AND STUD SCHEDULE FOR ADDITIONAL INFORMATION.
	STOREFRONT SYSTEM. UNDER DEFERRED SUBMITTAL. SEE ELEVATIONS FOR ARCHITECTURAL DETAILS
	STRUCTURAL BUILDING COLUMNS
	ILLUMINATED EMERGENCY EXIT SIGN PER CBC AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATIONS. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN. IN CASE OF PRIMARY POWER LOSS

FLOOR PLAN GENERAL NOTES
1. FINISH FLOOR SLAB ELEVES. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR MATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. PAVE STOP TO BE SLOPED TO EXTERIOR PAVING 1/4".
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/FC.
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS. DOORS EXPAND FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. PENETRATIONS IN CONCRETE SLAB MIN.
11. FLOOR IS 4" TO BE CLASS V PER ACI 302.1R-04
12. FLOOR CONFIGURATION TO BE 40'x 40'-0" MIN.
13. TRENCH COMPACTION TO BE 90% MIN.
14. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH
15. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING. TYPICAL UNLESS NOTED OTHERWISE.
16. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED BY SECTION 1013 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
17. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
18. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION. STOREFRONT SYSTEMS TO BE DESIGN BUILD. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
19. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS.
20. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIV, TRANSFORMERS, AND OTHER LOCATIONS AS REQUIRED.
21. CONTRACTOR TO MAINTAIN A CLEAR FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE EMBRACED.
22. NO ACCESS HARDWARE ON THE EXTERIOR SIDE OF THE NON-ENTRY DOORS
23. FOR TYPICAL DOOR LANDING CLEARANCES REFER (SHEET) FOR MORE INFORMATION
24. NO SMOKING WITHIN 10' OF BUILDING ENTRIES, ACCORDING TO GREEN BUILDING STANDARD CODE SECTION 5.304.7

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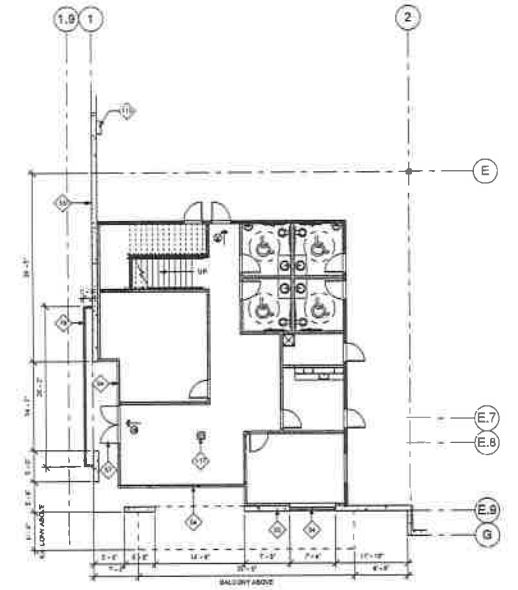
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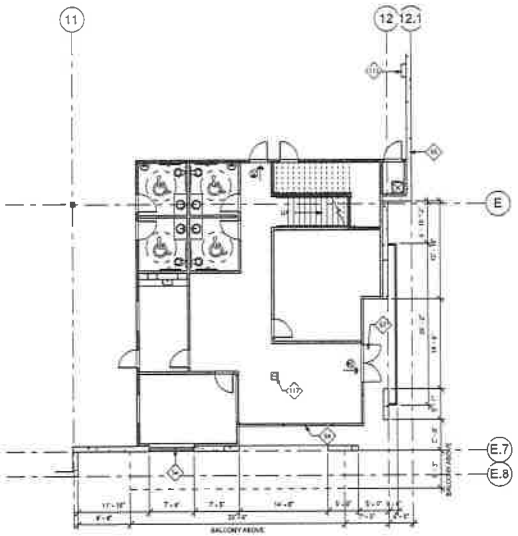
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FLOOR PLAN

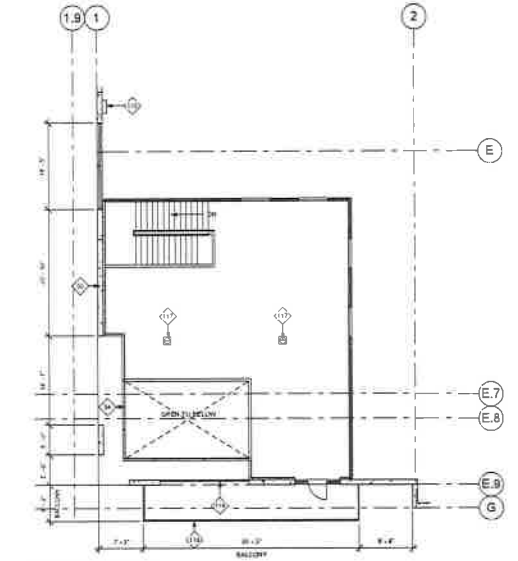
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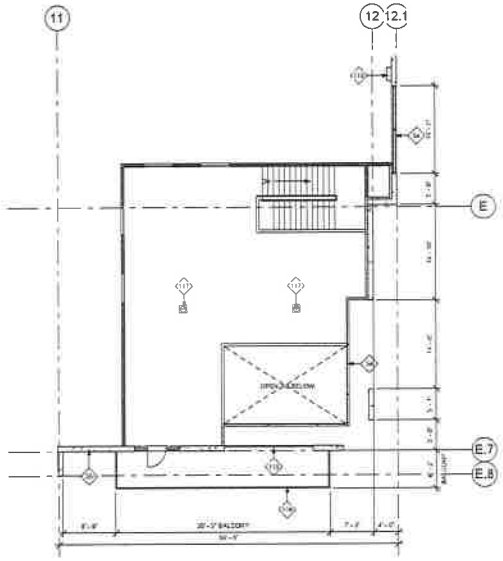
1 ENLARGED OFFICE A FIRST FLOOR PLAN
1/8" = 1'-0"



2 ENLARGED OFFICE B FIRST FLOOR PLAN
1/8" = 1'-0"



3 ENLARGED OFFICE A MEZZANINE
1/8" = 1'-0"



4 ENLARGED OFFICE B MEZZANINE
1/8" = 1'-0"

KEYNOTES

04	STOREFRONT: SEE ELEVATIONS & EXTERIOR FINISH SCHEDULE. STORE FRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILD BY S.C.E. AND UNDER DEFERRED SUBMITTAL.
09	CONCRETE TILT-UP PANEL TYP. PAINTED. SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND "S" DRAWINGS FOR ADDITIONAL INFORMATION
07	EXTERIOR STOREFRONT DOOR. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
14	DECORATIVE METAL RAILING. REFER TO ARCHITECTURAL-STRUCTURAL DETAILS.
15	ROOF ACCESS LADDER
16	BALCONY WITH GLASS RAILING. SEE "S" DWGS
17	PROVIDE FLOOR BOX. ACTUAL LOCATION TO BE DETERMINED BY CONSULTANT

FLOOR PLAN GENERAL NOTES

1. FINISH FLOOR ELEVATIONS: REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2. PROVIDE STEGO WRAP 10MIL BARRIER BELOW SLAB PER MANUFACTURER'S INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.
3. REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4. POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2"
5. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC.
6. PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS WITH EXIT ENCUMBRANCE, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7. ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE AND PENETRATIONS TO BE SEALED.
8. DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9. CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10. FLUSH PROHIBITED IN CONCRETE SLAB MID.
11. FLOOR SLAB TO BE CLASS 7 PER ACI302.1R-96
12. FLOOR COMPACTION TO BE 95% MIN.
13. TRENCH COMPACTION TO BE 90% MIN.
14. SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH
15. DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
16. PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
17. ALL MAN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
18. ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION. STOREFRONT SYSTEMS TO BE DESIGN BUILD S.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
19. REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES. CONTRACTOR TO VERIFY LOCATIONS.
20. PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PAD TRANSFORMERS, AND OTHER LOCATIONS AS REQUIRED.
21. CONTRACTOR TO MAINTAIN A CLEAR FLOOR SLAB ALL TRUCKS AND EQUIPMENT TO BE DISPERSED.
22. NO ACCESS HARDWARE ON THE EXTERIOR SIDE OF THE NON-ENTRY DOORS
23. FOR TYPICAL DOOR LANDING CLEARANCES, REFER [illegible] FOR MORE INFORMATION
24. NO SWINGS INTERIOR TO OF BUILDING ENTRIES ACCORDING TO GREEN BUILDING STANDARD CODE SECTION 5.504.7

FLOOR PLAN WALL LEGEND

- CONCRETE TILT UP WALL. SEE "S" DRAWINGS FOR ADDITIONAL INFORMATION. PROVIDE METAL STUD FURRING. SEE STUD SCHEDULE AS 21 AND FULL HEIGHT BATT INSULATION PER TITLE 24 REQUIREMENTS. SEE 3/A2.2 FOR CONNECTION DETAIL.
- INTERIOR PARTITION WALL SEE WALL CALLOUTS AND STUD SCHEDULE FOR ADDITIONAL INFORMATION
- STOREFRONT SYSTEM UNDER DEFERRED SUBMITTAL. SEE ELEVATIONS FOR ARCHITECTURAL DETAILS
- STRUCTURAL BUILDING COLUMNS
- ILLUMINATED EMERGENCY EXIT SIGN PER FIRE AND FIRE DEPT. SEE "E" DRAWINGS FOR LOCATION. SIGN SHALL BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.

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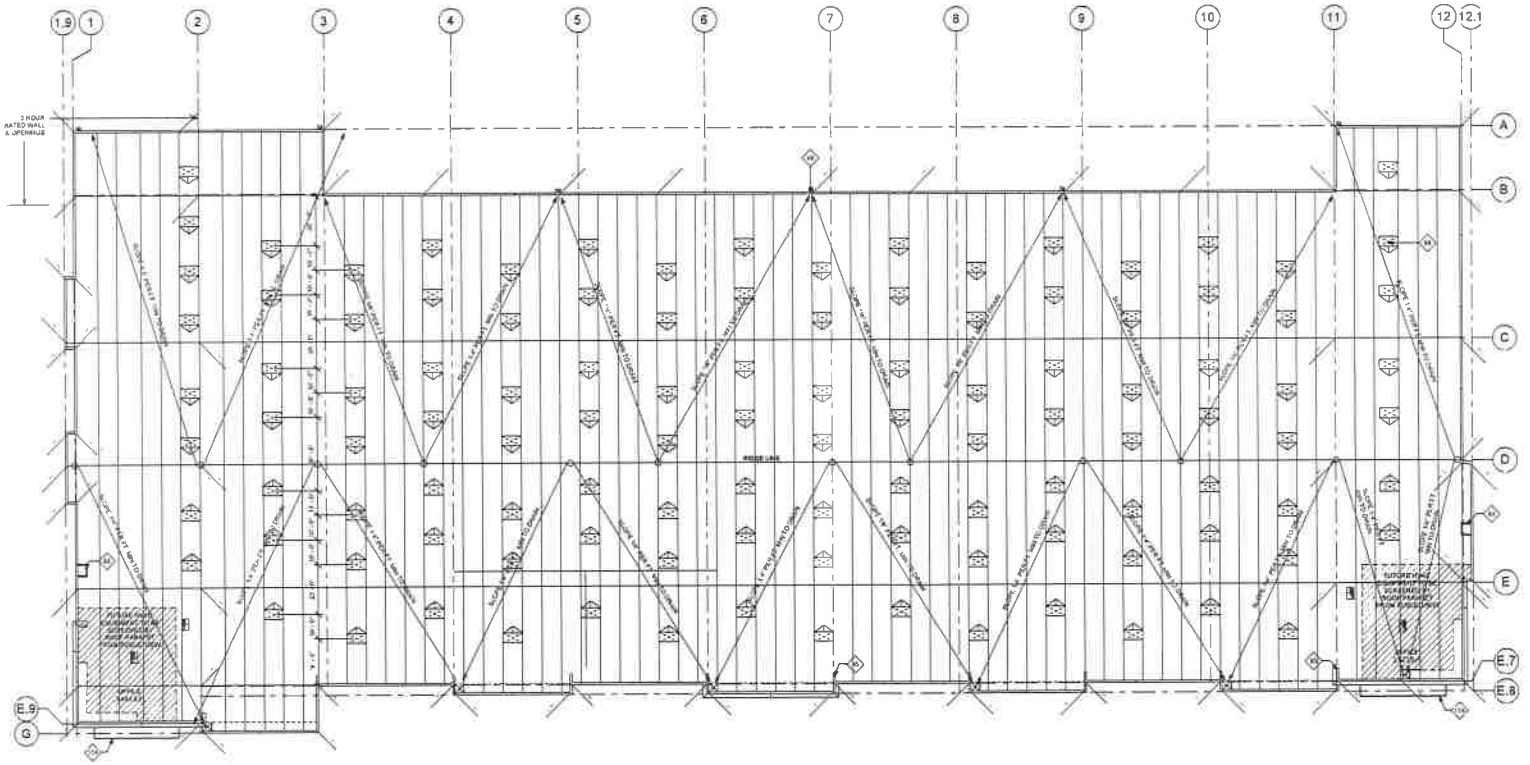
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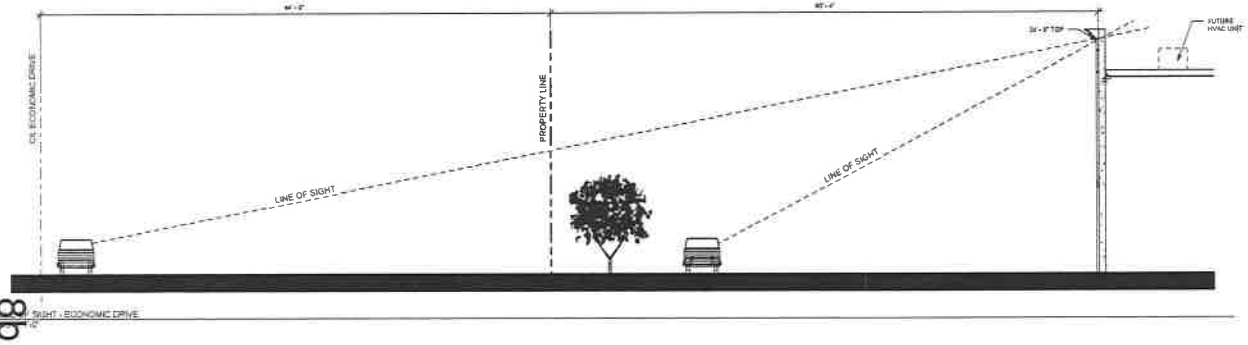
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05.01.2018

ENLARGED FLOOR PLANS

A2.1



1 PROPOSED ROOF PLAN
1" = 20'-0"



2 SIGHT - ECONOMIC DRIVE
1/2" = 1'-0"

KEYNOTES

48 INTERIOR ROOF DRAIN AND INTERIOR OVERFLOW DRAIN.
49 ROOF ACCESS HATCH.
55 PARAPET RETURN. 2' MIN. OR PER PLAN. SEE "E" DRAWINGS.
94 4 X 4 SKYLIGHT.
118 BALCONY WITH ULABS RAILING. SEE "A" DWGS

SKYLIGHTS NOTES

PROPOSED BLDG.
ROOF AREA = 119,912 S.F.
SKYLIGHTS 3% OF ROOF AREA = 3,598 S.F.
EACH UNIT 32 SF (4'-8")
UNITS PROVIDED 113 = 3,616 S.F.

SMOKE HATCHES NOTE TO BIDDING CONTRACTORS
% OF SMOKE HATCHES TO BE DETERMINED BY D.S. FIRE PROTECTION CONSULTANT TO MEET CODE REQUIREMENT TO ALLOW FOR HIGH PILE STORAGE. COMBINED TOTAL OF SMOKE HATCH + SKYLIGHTS TO EQUAL 3% OF TOTAL ROOF AREA

MECHANICAL EXHAUST NOTE TO BIDDING CONTRACTORS
QUANTITY & LOCATION OF ROOFTOP EXHAUST FANS & WALL MOUNTED LOUVERS TO BE DETERMINED BY DESIGN BUILD MECHANICAL ENGINEER TO PROVIDE MINIMUM 1 AIR CHANGE PER HOUR. LOCATIONS TO BE COORDINATED WITH THE ARCHITECT, STRUCTURAL ENGINEER AND FIRE SPRINKLERS.

ROOF PLAN LEGEND

OFFICE AREA, LOCATION OF EQUIPMENT T.S.O.

4'-8 X 8' SKYLIGHTS

ROOF PLAN NOTES

ALL ROOFTOP MOUNTED EQUIPMENT IS TO BE SCREENED FROM VIEW.

ROOF PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY POSITIVE ROOF DRAINAGE. ROOFING CONTRACTOR TO VERIFY PRIOR TO INSTALLING ROOF INSULATION OR ROOFING. SEE "C" DRAWINGS FOR GRADES, ETC.
2. BUILT UP ROOFING TO BE CLASS 1 UL LISTED ROOFING ASSEMBLY DESIGNED TO RESIST WIND OR AS REQUIRED.
3. SEE STRUCTURAL DRAWINGS FOR ROOF ELEVATIONS, TYP.
4. REFER TO DETAIL 1/A0.1 FOR TYPICAL ROOF SECTION.
5. PROVIDE CRICKETS ON UPHILL SIDE(S) OF ALL MECHANICAL UNITS AND ROOF EQUIPMENT AT SKYLIGHTS & SMOKE HATCHES. PROVIDE POSITIVE DRAINAGE AROUND UNIT & AT 1/2" PER SLOPE MINIMUM.
6. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS. SEE ROOF DETAIL SHEET FOR PENETRATIONS.
7. ALL SKYLIGHTS AND SKYVENTILTES TO BE DESIGNED TO MEET WIND LOAD AS DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION.
8. ALL MECHANICAL CONDENSATE DRAINS TO BE BELOW ROOF.
9. U.O.N. TO CONFIRM REQUIREMENT FOR ROOF WALK PADS WITH OWNER.
10. ROOFING CAP SHEET TO HAVE MINIMUM AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN 0.63, AND AN EMISSIVAL TO OR GREATER THAN 0.75 PER 2016 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE.
11. ROOF PLANTERS TO BE VERIFIED WITH ENGINEER OF RECORD STRUCTURAL DRAWINGS.
12. FOR ALL PIPE AND DUCT PENETRATIONS THRU ROOF, SEE DETAILS ON A0 SHEETS.
13. ALL CONDENSATE LINES FROM HVAC UNITS MUST BE INSTALLED BELOW ROOF.
14. ALL MECHANICAL EQUIPMENT HEIGHTS ARE OPERATING HEIGHTS.
15. PROVIDE A FULL TIME DYE MIXTURE INSPECTION AND TAPE DISTANCE, BY A QUALIFIED ROOFING INSPECTION FIRM APPROVED BY THE OWNER AND THE DYE MANUFACTURER. INSPECTION TIPS TO BE ON SITE PRIOR TO THE START OF ANY BUILT UP ROOFING WORK.
16. ALL ROOF CURBS TO BE P.T.D.F.
17. ROOF EXHAUST FANS SHALL BE CENTERED DIRECTLY ABOVE A SPRINKLER HEAD, VERIFY WITH FIRE PROTECTION PLANS PRIOR TO INSTALLATION.
18. ALL SIGNAGE IN NUMBERS SHALL BE "CLASS" TRIPLE ZINC PLATED AS MANUF. BY SIMPSON OR APPROVED EQUAL.
19. AUTOMATIC SPRINKLER SYSTEMS TO HAVE MORE THAN 100 SPRINKLER HEADS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION.

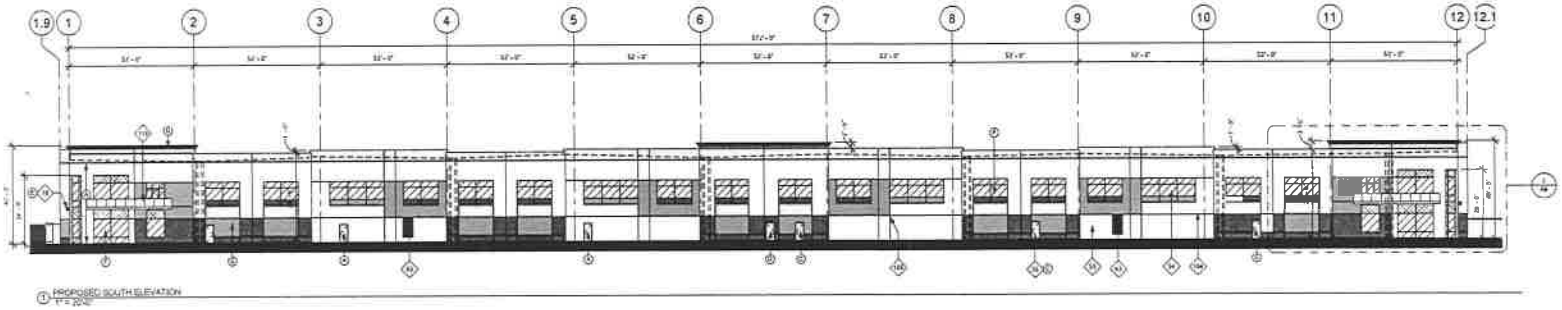
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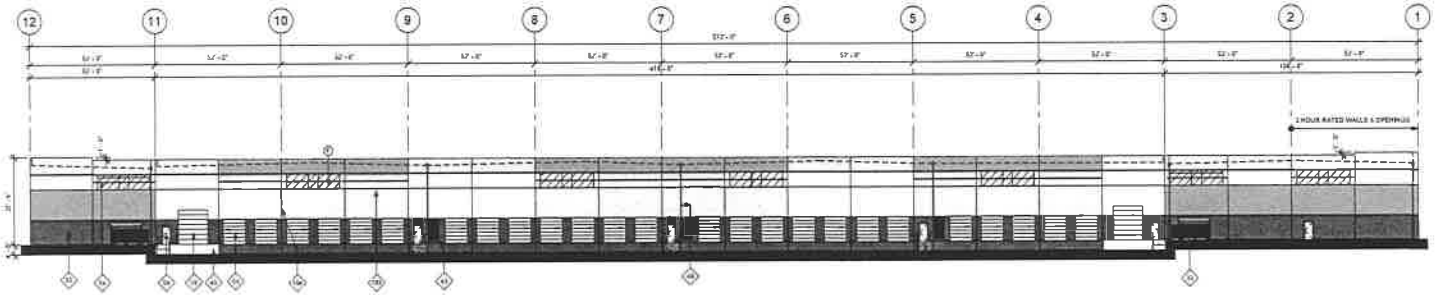
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ARCHITECTURE / DESIGN
#15-2069
05.01.2018

ROOF PLAN

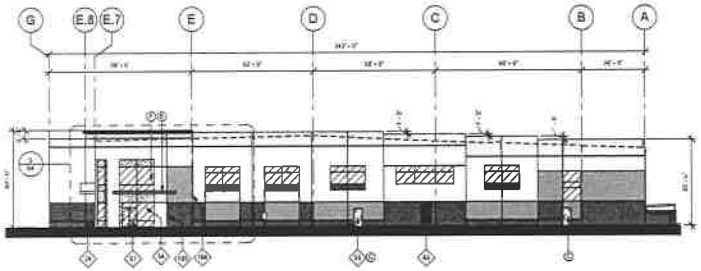
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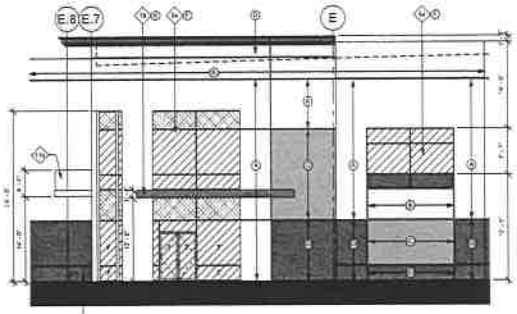
1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



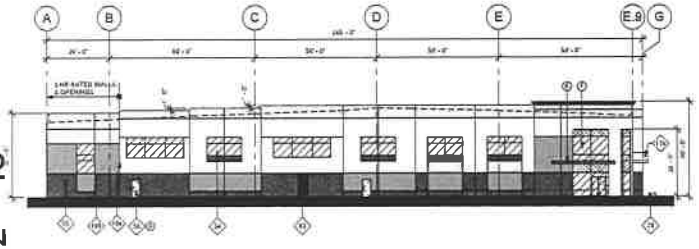
2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



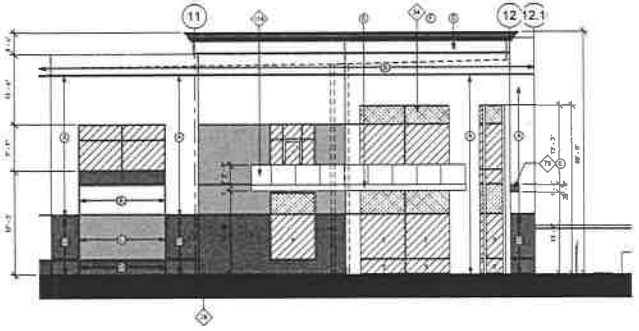
3 PROPOSED EAST ELEVATION
1/8" = 1'-0"



5 PARTIAL EAST ELEVATION
1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
1/8" = 1'-0"



6 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"

KEYNOTES

7a	SECURE BICYCLE PARKING. REFER TO A1.1 FOR MODEL SPECIFICATION AND ADDITIONAL INFORMATION
33	CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS SEE A1.1 FOR DETAILS
45	CONCRETE TRUCK RAMP WITH 42" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING SEE ELEVATIONS
49	INTERIOR ROOF DRAIN AND OVERFLOW SCUPPERS PAINTED TO MATCH BUILDING. REFER TO PLUMBING PLANS FOR MINIMUM SCUPPER OPENING ALLOWABLE PER CODE
54	STOREFRONT SEE ELEVATIONS & EXTERIOR COLOR SCHEDULE STORE FRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILD BY G.C. AND UNDER DEFERRED SUBMITTAL
56	CONCRETE TILT-UP PANEL, TYP. PAINTED. SEE EXTERIOR COLOR SCHEDULE. REFER TO ELEVATIONS AND "C" DRAWINGS FOR ADDITIONAL INFORMATION.
56	EXTERIOR MAN DOOR 3'X7" HOLLOW METAL, PAINTED. SEE EXTERIOR ELEVATIONS & DOOR SCHEDULE FOR ADDITIONAL INFO
57	EXTERIOR STOREFRONT DOOR. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
58	OVERHEAD LOADING DOOR, 9'-0" W. WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
59	DRIVE THRU LOADING DOOR, 12'W x 14'H WITH VISION GLAZING PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
63	AIR INTAKE LOUVER. PAINT TO MATCH BUILDING WALL. TYP. SIZE VERTICAL 4'6" W. PROVIDE BIRD SCREEN, FILTER AND BURGLAR BARS
78	DECORATIVE METAL BRAKE. REFER TO ARCHITECTURAL-STRUCTURAL DETAILS.
104	PANEL JOINT. TYP.
105	3" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.
118	BALCONY WITH GLASS RAILING. SEE "B" DWGS

GLAZING LEGEND

VISION GLAZING

NON VISION GLAZING

TEMPERED

NOTE
REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS.

NON VISION GLAZING NOTES
1. SINGLE PANE GLAZING PAINT FACE OF CONCRETE PANEL BEHIND BLACK. NO COATING REQUIRED.
2. PROVIDE BREATHABLE MULLION SYSTEM @ NON-VISION GLAZING SECTIONS. NO HOLES REQUIRED IN CONCRETE.
3. PROVIDE SHADE CLOTH BEHIND GLASS IN AREAS INTENDED TO BE NON-VISION WHEN THERE IS NO SPANDREL CONCRETE. TENCATE MIRAFI H2O 12 3" X 3M FILTER FABRIC

TEMPERED GLAZING NOTES
1. IN OPERABLE DOORS, WINDOWS AND WITHIN 18" OF WALKING SURFACE TO BE TEMPERED.

EXTERIOR COLOR SCHEDULE

- (A) WHITE EXTERIOR PAINT COLOR: SW 7014 EIDER WHITE
- (B) LIGHT GRAY EXTERIOR PAINT COLOR: SW 7015 REPOSE GRAY
- (C) MEDIUM GRAY EXTERIOR PAINT COLOR: SW 7018 DOVETAIL GRAY
- (D) DARK GRAY EXTERIOR PAINT COLOR: SW 7018 DOVETAIL
- (E) SILVER METALLIC PAINT @ METAL CANOPY OVER ENTRY ONLY
- (F) STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING - NOT TO EXCEED AN OUTDOOR REFLECTANCE OF 24% - CLEAR ANODIZED MULLIONS

TYP PAINT NOTES
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.

TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH AND PAINT TO MATCH ADJACENT BUILDING WALL U.N.O.

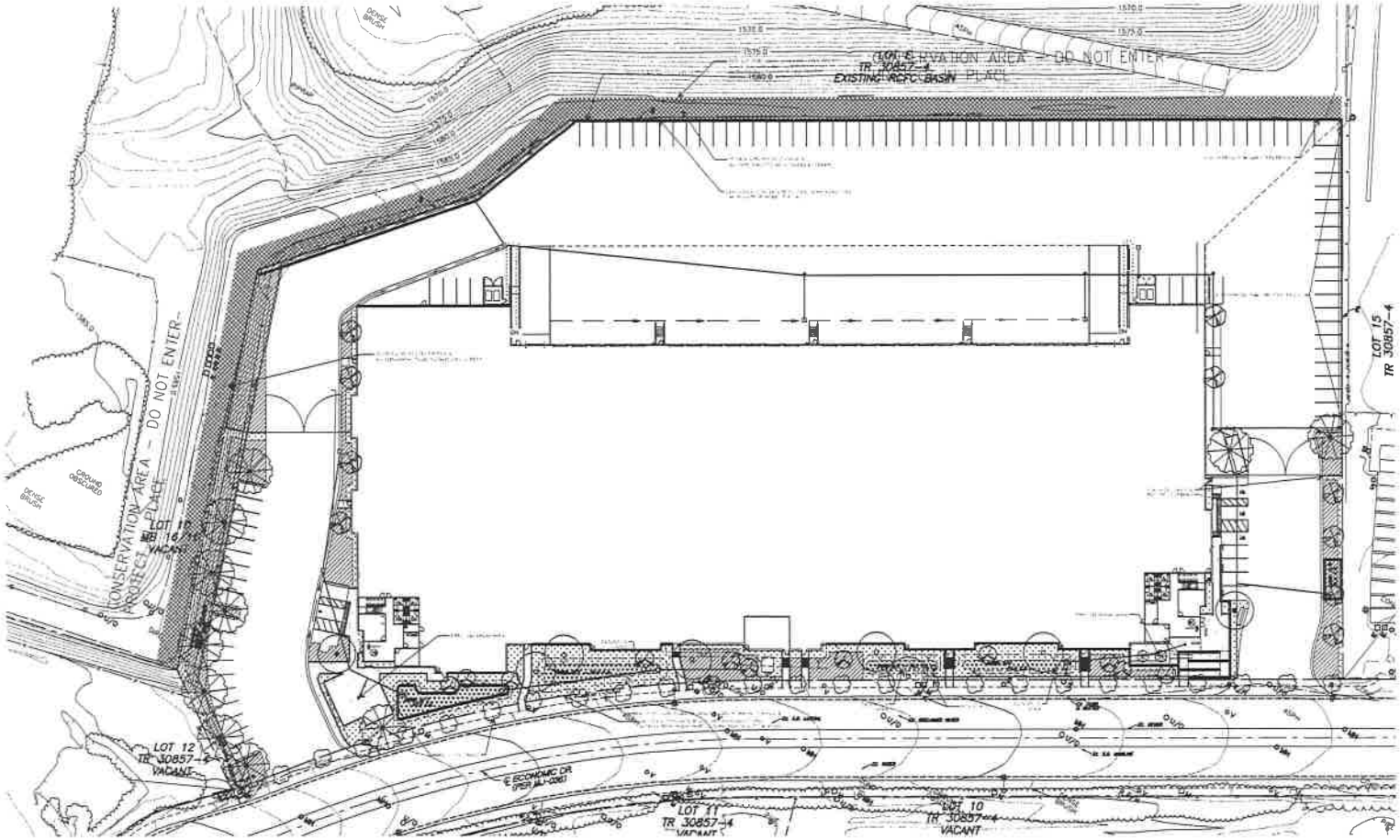
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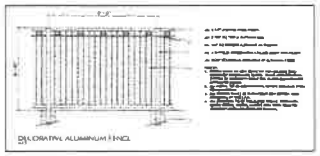
EXTERIOR ELEVATIONS

A4



PLANTING LEGEND

GENERAL NOTES:



N

0 20' 40 80'

Economic Drive @ Meridian

JM Realty

Riverside, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

EXHIBIT A 6

Reduced Colored Building Elevations



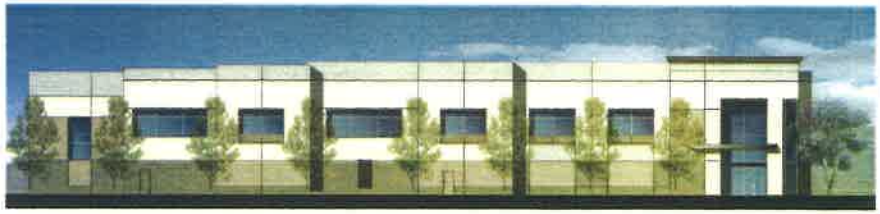
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

COLORED ELEVATIONS

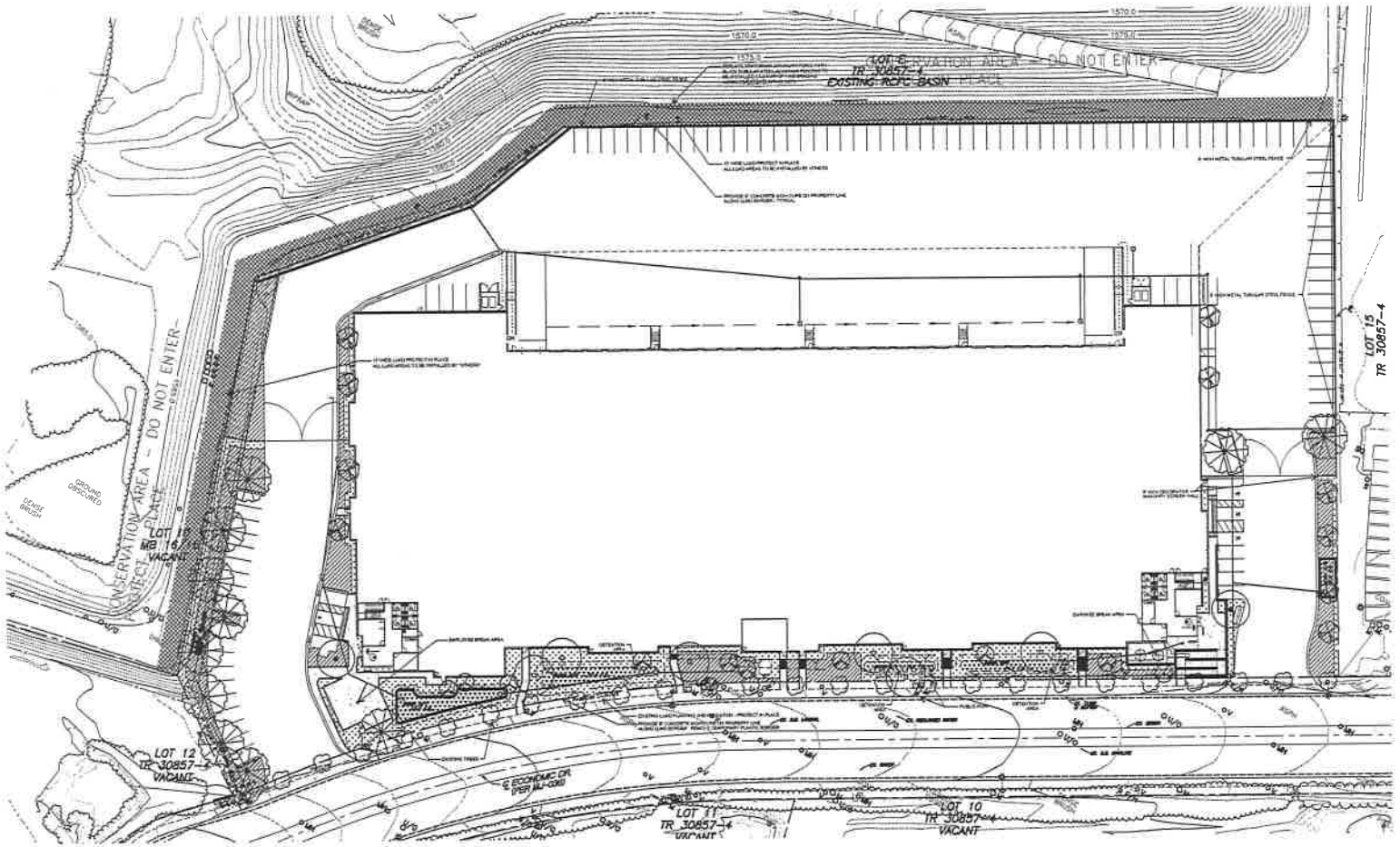
HERDMAN
ARCHITECTURE + DESIGN

JM REALTY - MJPA UNIT 4
ECONOMIC DRIVE, CA
09.05.2018
HRAD JOB NO: A15-2069

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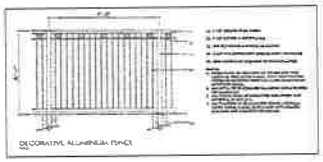
EXHIBIT A 7

Reduced Landscape Plans



PLANTING LEGEND

GENERAL NOTES:



N

0 20' 40' 80'

Economic Drive @ Meridian

17-000
10.14.17
04.20.18

JM Realty

Riverside, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
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EXHIBIT A 8

Reduced Preliminary Grading and Drainage Plans

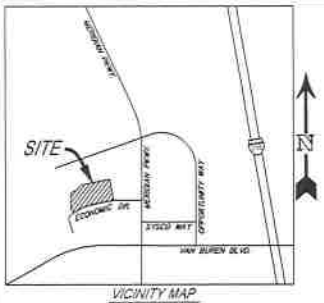
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

ECONOMIC DISTRIBUTION CENTER

APRIL 2018

SEC 22 T3S, R4W, SBBM



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PAGE: 747 GRID: A-2

SOURCE OF TOPO

ARROWHEAD MAPPING

OWNER/APPLICANT

JM REALTY GROUP
3535 INLAND EMPIRE BLVD.
ONTARIO, CA 91764
TEL: (909) 373-2914

ENGINEER

SDH & ASSOCIATES, INC
5223 CANYON CREST DRIVE 71430
RIVERSIDE, CA. 92507
VOICE: (951) 683-3691
FAX: (951) 788-2314

ARCHITECT

HERMAN ARCHITECTURE
16201 SCIENTIFIC WAY
SUITE: 71439
IRVINE, CA 92618
TEL: (714) 389-2800

SOILS ENGINEER

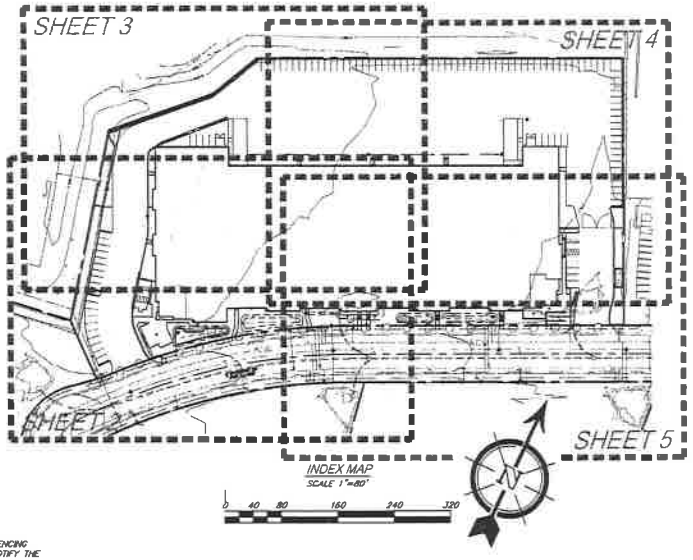
NORCAL ENGINEERING
10641 HUMBOLT STREET
LOS ALAMITOS, CA 90720
VOICE: (562) 799-9469
FAX: (562) 799-9459

ASSESSOR'S PARCEL NO.

294-050-071-6
294-050-070-5
294-050-063-9

SHEET INDEX

TITLE SHEET	1
PRECISE GRADING PLAN	2-5
DETAILS	6
DRAINAGE PLAN	7
EROSION CONTROL PLAN	8



INDEX MAP
SCALE 1"=80'

NOTIFICATIONS:

AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE FOLLOWING:

A. WESTERN MUNICIPAL WATER DISTRICT (951) 789-5000
B. EASTERN MUNICIPAL WATER DISTRICT (951) 928-3777
C. UNDERGROUND SERVICE ALERT USA 1(800) 227-2600
D. ALL OTHER AFFECTED UTILITES AND PERMIT AGENCIES:
1. SO CAL. GAS TRANSMISSION DIV. BANNING (USA) (909) 335-7829
2. SO CAL. GAS CO. RIVERSIDE (USA) (909) 335-7829
3. SO CAL. EDISON (USA) 1(800) 483-5000
1(800) 842-2444
4. GENERAL TELEPHONE (USA) 1(800) 483-5000
5. RIVERSIDE CABLE TELEVISION (USA) (951) 656-7000
6. MARCH JOINT POWERS AUTHORITY (951) 656-7000
7. MARCH JOINT POWERS AUTHORITY ENGINEER (951) 943-6504

LEGEND

T.C.E. - TOP CATCH BASIN
F.G. - FINISHED GRADE
F.L. - FLOW LINE
H.P. - HIGH POINT
EXIST. - EXISTING
P.E. - PAD ELEVATION
G.B. - GRADE BREAK

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
1280 EXISTING CONTOUR LINE
LOT LINE
SLOPE

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES AS THE ENGINEER IN CHARGE FOR SUCH DESIGN, I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY MARCH JOINT POWERS AUTHORITY IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THAT THE PLANS COMPLY WITH THE CITY PROCEDURES, ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS, SUCH PLAN CHECK DOES NOT THEREFORE RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS. AS ENGINEER OF RECORD, I AGREE TO INDEMNIFY AND HOLD THE MARCH JOINT POWERS AUTHORITY ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER OF RECORD, ANY EMPLOYEES, AGENTS, OR CONSULTANTS.

NAME: _____ DATE: _____ R.C.E. #52325

SOILS ENGINEER CERTIFICATION:

WE HEREBY CERTIFY THAT THESE PLANS HAVE BEEN REVIEWED FROM A GEOTECHNICAL STANDPOINT ONLY, BASED ON THAT REVIEW, IT APPEARS AS THAT THE PLANS ARE IN GENERAL CONFORMANCE WITH RECOMMENDATIONS CONTAINED IN TEH GEOTECHNICAL INVESTIGATION REPORT.

SOILS ENGINEER OF RECORD: _____ DATE: _____

ENGINEERING GEOLOGIST OF RECORD: _____ DATE: _____

APPROXIMATE EARTHWORK QUANTITIES:

TOTAL SITE ACREAGE: 6.80 ACRES DISTURBED ACREAGE: 6.60 ACRES
APPROXIMATE EARTHWORK ESTIMATE:
CUT = 11,400 CU. YDS. FILL = 11,400 CU. YDS.

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, OVER EXCAVATION OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FINAL EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. IF IT APPEARS THERE WILL BE AN EXCESS OR SHORTAGE OF MATERIAL, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO DETERMINE IF POSSIBLE GRADE ADJUSTMENTS CAN BE MADE TO ALLEVIATE SAID MATERIAL EXCESS OR SHORTAGE AND A REVISION TO THE GRADING PLAN WILL BE REQUIRED.

GRADING PLAN NOTES

1. ALL GRADING SHALL CONFORM TO THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33 AS AMENDED BY ORDINANCE 457 IF THE RIVERSIDE COUNTY CODE.
2. ALL PROPERTY CORNERS SHALL BE CLEARLY DELIMEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/ GRADING.
3. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
4. DUST SHALL BE CONTROLLED BY WATER OR OTHER APPROVED METHODS.
5. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL
6. MAXIMUM CUT AND FILL SLOPE = 2:1
7. STABILITY CALCULATIONS WITH A FACTOR OF SAFETY OF AT LEAST 1.5 SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND SAFETY DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
8. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
9. PROVIDE A BROW DITCH DESIGNED TO HANDLE THE 100 YR. 0 STORM FLOWS ALONG THE TOP OF CUT SLOPES.
10. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE=1% IF CUT OR FILL IS LESS THAT 10', 2" DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OF FILL SLOPES.
11. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
12. ALL EXISTING DRAINAGE COURSES ON THE SITE MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTY DURING GRADING OPERATIONS.
13. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THEN 5" PER FOOT FOR A MINIMUM OF 5'.
14. CUT AND FILL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH ORDINANCE 457 PRIOR TO FINAL GRADING INSPECTION.
15. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH RECOMMENDATIONS OF THE SOILS ENGINEER. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATIONS THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SITE INVESTIGATION REPORT.
16. IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEANED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL PRIOR TO PLACEMENT OF FILL MATERIAL.
17. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION AS A COMPETENT SOILS ENGINEER WHO WILL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1'.
18. A SUITABLY QUALIFIED AND REGISTERED PROFESSIONAL SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION ON COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE, GRADE, ELECTION, AND LOCATION OF CUT/FILL SLOPES. CERTIFICATION OF BUILDING PAD ELEVATION SHALL BE SUBMITTED TO THE BUILDING AND SAFETY DEPARTMENT WHERE SPECIFIC ELEVATIONS ARE REQUIRED. THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF THE ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE COMPLETION OF FINAL GRADING IN ACCORDANCE WITH THE APPROVED PLANS FOR ALL GRADING AS DESIGNED AS ENGINEERED GRADING.
19. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE YOU DIG AT 1-800-227-2600.
20. ALL ONSITE LIGHTING, UTILITIES, LAYOUT, LANDSCAPING, AND FENCES SHALL BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT UNDER SEPARATE SUBMITTALS UNDER MJPA.
21. ALL WALLS/ FENCES REQUIRE SEPARATE PERMIT.
22. ALL ONSITE STORM DRAINS SHALL BE PRIVATELY MAINTAINED.
23. VIDEO OF ALL ONSITE STORM DRAINS SHALL BE SUBMITTED TO MARCH JOINT POWERS AUTHORITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PAVEMENT CAPPING OR CONCRETING.
24. ALL GRAVITY UTILITY SYSTEMS ARE TO BE CONSTRUCTED FROM THE OUTFALL UP.
25. HAUL ROUTE SHALL BE SUBMITTED TO THE PUBLIC WORKS ENGINEER FOR APPROVAL PRIOR TO THE START OF IMPORT/EXPORT OF DIRT.

NOTICE TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS.
2. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE
3. CALL UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION.

CONSTRUCTION NOTES

(1)	CONSTRUCT 7" P.C.C. CONCRETE OVER NATIVE IN HEAVY TRUCK AREAS	96,772 S.F.
(2)	CONSTRUCT 5" P.C.C. CONCRETE OVER NATIVE IN PARKING AREAS	22,026
(3)	CONSTRUCT 6" CURB ONLY PER DETAIL ON SHEET 6	809 L.F.
(4)	CONSTRUCT 6" CURB AND GUTTER PER DETAIL ON SHEET 6	634 L.F.
(5)	CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONEYANCE	2 E.A.
(6)	CONSTRUCT 3' RIBBON GUTTER	183 L.F.
(7)	CONSTRUCT P.C.C. SIDEWALK (FINISHED SURFACE MATERIALS PER ARCH. PLANS)	13,298 S.F.
(8)	CONSTRUCT COMMERCIAL DRIVEWAY APPROACH	2 EA.
(9)	CONSTRUCT RETAINING WALL PER ARCH./STRUCTURAL PLANS (HEIGHT PER PLAN)	1,444 L.F.
(10)	CONSTRUCT 24" X 24" CATCH BASIN (PRIVATE) WITH TRAFFIC GRATE	7 EA.
(11)	CONSTRUCT 6" P.V.C. STORM DRAIN (PRIVATE)	421 L.F.
(12)	CONSTRUCT 8" P.V.C. STORM DRAIN (PRIVATE)	574 L.F.
(13)	CONSTRUCT 6" PERFORATED P.V.C. STORM DRAIN (PRIVATE)	494 L.F.
(14)	CONSTRUCT COBBLE RIPRAP PAD (1/2 GROUTED)	7 EA.
(15)	CONSTRUCT 12" STEP OUT STRIP	6 EA.
(16)	CONSTRUCT 3' WIDE X 4" THICK X 12" DEEP "V" DITCH OVER 4" X 4" W.W.M.	235 L.F.
(17)	CONSTRUCT 18" N.D.S. CATCH BASIN W/ ATRIUM GRATE (LANDSCAPE AREAS)	2 EA.
(18)	CONSTRUCT 18" H.D.P.E. STORM DRAIN	301 L.F.
(19)	CONSTRUCT 12" H.D.P.E. STORM DRAIN	225 L.F.
(20)	CONSTRUCT MWS-(-8-24-V-UG STORMWATER BIOFILTRATION SYSTEM (SEE DETAIL ON SHEET 8 & APPROVED WQMP)	1 EA.
(21)	CONSTRUCT JUNCTION STRUCTURE NO. 2 PER RCFC STD. JS-227	2 EA.
(22)	REMOVE EXISTING STORM DRAIN PIPE & INLET	2 EA.
(23)	CONSTRUCT SD CLEANOUT USING BROOKS TRAFFIC VALVE BOX & LID T-RT	5 EA.
(23)	CONSTRUCT 12" AREA DRAIN	2 EA.

(#) NOTE: ADJUST LOCATION OF SIDEWALK AS NEEDED TO AVOID EXISTING STREET TREES. MAX SIDEWALK GRADE IN R/W=2%, MAX SIDEWALK GRADE ON SITE=5%

BENCHMARK

MB 432 / 4-11, BEING N 37°41'15" W.

BEING AN ARROW 3" BRASS DISK STAMPED "MP 104 1984", FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 1" ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE. NAVD 1988 ELEV.=1374.17

REVISIONS

MARK	DESCRIPTION	BY	APPR.	DATE

DESIGNED BY: S.S. DRAWN BY: S.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: S.S.

MARCH JOINT POWERS AUTHORITY
APPROVED BY:

MARCH J.P.A. DATE
HABIB MOTLAGH
DIRECTOR OF PUBLIC WORKS

SEAL

PREPARED BY:

SDH ENGINEERING

SDH AND ASSOCIATES INC.
5214 CANYON CREST DRIVE #108
RIVERSIDE, CALIFORNIA 92507
TEL. (951) 683-3691 FAX (951) 788-2314

SCALE 1"=80'

PREPARED BY: DATE: _____

ROBERT VAN ZANTEN
R.C.E. NO. 62325 EXP. 9-30-19

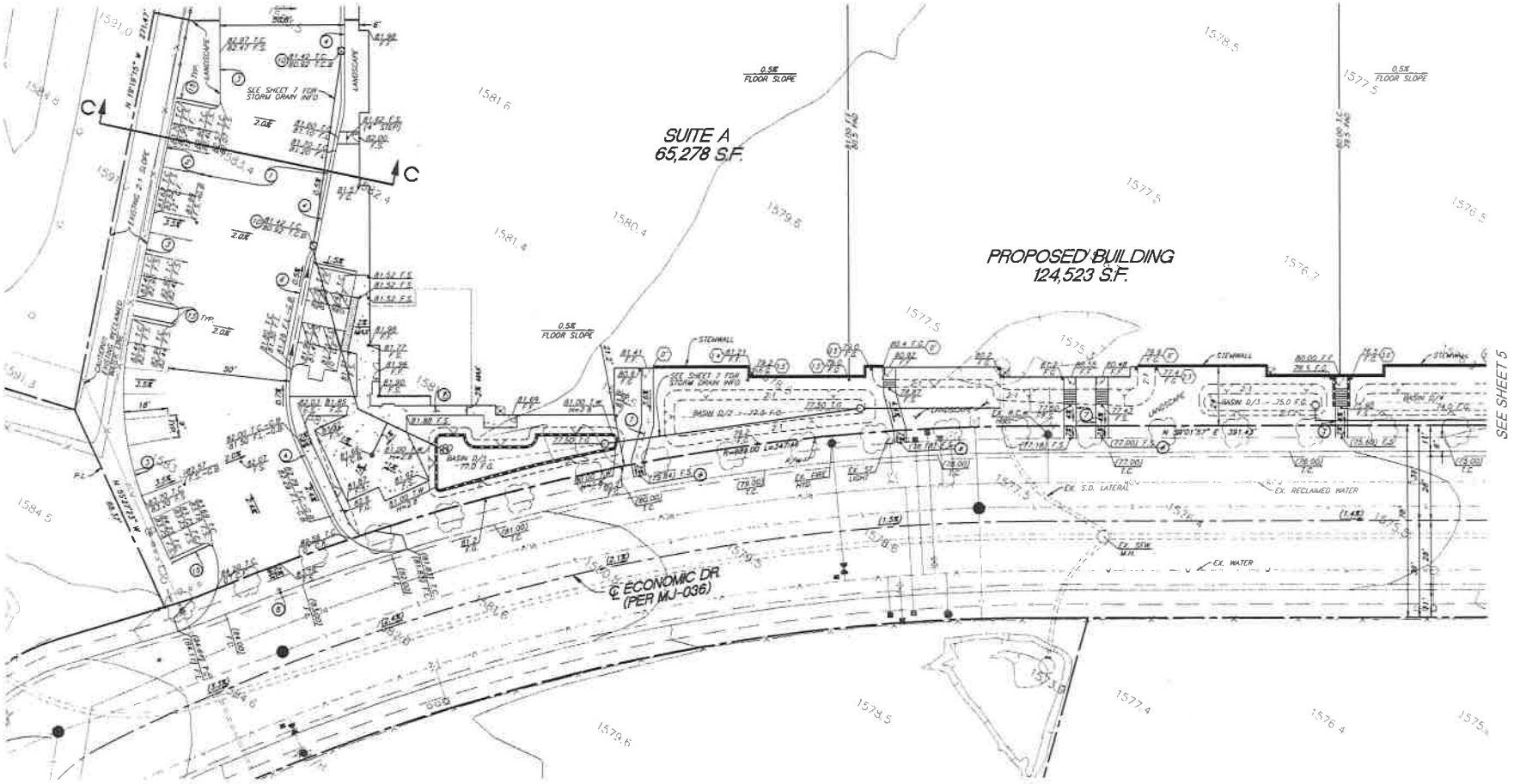
DATE APRIL 2018

MARCH JOINT POWERS AUTHORITY

PRECISE GRADING PLAN
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4

1 OF 8 SHEETS

MJ-XX



BENCHMARK

MB 432 / 4-11, BEING N 37°41'15" W.

BEING AN UNMISC 3" BRASS DISK STAMPED "3/4" 1014 1984", FLUSH ON TOP OF THE ABUTMENT WALL 1.5' EAST OF THE WEST END AND 1' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE RMHD 1888 ELEV=1574.12

REVISIONS

NO.	DESCRIPTION	BY	APP'D	DATE

DESIGNED BY: S.S. | DRAWN BY: S.S.
CHECKED BY: R.V.Z. | PROJECT MANAGER: R.V.

MARCH JOINT POWERS AUTHORITY
APPROVED BY:

MARCH J.P.A. DATE
HABIB MOTLAGH
DIRECTOR OF PUBLIC WORKS

SEAL: REGISTERED PROFESSIONAL ENGINEER ROBERT V. VAN ZANTEN No. 62325 Exp. 9-30-19 CIVIL STATE OF CALIFORNIA

PREPARED BY: SDH

SCALE 1"=20'
DATE MARCH 2018

PREPARED BY: DATE
ROBERT VAN ZANTEN
R.C.E. NO. 62325 EXP. 9-30-19

MARCH JOINT POWERS AUTHORITY

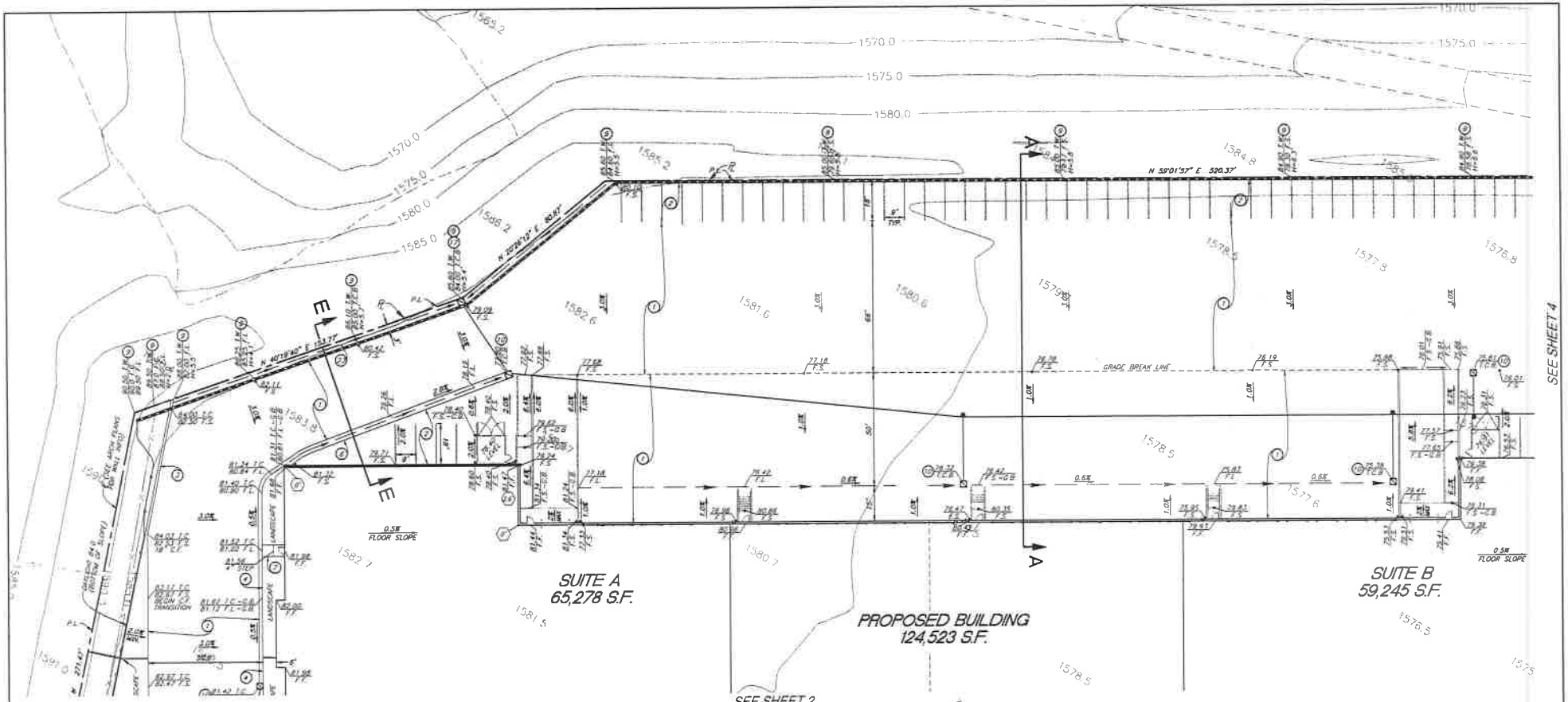
PRECISE GRADING PLAN
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4

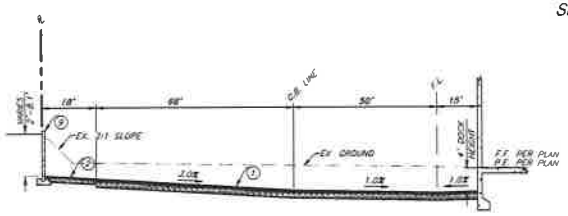
2 OF 8 SHEETS

MJ-XX

SCALE 1"=20'

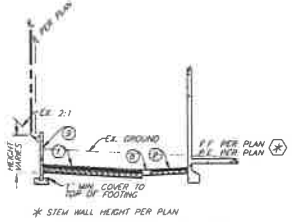
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SECTION A-A

1"=20' HORIZONTAL
1"=10' VERTICAL



* STEM WALL HEIGHT PER PLAN

SECTION E-E

1"=20' HORIZONTAL
1"=10' VERTICAL



BENCHMARK

MB 422 / 4-11, BEING N 37°41'15" W.

BEING AN NGSDC 3" BRASS DISK STAMPED "3M" 104 1984", FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 2' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE NAVD 1988 ELEV = 1574.17

REVISIONS

MARK	DESCRIPTION	BY	APP'D	DATE

DESIGNED BY: E.E. DRAWN BY: E.E.
CHECKED BY: R.V.D. PROJECT MANAGER: E.E.

MARCH JOINT POWERS AUTHORITY
APPROVED BY:

MARCH J.P.A.
HABIB MOTLAGH
DIRECTOR OF PUBLIC WORKS
DATE

SEAL: REGISTERED PROFESSIONAL ENGINEER ROBERT E. VAN ZANTEN No. 62325 Exp. 6-30-13 CIVIL STATE OF CALIFORNIA

PREPARED BY:

SDH ASSOCIATES INC.
3375 CANYON CREST DRIVE, #459
Riverside, California 92507
Tel.: (951) 682-0491 FAX: (951) 784-3314

SCALE 1"=20'

DATE MARCH 2013

PREPARED BY: DATE

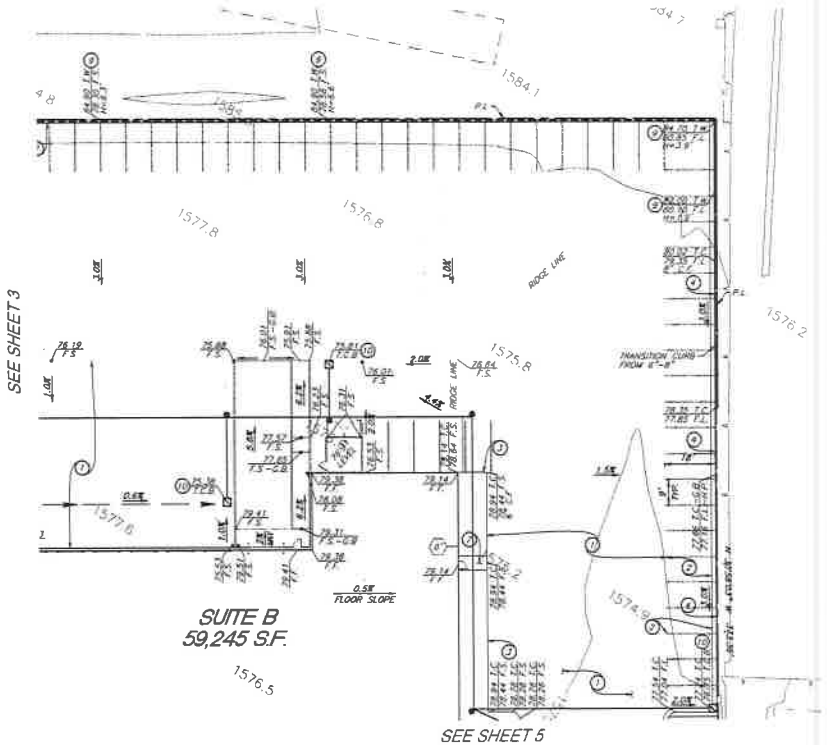
ROBERT VAN ZANTEN
R.C.E. NO.: 62325 EXP. 6-30-13

MARCH JOINT POWERS AUTHORITY

PRECISE GRADING PLAN
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4

3 OF 8 SHEETS

MJ-XX





BENCHMARK

MB 422 / 4-11, BEING N 37°41'15" W.

BEING AN ORMSC 3" BRASS DISK STAMPED "MP 104 1984" FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 3' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE HWD 1988 ELEV=1574.17

REVISIONS

MARK	DESCRIPTION	BY	APPR.	DATE

DESIGNED BY: S.S. DRAWN BY: S.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: S.S.

MARCH JOINT POWERS AUTHORITY
APPROVED BY:

MARCH J.P.A. DATE
HABIB MOTLAGH
DIRECTOR OF PUBLIC WORKS

SEAL:

PREPARED BY:

SDH

SDH AND ASSOCIATES INC.
3275 CANYON CREST DRIVE 71-430
Riverside, California 92507
TEL. (951) 653-3691 FAX (951) 788-7414

SCALE 1"=20'

DATE MARCH 2019

PREPARED BY: DATE

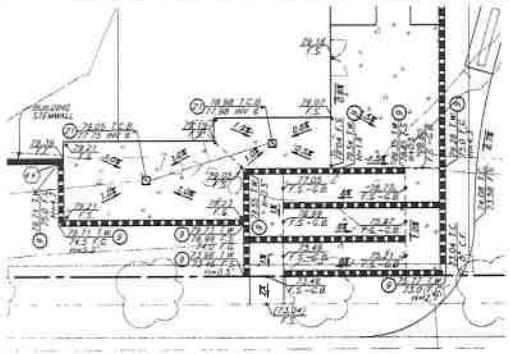
ROBERT VAN ZANTEN
R.C.E. NO.: 52326 EXP. 9-30-19

MARCH JOINT POWERS AUTHORITY

PRECISE GRADING PLAN
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4

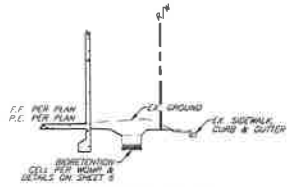
4 OF 8 SHEETS

MJ-XX



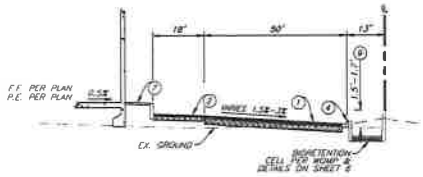
HANDICAP RAMP DETAIL

SCALE: 1"=10'



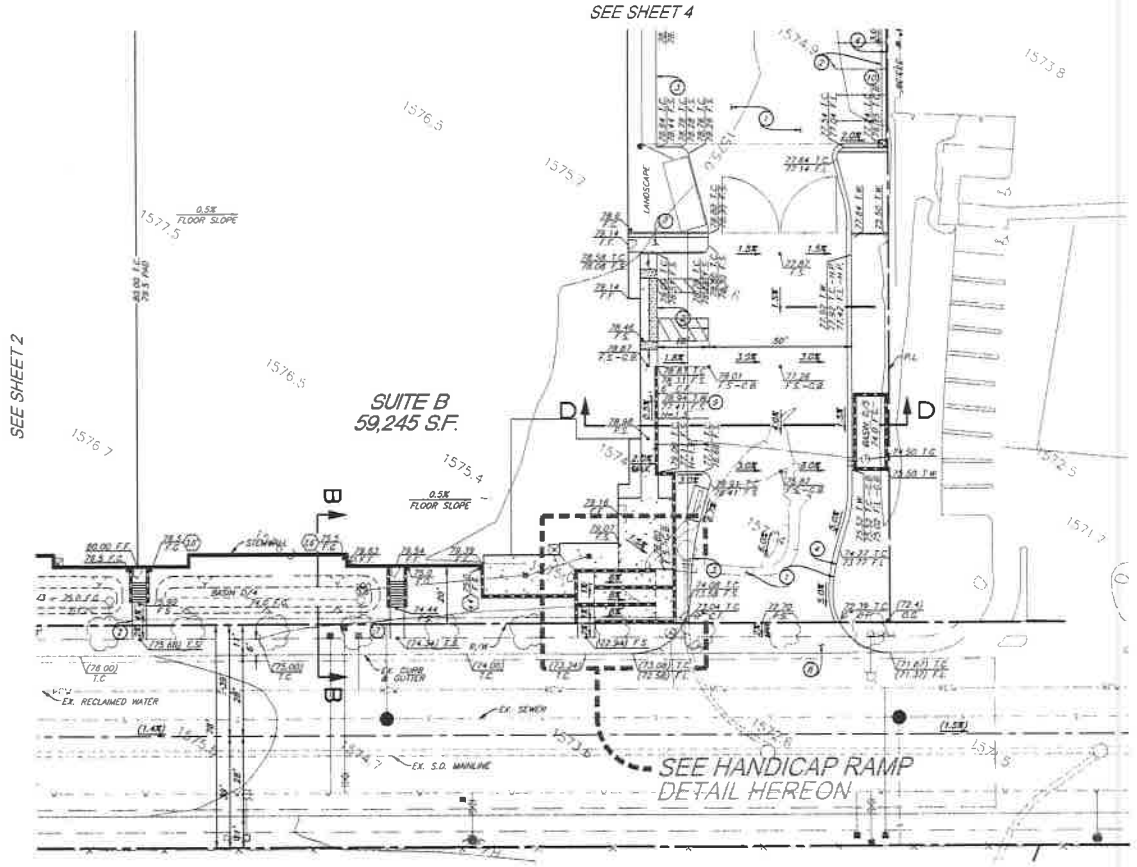
SECTION B-B

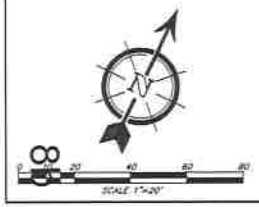
1"=20' HORIZONTAL
1"=10' VERTICAL



SECTION D-D

1"=20' HORIZONTAL
1"=10' VERTICAL





BENCHMARK	MARCH JOINT POWERS AUTHORITY
HB 422 / 4-11, BEING N 37°41'15" W. BEING AN ARDOG 3" BRASS DISK STAMPED "MP 104 1984" FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 3' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE NAVD 1988 ELEV=1574.17	APPROVED BY:
REVISIONS: NO. DESCRIPTION BY APVD DATE	MARCH J.P.A. HABIB MOTLAGH DIRECTOR OF PUBLIC WORKS — DATE
DESIGNED BY: S.S. DRAWN BY: S.S.S. CHECKED BY: R.V.Z. PROJECT MANAGER: S.S.	SEAL: REGISTERED PROFESSIONAL ENGINEER ROBERT C. VAN ZANTEN No. 52325 Exp. 9-30-19 CIVIL STATE OF CALIFORNIA

PREPARED BY:
SDH AND ASSOCIATES INC.
5376 CANYON CREST DRIVE 71-100
Riverside, CA here a 92507
TEL. (951) 682-3611 FAX (951) 784-3514

SCALE: 1"=20'
DATE: MARCH 2018

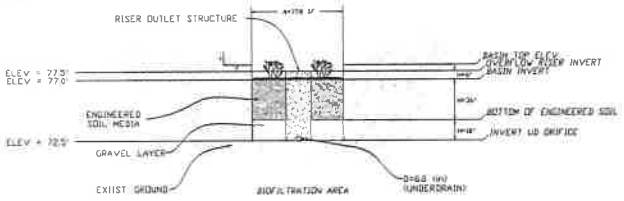
PREPARED BY: ROBERT VAN ZANTEN DATE
R.C.E. NO.: 52325 EXP. 9-30-19

MARCH JOINT POWERS AUTHORITY

PRECISE GRADING PLAN
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4

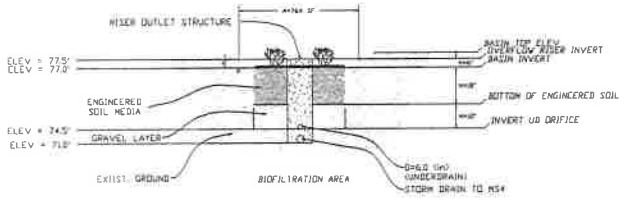
5 OF 8 SHEETS

MJ-XX



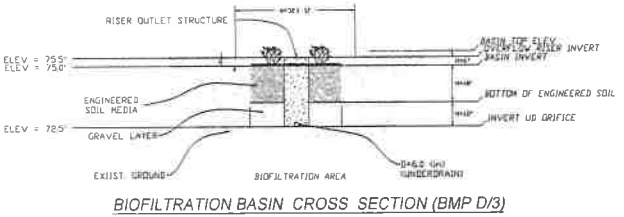
BIOFILTRATION BASIN CROSS SECTION (BMP D/1)

NOT TO SCALE



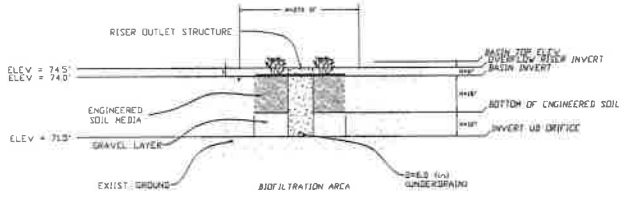
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NOT TO SCALE



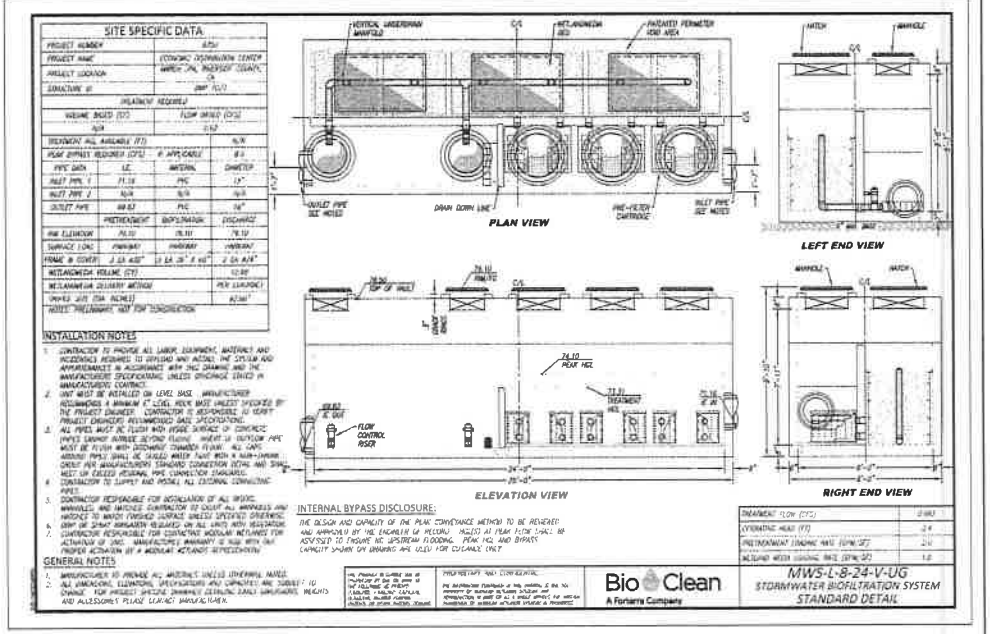
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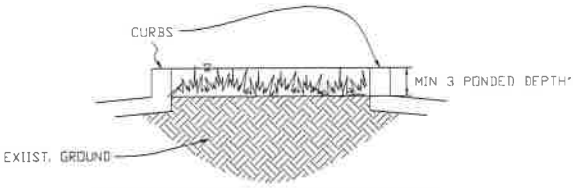
NOT TO SCALE



BIOFILTRATION BASIN CROSS SECTION (BMP D/4)

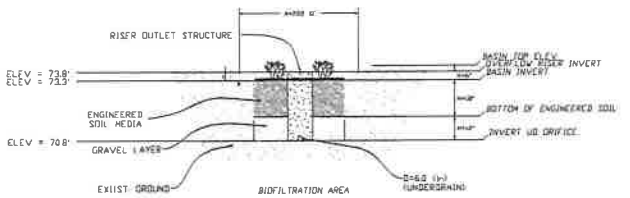
NOT TO SCALE





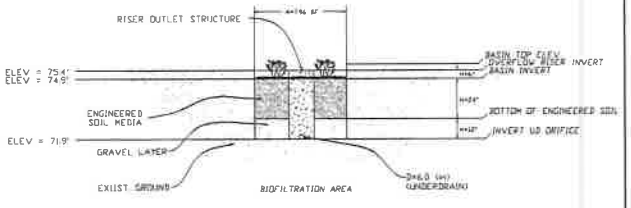
LANDSCAPED ISLAND DETAIL (TYPICAL)

NOT TO SCALE



BIOFILTRATION BASIN CROSS SECTION (BMP D/5)

NOT TO SCALE



BIOFILTRATION BASIN CROSS SECTION (BMP D/6)

NOT TO SCALE

BENCHMARK

MB 488 / 4-11, BEING N 3741'15" W

BEING AN UNOSC 3" BRASS DISK STAMPED "MP 104 1894", FLUSH ON TOP OF THE ABUTMENT WALL 1.5' EAST OF THE WEST END AND 3' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE NAVD 1988 ELEV.=1874.17

REVISIONS

MARK	DESCRIPTION	BY	APPR.	DATE

DESIGNED BY: S.S. DRAWN BY: E.A.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: T.S.

MARCH JOINT POWERS AUTHORITY
APPROVED BY:

MARCH J.P.A. DATE
HABIB MOTLAGH
DIRECTOR OF PUBLIC WORKS

SEAL

REGISTERED PROFESSIONAL ENGINEER — ROBERT C. VAN ZANTEN — No. 62335 Exp. 6-30-19 — CIVIL — STATE OF CALIFORNIA

PREPARED BY

SDH CONSULTANTS

SDH AND ASSOCIATES INC.
3394 CANYON CREST DRIVE 7-409
Riverside, CA 92507
TEL: (951) 682-2611 FAX: (951) 781-1414

SCALE: 1"=NTS

DATE: MARCH 2018

PREPARED BY: DATE:

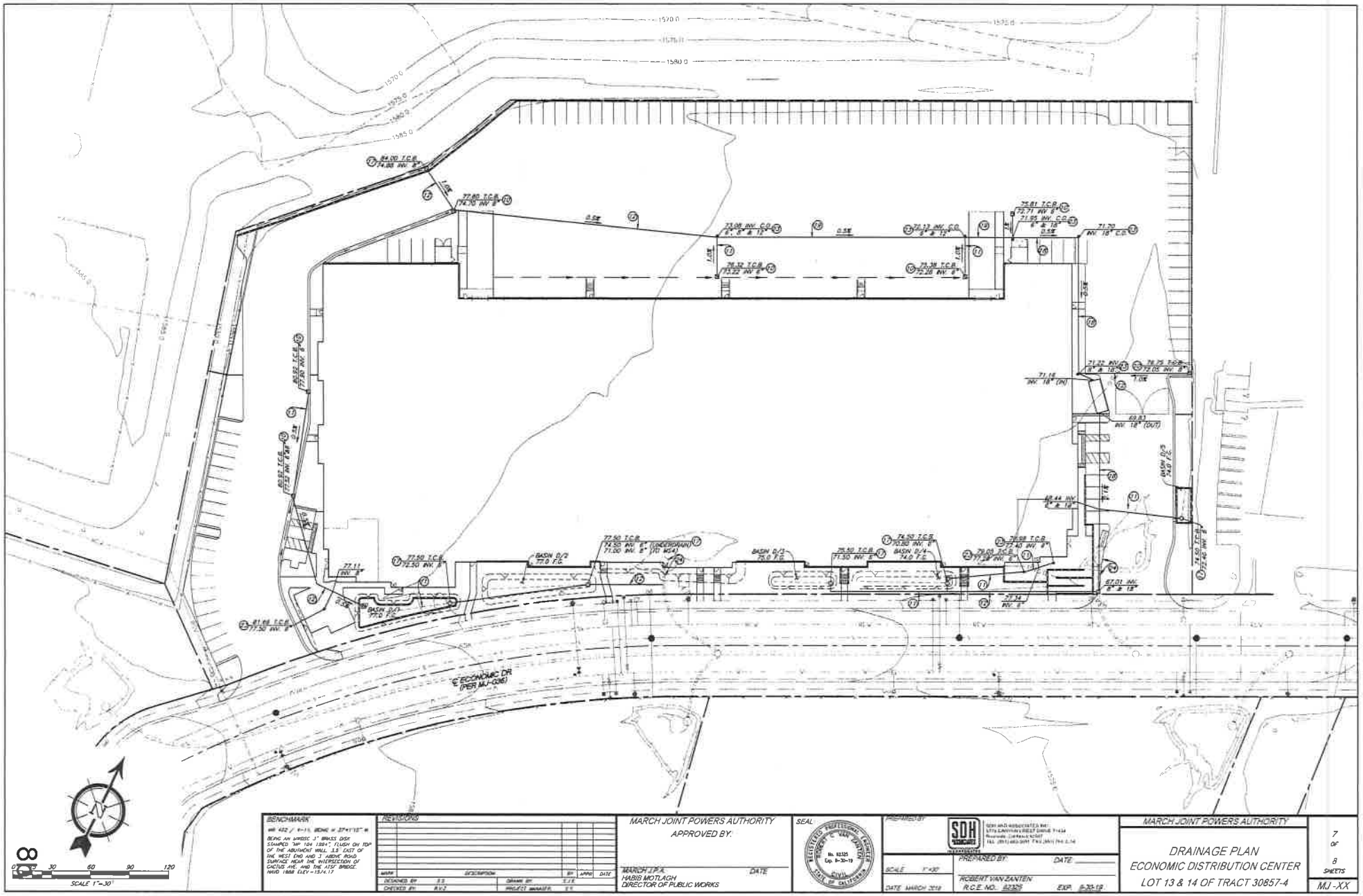
ROBERT VAN ZANTEN
R.C.E. NO.: 62335 EXP: 6.30.19

MARCH JOINT POWERS AUTHORITY

SECTIONS AND DETAILS
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4

6 OF 8 SHEETS

MJ-XX


BENCHMARK
BEING AN "ARROW..." BRASS DISK STAMPED "MP 104 1994", FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 1' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE.
NAVD 1988 ELEV=1514.17
REVISIONS
DESCRIPTION
BY
APPD
DATE
DESIGNED BY: S.S.
DRAWN BY: S.J.K.
CHECKED BY: R.V.Z.
PROJECT MANAGER: S.S.
MARCH JOINT POWERS AUTHORITY
APPROVED BY:
MARCH J.P.A.
HABIB MOTLAGH
DIRECTOR OF PUBLIC WORKS
DATE
SEAL
REGISTERED PROFESSIONAL ENGINEER
ROBERT P. VAN ZANTEN
No. 82325
Exp. 6-30-19
CIVIL
STATE OF CALIFORNIA
PREPARED BY:
SDH
SCALE 1"=30'
DATE MARCH 2018
PREPARED BY:
DATE
ROBERT VAN ZANTEN
R.C.E. NO. 82325
EXP. 6-30-19
MARCH JOINT POWERS AUTHORITY
DRAINAGE PLAN
ECONOMIC DISTRIBUTION CENTER
LOT 13 & 14 OF TRACT 30857-4
7
OF
8
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MJ-XX
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SCALE 1"=30'
E ECONOMIC DR
(PER MJ-C06)

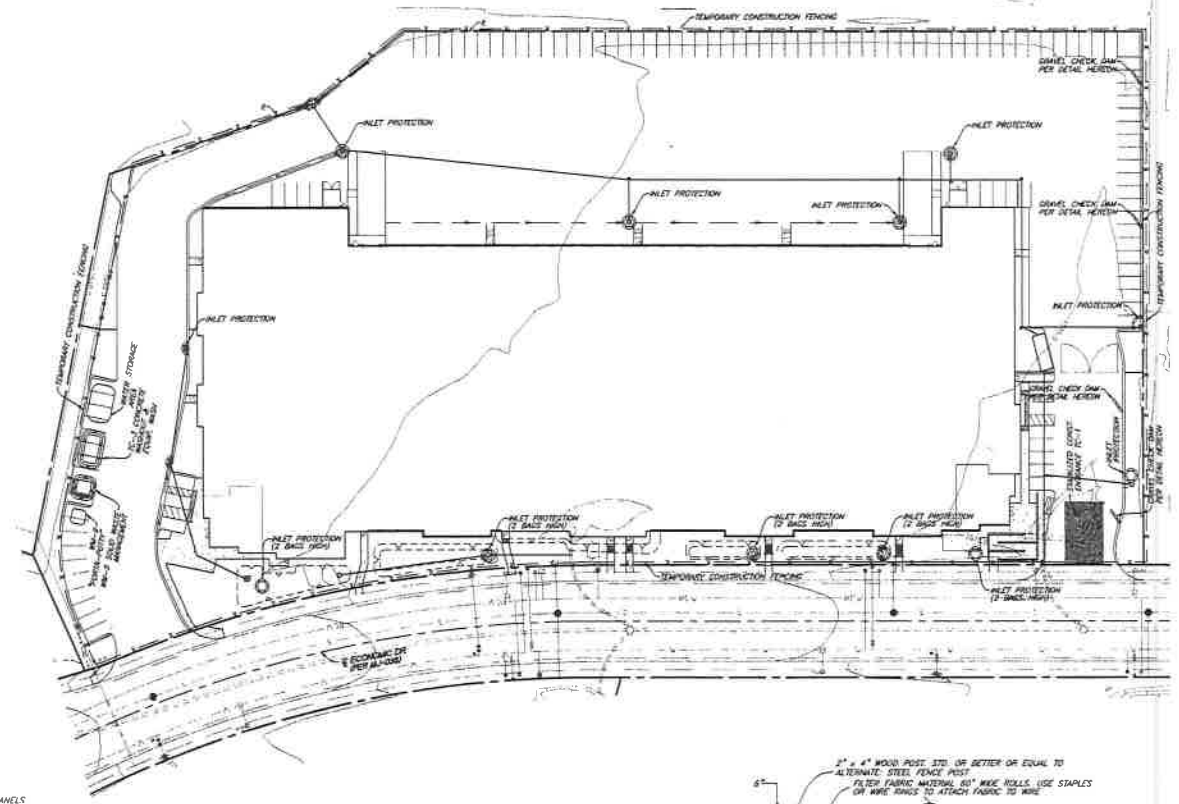
EROSION CONTROL PLAN

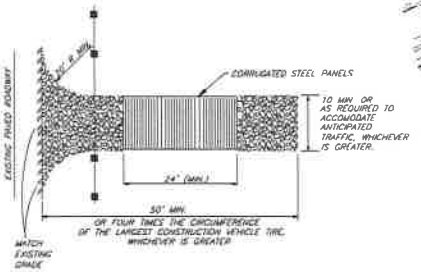
GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO RIVERSIDE MUNICIPAL CODE TITLE 17 AND TO THE CURRENT CITY-ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. ALL PROVISIONS OF THE UPDATED PRELIMINARY SOILS REPORT PREPARED BY NORCAL ENGINEERING DATED 8-3-2012 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. BUSINESS TAX CERTIFICATE NO. BL00004913 EXP. 12-31-2017
3. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR LAYOUT, ADA-RELATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.
4. CERTIFICATION FROM THE REGISTERED CIVIL ENGINEER STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.
   - A. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUNDCOVER. (SEE LANDSCAPE PLANS FOR FINAL GROUNDCOVER).
   - B. ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.
   - C. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G. HYDROSEEDING, MULCHING, OF STRAW, SAND BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF SILT, MUD OR DEBRIS TO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.
   - D. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.
6. ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL AND A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1 1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.
7. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
8. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).
9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
11. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
12. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
13. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) – SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
14. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 AM AND 7 PM ON WEEKDAYS AND BETWEEN 8 AM AND 5 PM ON SATURDAY. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE 7.35.010, ORDINANCE NO. 6273)

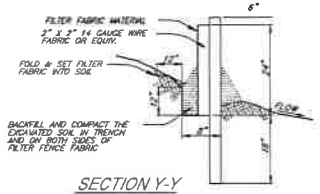


GRAVEL BAG DETAIL
NOT TO SCALE

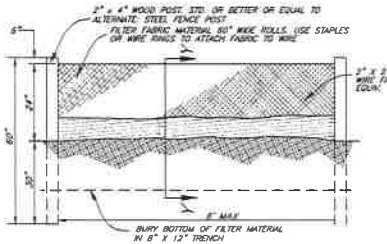




CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



SECTION Y-Y
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



0 30 60 90 120
SCALE 1"=30'

BENCHMARK	REVISIONS	MARCH JOINT POWERS AUTHORITY	SEAL	PREPARED BY	MARCH JOINT POWERS AUTHORITY
WE ADJ // N-13, ZONE 6 33°47'28" N BEING AN MNOSC 3" BRASS DISK STAMPED "WP 104 1994" FLUSH ON TOP OF THE ABUTMENT WALL, 3.5' EAST OF THE WEST END AND 1' ABOVE ROAD SURFACE NEAR THE INTERSECTION OF CACTUS AVE. AND THE ATSF BRIDGE HAVE 1868 ELEV = 153.47	DESCRIPTION / BY / APPR / DATE DESIGNED BY: S.S. DRAWN BY: E.J.S. CHECKED BY: R.V.Z. PROJECT MANAGER: S.S.	APPROVED BY: MARCH J.P.A. HABIB MOTLAGH DIRECTOR OF PUBLIC WORKS DATE	No. 62325 Exp. 9-30-19 Civil STATE OF CALIFORNIA	SCALE 1"=30' DATE MARCH 2018	SOH AND ASSOCIATES, INC. 3775 CANYON CREST DRIVE, SUITE 150 RIVERSIDE, CALIFORNIA 92507 TEL. (951) 682-3611 FAX (951) 710-1214 PREPARED BY: DATE ROBERT VAN ZANTEN R.C.E. NO.: 62325 EXP. 9-30-19	EROSION CONTROL PLAN ECONOMIC DISTRIBUTION CENTER LOT 13 & 14 OF TRACT 30857-4	8 OF 8 SHEETS MJ-XX

EXHIBIT A 9

Traffic Consistency Memo dated April 17, 2018

SDH & ASSOCIATES INCORPORATED

CIVIL ENGINEERING
&
LAND PLANNING

April 17, 2018

Lauren Sotelo
March JPA
14205 Meridian Parkway, Ste. 140
Riverside, California 92518

Subject: Meridian Planning Region C, Unit 4, Lots 13/14 Traffic Consistency Assessment

Lauren:

This revised letter is sent to provide the results of our assessment regarding the consistency of the above-referenced project with the traffic monitoring plan established for this development area and address review comments received from March JPA. In accordance with the Meridian Specific Plan Amendment, traffic volumes are required to be monitored periodically to ensure that developments do not result in traffic volumes exceeding the "budgeted" amounts projected in the original traffic studies and allocated in the Specific Plan Amendment.

The proposed project intends to develop Unit 4, Lots 13/14 (U4-13/14) of Planning Area 6, located within Planning Region C of the North Campus of the Meridian Specific Plan Area. The land use designation and zoning for subject property is Business Park. The 6.36 acre property is proposed to be developed with a 124,523 square foot building designed to accommodate up to two future light manufacturing uses.

As a means of monitoring traffic volumes within the each Planning Area, Planning Region and the entire Project Area, the Specific Plan Amendment included a Traffic Monitoring Spreadsheet. The spreadsheet provides a running total of the projects and trip generation figures for comparison to the traffic volume allowances. The spreadsheet reflecting current developments and approved projects is attached for reference. As reflected in the spreadsheet, Planning Region C, Area 6 was allocated 7,539 external average daily trips (ADT) and 294 truck trips. With the exception of the proposed project site, Planning Area 6 is either entitled or developed and has remaining allowances of 748 external ADT and 264 truck trips.

The proposed project would develop a 124,523 square foot building with a light manufacturing land use, which includes 6,662 square feet of office space. For the purposes of trip generation, the Institute of Transportation Engineers (ITE) Manual, considers this office space as part of the light manufacturing land use.

@5225 Canyon Crest Drive | Suite 71-439 | Riverside, CA | 92507
©951.683.3691 ℗ 951.788.2314 @ sdhinc.net

A trip generation analysis was prepared to determine the daily trips and truck trips anticipated from the development. The ITE Trip Generation Manual, 8th Edition and the 2003 Fontana Truck Trip Generation Study were used. In accordance with the Specific Plan Amendment, a 13 percent "capture" volume was applied to the calculated passenger car trips. This reduction is noted in the attached Trip Generation Summary and reflected in the external ADT volume in the attached Traffic Monitoring Spreadsheet (W/U4-13/14).

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	748	264
124,523 SF Light Manufacturing with Office Space	581	109
Remaining Planning Area Allowance After Project	167	155

In summary, the proposed development is consistent with the traffic monitoring plan and trip generation allowances designated for this Planning Area in the Meridian Specific Plan Amendment. In fact, buildout of Planning Area 6 as proposed, will result in remaining allowances of 167 external ADT and 155 truck trips within this Planning Area.

Respectfully submitted,

Robert Van Zanten, PE
Office Engineer
SDH & Associates, Inc.
5225 Canyon Crest Drive, Ste. 71-439
Riverside, CA 92507

Attachments:

Planning Areas and Regions Exhibit
General Plan Land Uses Exhibit
Project Zoning: North Campus
Meridian SPA Traffic Monitoring Spreadsheet (Existing)
Meridian SPA Traffic Monitoring Spreadsheet (W/U4-13 & 14)
Trip Generation Summary

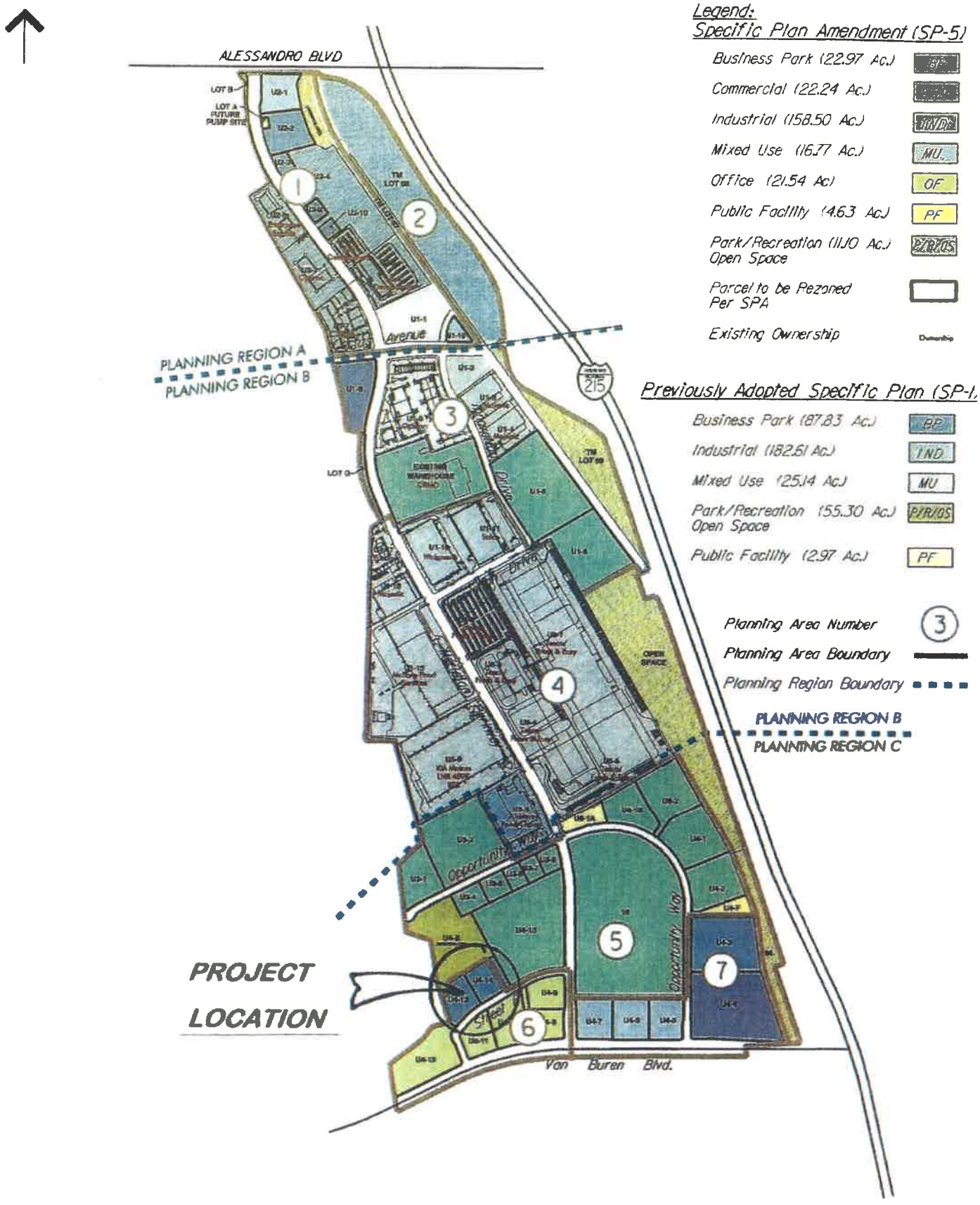


Figure V-4

Planning Areas and Regions



Legend

Previously Adopted Specific Plan (SP-1)	
Specific Plan Amendment (SP-5)	
Business Park	BP
Commercial	COM
Industrial	IND
Mixed Use	MU
Office	OF
Public Facility	PF
Park/Recreation Open Space	P/R/OS
AFVW Expansion	AFVW
Cemetery	CEM
Aviation MIP	AV
Historic District	HD

Figure II-4
Proposed General Plan Land Uses

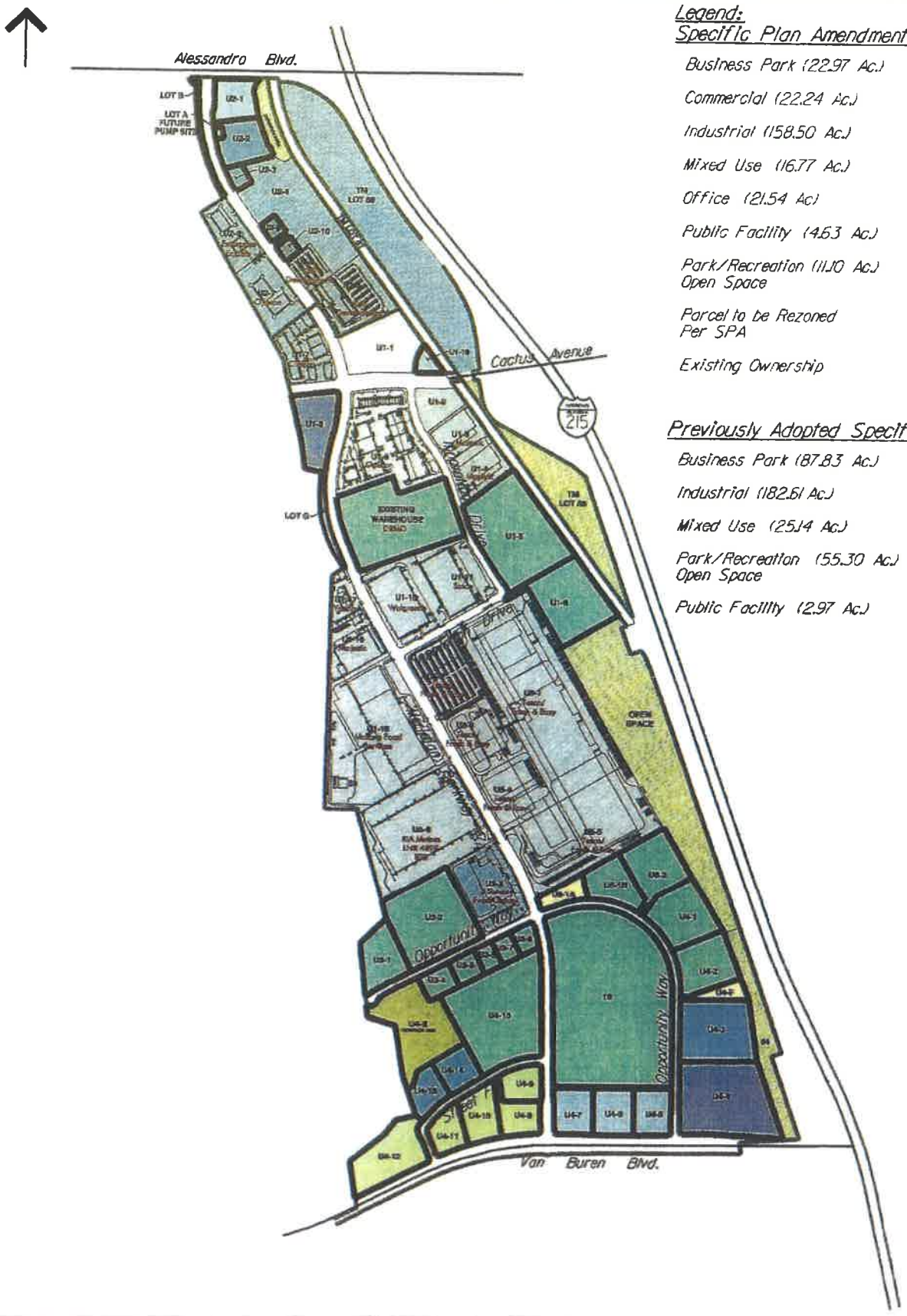


Figure II-5

Project Zoning: North Campus

Meridian SPA Traffic Monitoring Spreadsheet (Existing)

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCE's
	U2-2	BP				
	U2-3	BP				50,576 sf general light industrial,
	U2-9	COM		1,529	0	92,657 sf business park & 14,280 sf
1	U2-10	COM				general office building
			Calculated Trip Generation:	1,846	-	
			Planning Area Allowance:	7,333	-	
			Remaining Trips:	5,487	-	
			Planning Region B			
	U1-5	IND	Newcastle	1,914	432	
	U1-6	IND	Newcastle	-	-	Combined with U1-5
	U1-8	COM				
3	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	2,618	836	
			Planning Area Allowance:	8,303	1,836	
			Remaining Trips:	5,685	1,000	
			Planning Region C			
	U3-1	IND	Newcastle	288	65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		-	-	Combined with U4-15
	U3-5	IND		-	-	Combined with U4-15
	U3-6	IND		-	-	Combined with U4-15
	U3-7	IND		-	-	Combined with U4-15
	U3-8	IND		-	-	Combined with U4-15
	U4-15	IND		1,551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		-	-	Combined with U4-2
	U6-2	IND		-	-	Combined with U4-2
	U4-1	IND		-	-	Combined with U4-2
	U4-2	IND		1,627	367	510,000 sf warehouse
5	Lot 16	IND	Sysco	1,644	371	515,223 sf warehouse
			Calculated Trip Generation:	5,947	1,342	
			Planning Area Allowance:	6,080	1,760	
			Remaining Trips:	133	418	

Meridian SPA Traffic Monitoring Spreadsheet

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
	U4-8	MU	MS Van Buren II	5,862	30	U4-8 thru U4-11 Combined:
	U4-9	OF		-	-	32,628 SF Office, 2,745 SF retail,
	U4-10	MU		-	-	6,309 SF restaurant &
	U4-11	MU		-	-	120,359 SF business park
	U4-12	OF	MS Prime Six	929	0	74,992 SF Office
	U4-13	BP				
6	U4-14	BP				
			Calculated Trip Generation:	6,791	30	
			Planning Area Allowance:	7,539	294	
			Remaining Trips:	748	264	
	U4-3	BP		542		192,468 sf business park
				1,043	401*	*converted truck trips to PCE
	U4-4	COM		9,468	0	Retail Site- Variety of uses
	U4-5		MS Van Buren I	3,886		167,960 sf warehouse & 8,000 sf retail
	U4-6	MU				
7	U4-7			1,053	422*	*converted truck trips to PCE
			Calculated Trip Generation:	15,992	-	
			Planning Area Allowance:	16,164	-	
			Remaining Trips:	172	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	33,194	3,158	*Truck trips from U2-1, U4-3 and U4-
			Planning Area Allowance:	45,419	3,890	5/6/7 are included in Grand Total for
			Remaining Trips:	12,225	732	Truck Trips; not as PCE's

Meridian SPA Traffic Monitoring Spreadsheet (with U4-13/14)

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
	U1-19	MU				
	U2-1	MU		317	127*	*converted truck trips to PCE's
	U2-2	BP				
	U2-3	BP				50,576 sf general light industrial,
	U2-9	COM		1,529	0	92,657 sf business park & 14,280 sf
1	U2-10	COM				general office building
			Calculated Trip Generation:	**1,846**	-	
			Planning Area Allowance:	**7,333**	-	
			Remaining Trips:	**5,487**	-	
			Planning Region B			
	U1-5	IND	Newcastle	1,914	432	
	U1-6	IND	Newcastle	-	-	Combined with U1-5
	U1-8	COM				
3	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
	U3-1	IND	Newcastle	288	65	90,000 sf warehouse
	U3-2	IND		837	189	262,260 sf warehouse
	U3-4	IND		-	-	Combined with U4-15
	U3-5	IND		-	-	Combined with U4-15
	U3-6	IND		-	-	Combined with U4-15
	U3-7	IND		-	-	Combined with U4-15
	U3-8	IND		-	-	Combined with U4-15
	U4-15	IND		1,551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		-	-	Combined with U4-2
	U6-2	IND		-	-	Combined with U4-2
	U4-1	IND		-	-	Combined with U4-2
	U4-2	IND		1,627	367	510,000 sf warehouse
5	Lot 16	IND	Sysco	1,644	371	515,223 sf warehouse
			Calculated Trip Generation:	**5,947**	**1,342**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**133**	**418**	

Meridian SPA Traffic Monitoring Spreadsheet

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
	U4-8	MU	MS Van Buren II	5,862	30	U4-8 thru U4-11 Combined:
	U4-9	OF		-	-	32,628 SF Office, 2,745 SF retail,
	U4-10	MU		-	-	6,309 SF restaurant &
	U4-11	MU		-	-	120,359 SF business park
	U4-12	OF	MS Prime Six	929	0	74,922 SF Office
	U4-13	BP	Bombay Partners	581	109	
6	U4-14	BP				Combined with U4-13
			Calculated Trip Generation:	**7,372**	**139**	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**167**	**155**	
	U4-3	BP		542		192,468 sf business park
				1,043	401*	*converted truck trips to PCE
	U4-4	COM		9,468	0	Retail Site- Variety of uses
	U4-5		MS Van Buren I	3,886		167,960 sf warehouse & 8,000 sf retail
	U4-6	MU				
7	U4-7			1,053	422*	*converted truck trips to PCE
			Calculated Trip Generation:	**15,992**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**172**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**33,775**	**3,267**	*Truck trips from U2-1, U4-3 and U4-5/6/7 are included in Grand Total for Truck Trips, not as PCE's
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**11,644**	**623**	

Meridian Planning Regency
Unit 4, Lots 13/14
Traffic Consistency Assessment
Driveway Queuing Analysis

Prepared for:

SDH & Associates, Inc.
Contact: Rob Van Zanten, P.E.
951 683-3691

Prepared by

Craig S Neustaedter
California Registered Traffic Engineer
License #: 1433/Expiration December 31, 2018



June 2018

INTRODUCTION

The firm of TEP is pleased to provide this driveway queuing analysis for the development of a 124,523 square foot building designated to accommodate up to two future light manufacturing uses located at Unit 4, Lots 13/14 (U4-13/14) of Planning Area 6, located within Planning Region C of the North Campus of the Meridian Specific Plan Area in the County of Riverside. TEP has been asked to conduct a driveway queuing analysis of the project accesses to determine if the project will provide adequate vehicle stacking area to accommodate the projected vehicle trips.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, every effort has been made to write the report clearly and concisely.

PROJECT DESCRIPTION

The proposed project consists of a 124,523 square foot building designated to accommodate up to two future light manufacturing and the project site is located north of Economic Drive and west of Meridian Parkway in the County of Riverside. Figure 1 provides the project location map and Figure 2 provides the project site plan.

PROJECT TRIP GENERATION

Project trips generated were obtained from the Meridian Planning Region C, Unit 4, Lots 13/14 Traffic Consistency Assessment, by SDH & Associates, dated April 17, 2018. Morning and evening peak hour inbound and outbound factors were utilized to calculate the trip generation breakdown utilized in the analysis. These factors have been obtained from the Institute of Transportation Engineers, Trip Generation Manual. Table 1 shows the calculated trip generation for the proposed project.

PROJECT TRIP DISTRIBUTION

Project trip distribution has been determined based on the physical constraints of the project location and engineering judgment. All vehicle trips will come and go from the east. The project driveways have been assumed to be evenly utilized. Table 1 shows the calculated trip distribution for the proposed project.

PROJECT SIGNIFICANT IMPACTS

The back of queue calculations are based on the Transportation Research Board Highway Capacity Manual, 2000, Chapter 16 "Determination of Back of Queue" equations. These back of queue calculations assume that each truck has an average processing time of 360 seconds (six minutes). Processing time is referring to the amount of time that it takes from when the truck arrives until it is inside the site. This is based on a very conservative gate processing procedures with high security.

The Highway Capacity Manual procedures calculate the 50th percentile or average vehicle queue. The average vehicle queue is what is anticipated to be experienced in the field. Then the average vehicle queue is factored to the 95th percentile vehicle queue. The 95th percentile vehicle queue is much more conservative than the 50th percentile queue and typically requires around double the storage capacity. Roadway queue areas are typically designed to the 95th percentile vehicle queue.

The projected 95th percentile vehicle queue length for the Project West Access is 90 feet inbound and 90 feet outbound. The projected 95th percentile vehicle queue length for the Project East Access is 90 feet inbound and 90 feet outbound. All accesses should provide 160 feet as a minimum to accommodate two large trucks on-site. Vehicle queue calculations are included in Appendix A.

The internal vehicle queue storage length for the Project West Access inbound/outbound and Project East Access inbound/outbound exceed the projected 95th percentile vehicle queue length. All queued vehicles will be on-site within the supplied vehicle queuing areas. No vehicles are projected to queue onto Economic Drive at the Project West Access or Project East Access.

CONCLUSIONS

1. The proposed project consists of the development of a 124,523 square foot building designated to accommodate up to two future light manufacturing uses located at Unit 4, Lots 13/14 (U4-13/14) of Planning Area 6, located within Planning Region C of the North Campus of the Meridian Specific Plan Area in the County of Riverside.

2. The Project West Access is projected to provide adequate vehicle queue area for inbound and outbound vehicles.

3. The Project East Access is projected to provide adequate vehicle queue area for inbound and outbound vehicles.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at 1-949-552-4357.

Table 1

Project Trip Generation and Distribution

Trip Generation

Land Use	Morning				Evening			
	Inbound		Outbound		Inbound		Outbound	
	Car	Truck	Car	Truck	Car	Truck	Car	Truck
Light Manufacturing with Office	38	9	6	1	7	2	33	7

Trip Distribution

Project West Access								
Land Use	Morning				Evening			
	Inbound		Outbound		Inbound		Outbound	
	Car	Truck	Car	Truck	Car	Truck	Car	Truck
Light Manufacturing with Office Unit A	50%	50%	50%	50%	50%	50%	50%	50%
Light Manufacturing with Office Unit B	50%	50%	50%	50%	50%	50%	50%	50%
Project East Access								
Land Use	Morning				Evening			
	Inbound		Outbound		Inbound		Outbound	
	Car	Truck	Car	Truck	Car	Truck	Car	Truck
Light Manufacturing with Office Unit A	50%	50%	50%	50%	50%	50%	50%	50%
Light Manufacturing with Office Unit B	50%	50%	50%	50%	50%	50%	50%	50%

Anticipated Vehicles During The Peak Hours

Project West Access								
Land Use	Morning				Evening			
	Inbound		Outbound		Inbound		Outbound	
	Car	Truck	Car	Truck	Car	Truck	Car	Truck
Light Manufacturing with Office Unit A	19	5	3	1	4	1	17	4
Light Manufacturing with Office Unit B	19	5	3	1	4	1	17	4
Project East Access								
Land Use	Morning				Evening			
	Inbound		Outbound		Inbound		Outbound	
	Car	Truck	Car	Truck	Car	Truck	Car	Truck
Light Manufacturing with Office Unit A	19	5	3	1	4	1	17	4
Light Manufacturing with Office Unit B	19	5	3	1	4	1	17	4

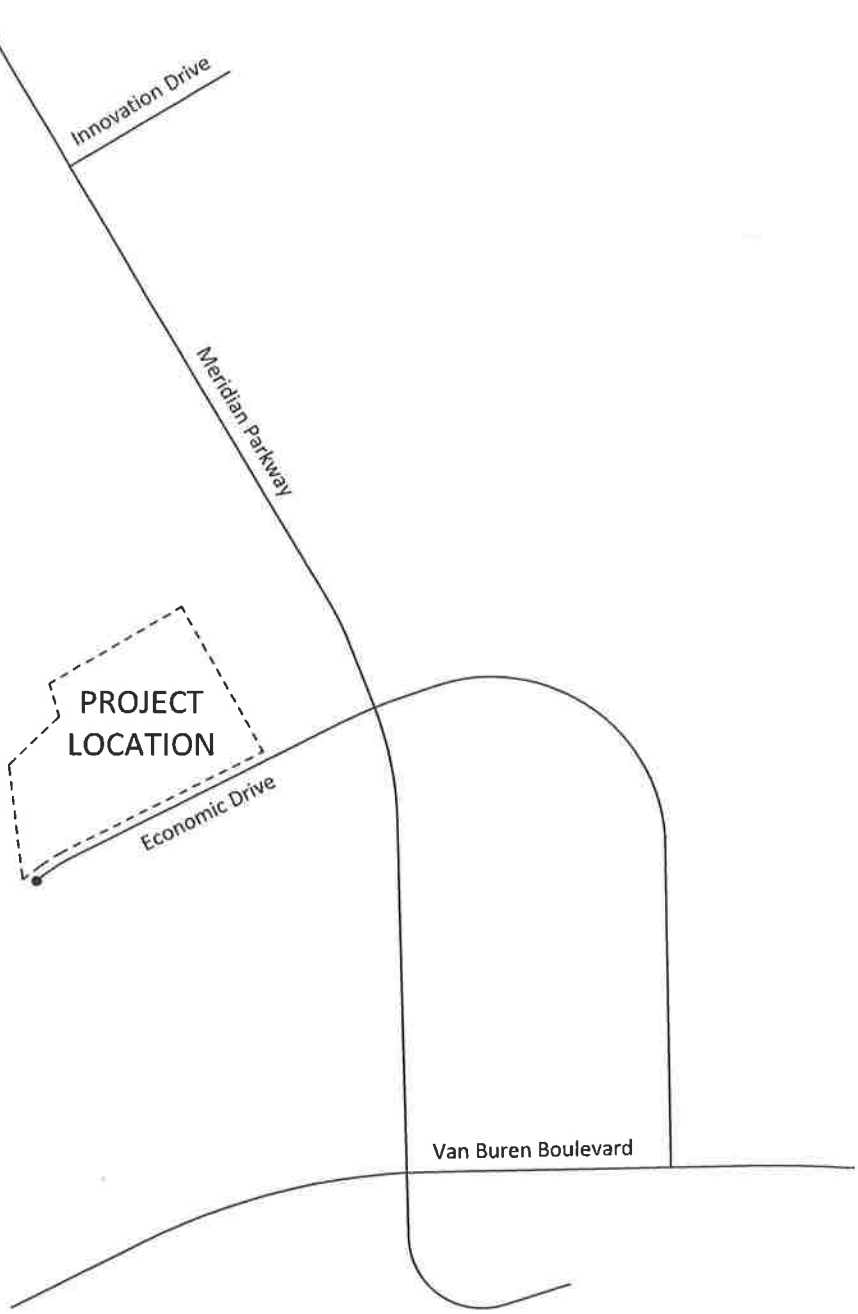
Table 2

Highway Capacity Manual Average Back of Queue Analysis

Description	Queue Analysis			
	Project West Access		Project East Access	
	Inbound	Outbound	Inbound	Outbound
Lanes	1	1	1	1
Lane Capacity	10	10	10	10
Capacity Adjustment	1	1	1	1
Adjusted Capacity	10	10	10	10
Total Capacity	10	10	10	10
Traffic Volume - Without PHF	5	4	5	4
Traffic Volume - With PHF	5	4	5	4
Peak Hour - Per Lane	0.1	0.0	0.1	0.0
Peak Hour - Total	0.1	0.0	0.1	0.0

Description		Total Queue Analysis - Trucks			
		Project West Access		Project East Access	
		Inbound	Outbound	Inbound	Outbound
50%	Peak Hour - Per Lane	0.1	0.0	0.1	0.0
	Peak Hour - Total	0.1	0.0	0.1	0.0
70%	Peak Hour - Per Lane	1.1	1.1	1.1	1.1
	Peak Hour - Total	1.1	1.1	1.1	1.1
85%	Peak Hour - Per Lane	1.1	1.1	1.1	1.1
	Peak Hour - Total	1.1	1.1	1.1	1.1
90%	Peak Hour - Per Lane	1.1	1.1	1.1	1.1
	Peak Hour - Total	1.1	1.1	1.1	1.1
95%	Peak Hour - Per Lane	1.1	1.1	1.1	1.1
	Peak Hour - Total	1.1	1.1	1.1	1.1
98%	Peak Hour - Per Lane	1.1	1.1	1.1	1.1
	Peak Hour - Total	1.1	1.1	1.1	1.1

Description		Total Queue Analysis (Feet)			
		Project West Access		Project East Access	
		Inbound	Outbound	Inbound	Outbound
50%	Peak Hour - Per Lane	160	160	160	160
	Peak Hour - Total	160	160	160	160
70%	Peak Hour - Per Lane	160	160	160	160
	Peak Hour - Total	160	160	160	160
85%	Peak Hour - Per Lane	160	160	160	160
	Peak Hour - Total	160	160	160	160
90%	Peak Hour - Per Lane	160	160	160	160
	Peak Hour - Total	160	160	160	160
95%	Peak Hour - Per Lane	160	160	160	160
	Peak Hour - Total	160	160	160	160
98%	Peak Hour - Per Lane	160	160	160	160
	Peak Hour - Total	160	160	160	160

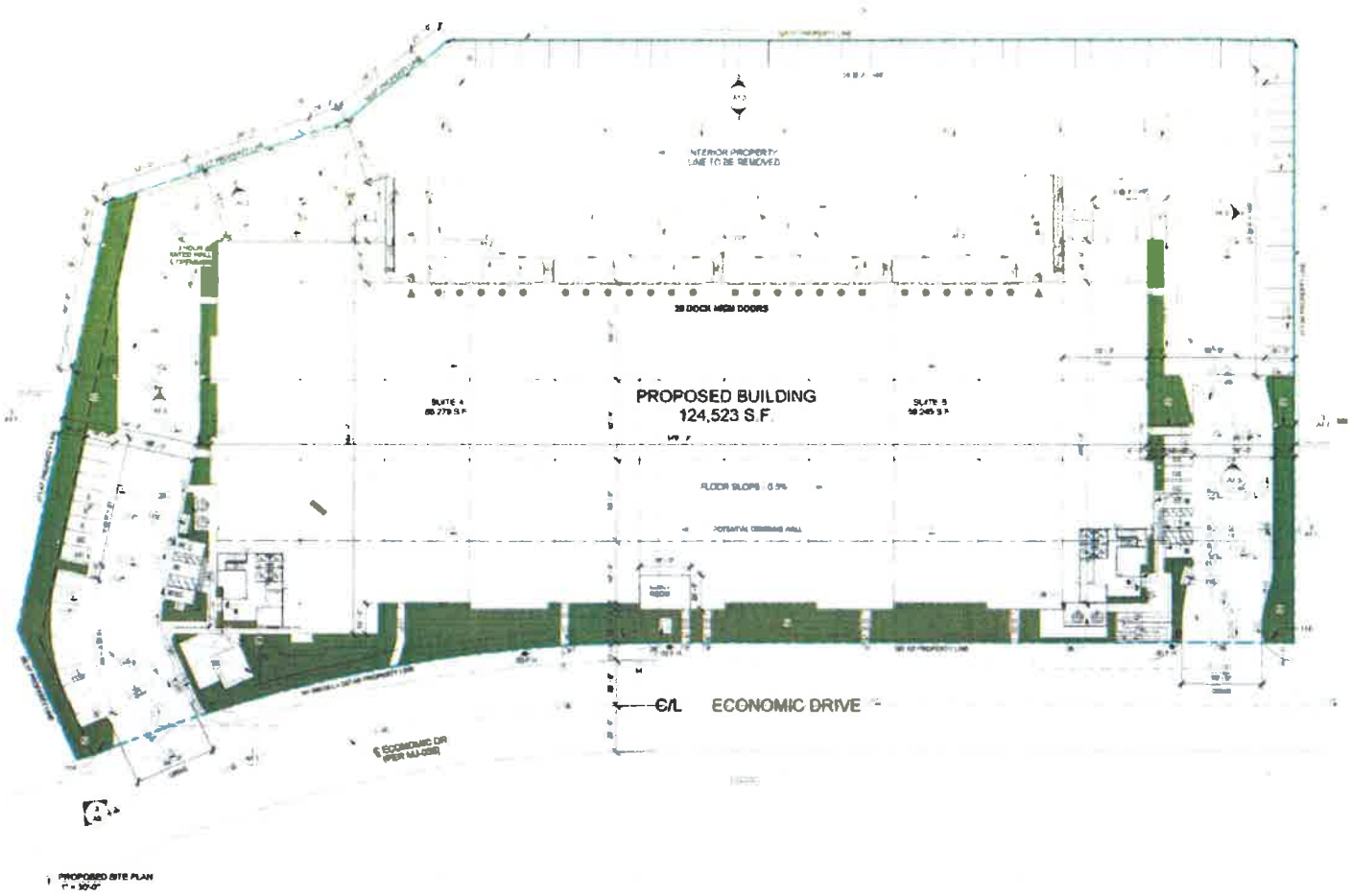


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Not to Scale

FIGURE 1
PROJECT LOCATION MAP

TEP



1 PROPOSED SITE PLAN

N

Not to Scale

FIGURE 2
PROJECT SITE PLAN

TEP

APPENDIX A

Highway Capacity Manual
Determination of Back of Queue

Highway Capacity Manual 2000 - Project West Access - Inbound

Determination of Back of Queue - Peak Hour

G16-1	vl=v+(Qb/T)		Equation	Results	5
	Input	Item	Description		
	5	vl	lane group flow rate including initial queue present		
	5	v	arrival flow rate (vehicles per hour)		
	0	Qb	lane group initial queue at start of analysis period (vehicles)		
	1	T	length of analysis period (hours)		
G16-2	vL=(vl/NLG)		Equation	Results	5
G16-3	sL=(s/NLG)		Equation	Results	10
G16-4	cL=(c/NLG)		Equation	Results	9.99
G16-5	QbL=(Qb/NLG)		Equation	Results	0
	Input	Item	Description		
	5	vL	lane group flow rate per lane (vehicles per hour)		
	10	s	lane group saturation flow rate (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9.99	c	lane group capacity (vehicles per hour)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	0	Qback	lane group initial queue at start of analysis period per lane (vehicles)		
	1	NLG	number of lanes in lane group		

Determination of Back of Queue

G16-6	Q=Q1+Q2		Equation	Results	0.057607699
	Input	Item	Description		
	0.057607699	Q	maximum distance in vehicles over which queue extends from stop line on average signal cycle (vehicles)		
	0.052135417	Q1	first-term queued vehicles (vehicles)		
	0.005472283	Q2	second-term queued vehicles (vehicles)		
G16-7	Q1=PF2(((vL.C/3600)(1-(g/C))/(1-(min(1.0,XL)(g/C))		Equation	Results	0.052135417
	Input	Item	Description		
	0.052135417	Q1	first-term queued vehicles (vehicles)		
	187.6875	PF2	adjustment factor for effects of progression		
	5	vL	lane group flow rate per lane (vehicles per hour)		
	100	C	cycle length (seconds)		
	99.9	g	effective green time (seconds)		
	0.500500501	XL	ratio of flow rate to capacity (vL/cL ratio)		
G16-8	PF2=(1-Rp(g/C))/(1-(vL/sL))/(1-(g/C))((1-(Rp)(vL/cL))		Equation	Results	187.6875
	Input	Item	Description		
	187.6875	PF2	adjustment factor for effects of progression		
	5	vL	lane group flow rate per lane (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		
	0.5	Rp	platoon ratio (P/(C/g)) (Highway Capacity Manual Chapter 16 Page 5)		
G16-9	Q2=0.25cLT((XL-1)+(sqrt((XL-1)^2)+(((8kBXL)/(cL.T)+((16kBQbL)/((cL.T)^2)))		Equation	Results	0.005472283
	Input	Item	Description		
	0.005472283	Q2	second-term of queued vehicles, estimate for average overflow queue (vehicles)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	1	T	length of analysis period (hours)		
	0.500500501	XL	vL/cL ratio		
	0.005166681	kB	second-term adjustment factor related to early arrivals		
	0	QbL	initial queue at start of analysis period (vehicles)		
	130	cL	cycle length (seconds)		
G-16-10 - P	kB=0.12((cLg)/3660)^0.7)		Equation - pretimed signal	Results	0.004536378
G-16-10 - A	kB=0.1210(((cLg)/3660)^0.6)		Equation - actuated signal	Results	0.00546681
	Input	Item	Description		
	0.00546681	kB	second-term adjustment factor related to early arrivals (used actuated signal equation)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9	g	effective green time (seconds)		
	0.5	I	upstream filtering factor for platoon arrivals (Highway Capacity Manual Chapter 15 Page 8)		
16-1	Rp=P/(g/C)		Equation	Results	0.500
	Input	Item	Description		
	0.5	RP	platoon ratio		
	0.4995	P	proportion of all vehicles in movement arriving during green phase (not to exceed 1)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		

Highway Capacity Manual 2000 - Project West Access - Outbound

Determination of Back of Queue - Peak Hour

G16-1	vl=v+(Qb/T)		Equation	Results	4
	Input	Item	Description		
	4	vl	lane group flow rate including initial queue present		
	4	v	arrival flow rate (vehicles per hour)		
	0	Qb	lane group initial queue at start of analysis period (vehicles)		
	1	T	length of analysis period (hours)		
G16-2	vL=(vl/NLG)		Equation	Results	4
G16-3	sL=(s/NLG)		Equation	Results	10
G-16-4	cL=(c/NLG)		Equation	Results	9.99
G-16-5	QbL=(Qb/NLG)		Equation	Results	0
	Input	Item	Description		
	4	vL	lane group flow rate per lane (vehicles per hour)		
	10	s	lane group saturation flow rate (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9.99	c	lane group capacity (vehicles per hour)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	0	Qb/NLG	lane group initial queue at start of analysis period per lane (vehicles)		
	1	NLG	number of lanes in lane group		
	Determination of Back of Queue				
G16-6	Q=Q1+Q2		Equation	Results	0.048866715
	Input	Item	Description		
	0.048866715	Q	maximum distance in vehicles over which queue extends from stop line on average signal cycle (vehicles)		
	0.044488889	Q1	first-term queued vehicles (vehicles)		
	0.004377826	Q2	second-term queued vehicles (vehicles)		
G16-7	Q1=PF2(((vLC/3600)(1-(g/C))/(1-(min(1.0,XL)(g/C))))		Equation	Results	0.044488889
	Input	Item	Description		
	0.044488889	Q1	first-term queued vehicles (vehicles)		
	240.24	PF2	adjustment factor for effects of progression		
	4	vL	lane group flow rate per lane (vehicles per hour)		
	100	C	cycle length (seconds)		
	99.9	g	effective green time (seconds)		
	0.40004004	XL	ratio of flow rate to capacity (vL/cL ratio)		
G16-8	PF2=(1-Rp(g/C))(1-(vL/sL))/(1-(g/C))((1-(Rp)(vL/sL))		Equation	Results	240.24
	Input	Item	Description		
	240.24	PF2	adjustment factor for effects of progression		
	4	vL	lane group flow rate per lane (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		
	0.5	Rp	platoon ratio (P/(C/g)) (Highway Capacity Manual Chapter 16 Page 5)		
G16-9	Q2=0.25cLT((XL-1)+(sqrt((XL-1)^2)+(((8kIIXL)/cLT)+((16kIIQbL)/((cLT)^2)))))		Equation	Results	0.004377826
	Input	Item	Description		
	0.004377826	Q2	second-term of queued vehicles, estimate for average overflow queue (vehicles)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	1	T	length of analysis period (hours)		
	0.40004004	XL	vL/cL ratio		
	0.00546681	kII	second-term adjustment factor related to early arrivals		
	0	QbL	initial queue at start of analysis period (vehicles)		
	130	cL	cycle length (seconds)		
G-16-10 - P	kII=0.12((cL,g)/3600)^0.7)		Equation - pretimed signal	Results	0.004536378
G-16-10 - A	kII=0.12I0(((cL,g)/3600)^0.6)		Equation - actuated signal	Results	0.00546681
	Input	Item	Description		
	0.00546681	kII	second-term adjustment factor related to early arrivals (used actuated signal equation)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9	g	effective green time (seconds)		
	0.5	I	upstream filtering factor for platoon arrivals (Highway Capacity Manual Chapter 15 Page 8)		
I6-1	Rp=P/(g/C)		Equation	Results	0.500
	Input	Item	Description		
	0.5	Rp	platoon ratio		
	0.4995	P	proportion of all vehicles in movement arriving during green phase (not to exceed 1)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		

Highway Capacity Manual 2000 - Project East Access - Inbound

Determination of Back of Queue - Peak Hour

G16-1	vl=v+(Qb/T)		Equation	Results	5
	Input	Item	Description		
	5	vl	lane group flow rate including initial queue present		
	5	v	arrival flow rate (vehicles per hour)		
	0	Qb	lane group initial queue at start of analysis period (vehicles)		
	1	T	length of analysis period (hours)		
G16-2	vL=(vl/NLG)		Equation	Results	5
G16-3	sL=(s/NLG)		Equation	Results	10
G-16-4	cL=(c/NLG)		Equation	Results	9.99
G-16-5	QbL=(Qb/NLG)		Equation	Results	0
	Input	Item	Description		
	5	vl	lane group flow rate per lane (vehicles per hour)		
	10	s	lane group saturation flow rate (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9.99	c	lane group capacity (vehicles per hour)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	0	Qback	lane group initial queue at start of analysis period per lane (vehicles)		
	1	NLG	number of lanes in lane group		

Determination of Back of Queue

G16-6	Q=Q1+Q2		Equation	Results	0.057607699
	Input	Item	Description		
	0.057607699	Q	maximum distance in vehicles over which queue extends from stop line on average signal cycle (vehicles)		
	0.052135417	Q1	first-term queued vehicles (vehicles)		
	0.005472283	Q2	second-term queued vehicles (vehicles)		
G16-7	Q1=PF2(((vLC/3600)(1-(g/C))/(1-(min(1,0,XL)(g/C))))		Equation	Results	0.052135417
	Input	Item	Description		
	0.052135417	Q1	first-term queued vehicles (vehicles)		
	187.6875	PF2	adjustment factor for effects of progression		
	5	vL	lane group flow rate per lane (vehicles per hour)		
	100	C	cycle length (seconds)		
	99.9	g	effective green time (seconds)		
	0.500500501	XL	ratio of flow rate to capacity (vL/cL ratio)		
G16-8	PF2=(1-Rp(g/C))(1-(vL/sL))/(1-(g/C))(1-(Rp)(vL/sL))		Equation	Results	187.6875
	Input	Item	Description		
	187.6875	PF2	adjustment factor for effects of progression		
	5	vL	lane group flow rate per lane (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		
	0.5	Rp	platoon ratio (P/(C/g)) (Highway Capacity Manual Chapter 16 Page 5)		
G16-9	Q2=0.25cLT((XL-1)+(sqrt((XL-1)^2)+(((8kBXL)/cLT)+((16kBQbL)/(cLT)^2)))		Equation	Results	0.005472283
	Input	Item	Description		
	0.005472283	Q2	second-term of queued vehicles, estimate for average overflow queue (vehicles)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	1	T	length of analysis period (hours)		
	0.500500501	XL	vL/cL ratio		
	0.00546681	kB	second-term adjustment factor related to early arrivals		
	0	QbL	initial queue at start of analysis period (vehicles)		
	130	cL	cycle length (seconds)		
G-16-10 - P	kB=0.12((cL,g)/3660)^0.7)		Equation - pretimed signal	Results	0.004536378
G-16-10 - A	kB=0.12(0((cL,g)/3660)^0.6)		Equation - actuated signal	Results	0.00546681
	Input	Item	Description		
	0.00546681	kB	second-term adjustment factor related to early arrivals (used actuated signal equation)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9	g	effective green time (seconds)		
	0.5	I	upstream filtering factor for platoon arrivals (Highway Capacity Manual Chapter 15 Page 8)		
16-1	Rp=P/(g/C)		Equation	Results	0.500
	Input	Item	Description		
	0.5	Rp	platoon ratio		
	0.4995	P	proportion of all vehicles in movement arriving during green phase (not to exceed 1)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		

Highway Capacity Manual 2000 - Project East Access - Outbound

Determination of Back of Queue - Peak Hour

G16-1	vl=v+(Qb/T)		Equation	Results	4
	Input	Item	Description		
	4	vl	lane group flow rate including initial queue present		
	4	v	arrival flow rate (vehicles per hour)		
	0	Qb	lane group initial queue at start of analysis period (vehicles)		
	1	T	length of analysis period (hours)		
G16-2	vL=(vl/NLG)		Equation	Results	4
G16-3	sL=(s/NLG)		Equation	Results	10
G-16-4	cL=(c/NLG)		Equation	Results	9.99
G-16-5	QbL=(Qb/NLG)		Equation	Results	0
	Input	Item	Description		
	4	vL	lane group flow rate per lane (vehicles per hour)		
	10	s	lane group saturation flow rate (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9.99	c	lane group capacity (vehicles per hour)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	0	Qb	lane group initial queue at start of analysis period per lane (vehicles)		
	1	NLG	number of lanes in lane group		
	Determination of Back of Queue				
G16-6	Q=Q1+Q2		Equation	Results	0.048866715
	Input	Item	Description		
	0.048866715	Q	maximum distance in vehicles over which queue extends from stop line on average signal cycle (vehicles)		
	0.044488889	Q1	first-term queued vehicles (vehicles)		
	0.004377826	Q2	second-term queued vehicles (vehicles)		
G16-7	Q1=PF2(((vLC/3600)(1-(g/C))/(1-(min(1,0.XL)(g/C))))		Equation	Results	0.044488889
	Input	Item	Description		
	0.044488889	Q1	first-term queued vehicles (vehicles)		
	240.24	PF2	adjustment factor for effects of progression		
	4	vL	lane group flow rate per lane (vehicles per hour)		
	100	C	cycle length (seconds)		
	99.9	g	effective green time (seconds)		
	0.4004004	XL	ratio of flow rate to capacity (vL/cL ratio)		
G16-8	PF2=(1-Rp(g/C))(1-(vL/sL))/(1-(g/C))((1-(Rp)(vL/sL))		Equation	Results	240.24
	Input	Item	Description		
	240.24	PF2	adjustment factor for effects of progression		
	4	vL	lane group flow rate per lane (vehicles per hour)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		
	0.5	Rp	platoon ratio (P/(C/g)) (Highway Capacity Manual Chapter 16 Page 5)		
G16-9	Q2=0.25cLT((XL-1)+(sqrt((XL-1)^2)+(((8kBXL)/cLT)+((16kBQbL)/((cLT)^2)))))		Equation	Results	0.004377826
	Input	Item	Description		
	0.004377826	Q2	second-term of queued vehicles, estimate for average overflow queue (vehicles)		
	9.99	cL	lane group capacity per lane (vehicles per hour)		
	1	T	length of analysis period (hours)		
	0.4004004	XL	vL/cL ratio		
	0.00546681	kB	second-term adjustment factor related to early arrivals		
	0	QbL	initial queue at start of analysis period (vehicles)		
	130	cL	cycle length (seconds)		
G-16-10 - P	kB=0.12I(((sL.g)/3660)^0.7)		Equation - pretimed signal	Results	0.004536378
G-16-10 - A	kB=0.12101(((sL.g)/3660)^0.6)		Equation - actuated signal	Results	0.00546681
	Input	Item	Description		
	0.00546681	kB	second-term adjustment factor related to early arrivals (used actuated signal equation)		
	10	sL	lane group saturation flow rate per lane (vehicles per hour)		
	9	g	effective green time (seconds)		
	0.5	I	upstream filtering factor for platoon arrivals (Highway Capacity Manual Chapter 15 Page 8)		
16-1	Rp=P/(g/C)		Equation	Results	0.500
	Input	Item	Description		
	0.5	RP	platoon ratio		
	0.4995	P	proportion of all vehicles in movement arriving during green phase (not to exceed 1)		
	99.9	g	effective green time (seconds)		
	100	C	cycle length (seconds)		

EXHIBIT A 10

FAA- Determination of No Hazard to Air Navigation Letter dated March 12, 2018

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AWP-5552-OE

Issued Date: 03/12/2018

Joe McKay
Bombay Partners, LP
3535 Inland Empire Boulevard, Ste. 37
Ontario, CA 91764

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Economic Way Business Center
Location:	Riverside, CA
Latitude:	33-53-22.68N NAD 83
Longitude:	117-16-56.52W
Heights:	1580 feet site elevation (SE) 40 feet above ground level (AGL) 1620 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 09/12/2019 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6558, or ladonna.james@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-5552-OE.

Signature Control No: 356855360-359474650 (DNE)
LaDonna James
Technician

Attachment(s)
Map(s)

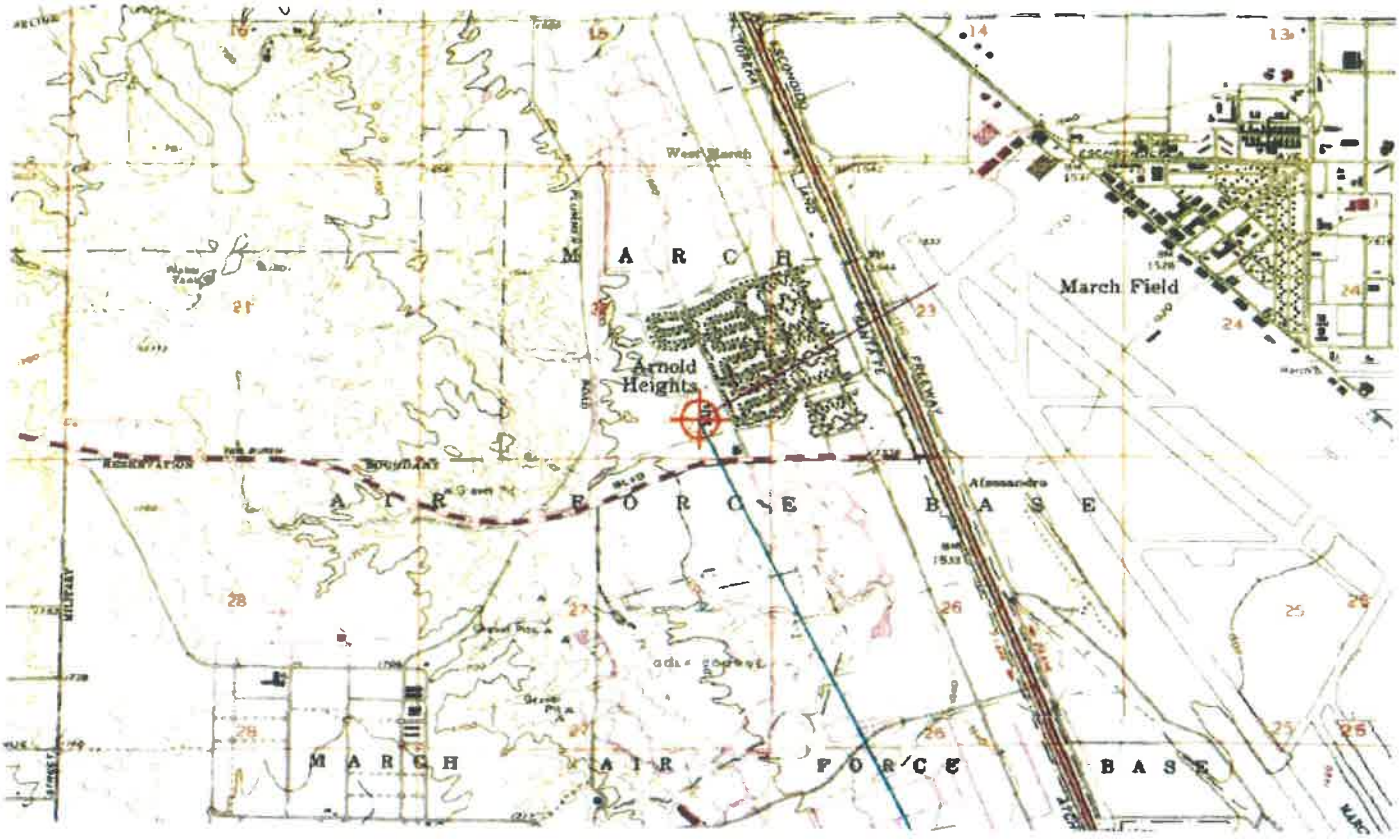

M A R C H
March Field
Arnold Heights
A I R F O R C E B A S E
M A R C H A I R F O R C E B A S E

EXHIBIT A 11

WMWD Will Serve Letter dated January 18, 2018

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply

January 18, 2018

JM Realty Group
3535 Inland Empire Blvd.
Ontario, CA 91764

WATER, SEWER, AND RECYCLED WATER AVAILABILITY REQUEST, ECONOMIC DISTRIBUTION CENTER - APN 294-650-001, GRID #39043, ID-MW, T3S, R4W, SEC. 22

A potential customer at the above location, has inquired with Western Municipal Water District ("Western") about obtaining water, sewer, and recycled water service to construct a warehouse development ("Proposed Project") and has requested that Western provide a letter setting forth the terms and conditions of water, sewer, and recycled water service.

The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water, sewer, and recycled water service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

(a) the applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;

(b) the applicant must agree to comply with the requirements of Western's Rules And Regulations Governing Water Service And Water Users and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

(i) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water and recycled water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

(ii) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;

(iii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by applicant); and

(iv) agree that all water use is subject to curtailment during times of drought or other water and recycled water availability limitations in accordance with the Rules and Regulations.

(c) Western is the water/sewer/recycled water service agency. Facilities sufficient to serve the project will need to be planned and/or installed, or other arrangements made in collaboration with Western.

Depending on the size, occupancy, or water/recycled water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 et. seq., and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Upon receipt of a request by the lead planning agency to prepare a WSA based on the developed project demands, Western will initiate the process. A deposit from the project proponent will be required to cover expenses therewith.

Prior to Western issuing a Conditions of Approval to governing planning agency, developer may be required to pay a planning deposit for cost incurred by Western's staff in benefiting proposed development. The planning deposit is currently $5,000. Depending on the complexity of the proposed development, surplus in account will be returned to the developer or rolled over to the next phase, such as plan check deposit upon developer's approval, while account exhausted prior to the next phase will be supplemented by the developer. Developer shall prepare preliminary layout of proposed potable water, sewer, and/or recycled water facilities and proposed points of connection.

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

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All discharge shall comply with

Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use.

Use of recycled water shall comply with California Code of Regulations Title 22 and Western's Rules and Regulations Governing the Supply and Use of Recycled Water. Western reserves the right to refuse recycled water service for uses deemed unsuitable. Western cannot issue a guarantee of recycled water availability or delivery pressure.

All requirements are subject to change without notice and in no case shall the terms of water, sewer and recycled water availability remain in effect greater than one (1) year from the issuance date of this letter.

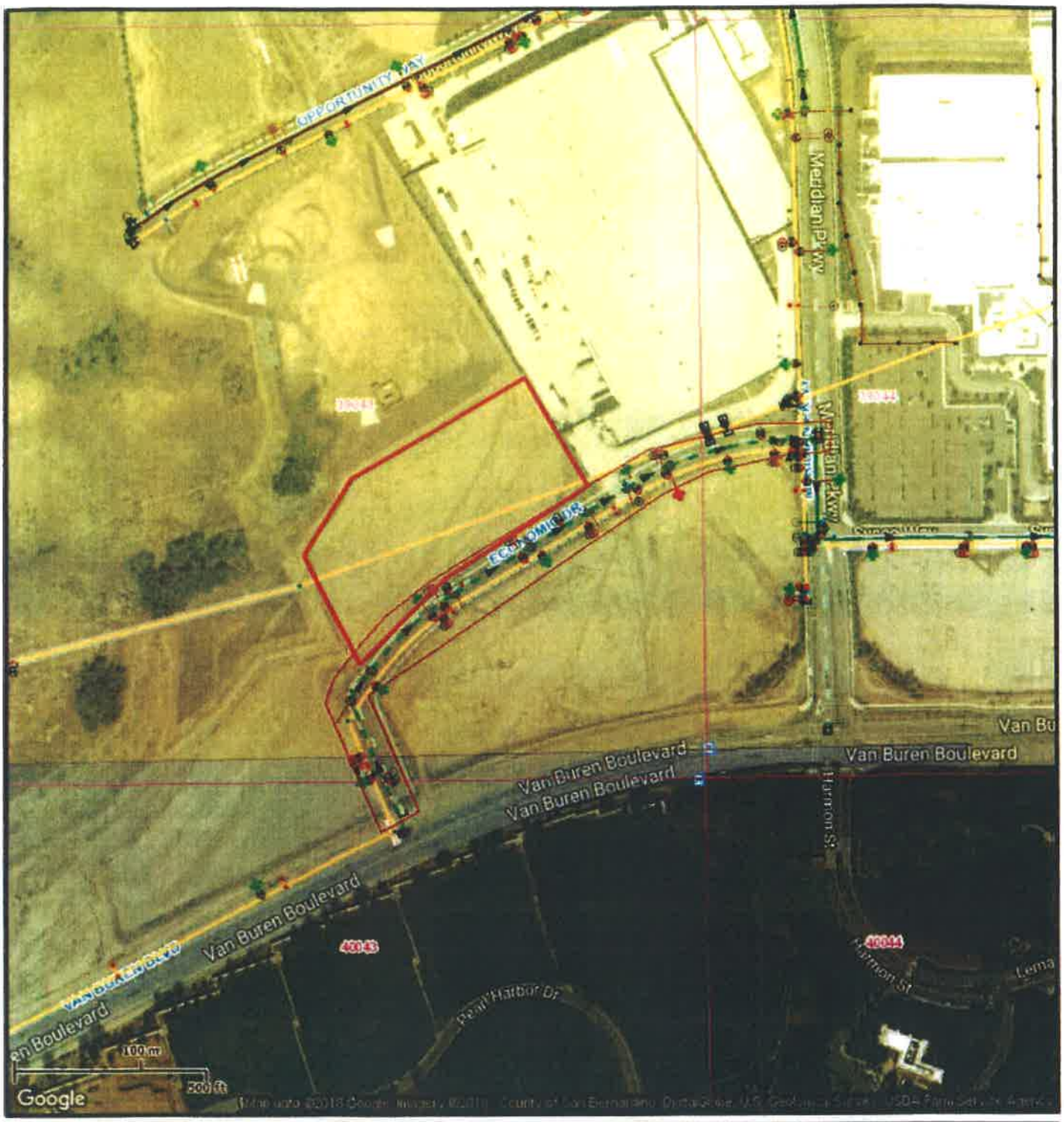
Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

Thomas W. Thornton

THOMAS W. THORNTON, P.E.
Principal Engineer

TWT:tp
Attachment(s): Map

Water, Sewer, Recycled Water Availability - APN 294-650-001



1" = 376 ft		01/18/2018	N W E S	WESTERN MUNICIPAL WATER DISTRICT

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Western staff for the most up-to-date information.

EXHIBIT A 12

Willdan Building and Safety Conditions of Approval dated January 18, 2018

Building and Safety Conditions of Approval

Date:	**January 18, 2018**
Applicant:	**Bombay Partners, LP**
Address of Applicant:	**3535 Inland Empire Boulevard, Suite 37, Ontario, CA 91764**
Site Location:	**Unit 4, lot 13 & 14, Tract 30857-4, North Campus Meridian & Economic Way.**
Project:	**Economic Distribution Center**

Provide four (4) sets of construction plans and documentation for plan review. Below you will find a list of the plans and documents Building & Safety will need for plan review. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

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

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information

All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

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

Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

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

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

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

Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Resource Management, contact (909) 455-8520.

Building & Safety Conditions

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A 13

Trilake Consultants Conditions of Approval dated August 02, 2018

CONDITIONS OF APPROVAL

MJ-096
August 2, 2018
Economic Distribution Center, DP 18-01

With respect to the Conditions of Approval for the above referenced project, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards and pursuant to conditions of approval for Tract No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

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

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

   b. The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area. No ponding or

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

concentration of water to upstream and downstream properties shall be permitted.

The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by Building Department.

c. Final hydrology report and hydraulic calculation shall be submitted to the MJAP Public Works Engineer for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

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

e. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage facilities with permits from the appropriate agency.

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

2. Additional streetlights may be required per Southern California Edison and JPA standards adjacent to the site.

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 JPA for review and approval.

4. This project shall join existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts.

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

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

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

8. The improvements on Economic Drive along this project is in and acceptable condition. The main truck driveway shall be improved with concrete intersection per JPA standards.

   The applicant shall pay its share for the future signal at Economic Drive and Meridian Parkway estimated at $20,353.

Habib Motlagh
Public Works Engineer

EXHIBIT A 14

Riverside County Fire Department Planning Conditions of Approval dated January 18, 2018

CAL FIRE – RIVERSIDE UNIT
RIVERSIDE COUNTY FIRE DEPARTMENT

John R. Hawkins - Fire Chief
210 West San Jacinto Avenue, Perris, CA 92570-1915
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

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

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

January 18, 2018

Economic Distribution Center
Attn: Lauren Sotelo, Associate Planner – March JPA

Case Number: PP 18-01 and V 18-01- APNs: 294-650-001 and 294-650-002

Ms. Sotelo,

The Riverside County Fire Department has reviewed the Design Plan and Parcel Merger listed above and the plans are acceptable. Final conditions will be addressed when final site and building plans are reviewed:

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Should there be need for further information and/or clarification, please contact the undersigned. Thank you, in advance, for your continuing cooperation.

Thank you,

Traci Williams
Fire Safety Specialist
Traci.Williams@fire.ca.gov

EXHIBIT A 15

Preliminary Water Quality Management Plan Approval letter dated May 13, 2018

March Joint Powers Authority

PLANNING
MEMORANDUM

TO: Lauren Sotelo, Associate Planner
FROM: Cynthia Gabaldon P.E., CPSWQ, CPESC, QSD/P
DATE: May 13, 2018

RE: Conditions of Approval for PP18-01 (Preliminary WQMP)
Economic Distribution Center
Riverside, California

As part of the current Riverside County Municipal Waste Discharge Permit, the March Joint Powers Authority is reviewing all submitted Water Quality Management Plans (WQMP).

Two preliminary WQMP submittals for the commercial project submitted as PP18-01, Economic Distribution Center, Riverside California. The project's preliminary WQMP submittal revision dated December 29, 2017 (revised and signed April 14, 2018) **was determined to be in substantial compliance, for a preliminary WQMP, in concept, with the requirements of the 2012 Riverside County WQMP Manual.**

The following conditions apply:

The development shall be subject to all provisions of March Joint Powers Authority General Plan Section 1.8, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including five bioretention basins, flow-based BMPs, self-retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

EXHIBIT A 16

VRPA Transportation Consultants letter dated July 19, 2018

July 19, 2018

Ms. Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

Re: Review of revised application materials for Economic Business Center – Plot Plan 18-01

Dear Ms. Sotelo,

VRPA Technologies, Inc. (VRPA) has reviewed the revised application materials for a 124,523 sq. ft. facility designed to accommodate up to two tenant spaces and will house a mix of permitted light manufacturing uses such as assembly/fabrication, labor-intensive manufacturing, assembly of semi-finished components and storage of related materials. Unit 4, Lots 13 and 14, are located within the southern portion of the North Campus of the Meridian Specific Plan Area, north of Van Buren Boulevard, south of Opportunity Way, and west of Meridian Parkway. We have no additional comments.

Should you have any questions, feel free to contact me via one of the following 4630 W. Jennifer, Suite 105, Fresno, CA 93722 | Phone: (559) 271-1200 | Fax: (559) 271-1269 | Cell phone: (559) 259-9257 | Email: gvivian@vrpatechnologies.com.

Sincerely,

Georgiena M. Vivian

Georgiena M. Vivian, President
VRPA Technologies, Inc.

EXHIBIT A 17

Variance Description

BOMBAY PARTNERS LP

3535 Inland Empire Blvd., Suite 37 | Ontario, CA 91764

VARIANCE DESCRIPTION

The proposed Economic Business Center project (PP 18-01) requires approval of a variance. The project proposes to construct a 124,523 square foot speculative building with a building height of 40 feet at top of parapet. As per the Meridian North Campus Specific Plan (SP-5), building's proposed within the Business Park zone allow for a maximum building height of 35 feet. However, increased building height is permitted where all building setbacks meet or exceed the proposed building height. The rear and side yard setbacks meet the 40 feet setback requirement, however the front yard setback does not. The street front of the property meanders a bit, creating a front yard setback of anywhere between 30 feet to 65 feet. Thus, a variance is requested in order for the proposed building to encroach into the front yard setback of 40 feet.

BOMBAY PARTNERS, LP

Joseph L. McKay
Managing Partner

EXHIBIT B

Conditions of Approval

EXHIBIT B

Conditions of Approval

Economic Business Park Project

Plot Plan (PP 18-01) and Variance (V 18-01)

PLANNING DEPARTMENT General Conditions:

1. The site shall be developed in accordance with the approved Plot Plan (PP 18-01) and Variance (V 18-01) on file with the Planning Department, the Meridian Specific Plan (SP-5), and the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Plot Plan. (MJPA 9.14.020)

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

3. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-5. Requirements of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. ~~Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone. (AICUZ).~~ Project site is not located in the Clear Zone or Accident Potential Zones I and II.

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the

FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan. (MMRP)

7. The 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. Each accessible parking space shall be 14 feet wide, striped to provide a 9-foot wide parking area and a 5-foot wide loading area (access aisle) and shall be a minimum 18 feet in length. If 2 accessible spaces are located adjacent to each other, they may share the 5-foot wide loading area, resulting in a width of 23 feet for the 2 spaces. One in every 8 handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than 8 feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common 8-foot wide loading area. (MJPA 9.11.040)

9. When less than 5 parking spaces are provided, at least one shall be 14 feet wide, striped to provide a 9 foot parking area and a 5 foot loading area. Said space shall not be required to be reserved or identified exclusively for use by persons with disabilities. (MJPA 9.11.040)

10. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. (MJPA 9.11.040)

11. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the Building Official determines that compliance with any regulation of this paragraph would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided. (MJPA 9.11.040)

12. The slope of an accessible parking stall shall be the minimum possible and shall not exceed 1/4 inch per foot (2.083% gradient) in any direction. (MJPA 9.11.040)

13. Notwithstanding the off-street parking requirements of Subsection 9.11.040-A, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this Subsection. (MJPA 9.11.040)

14. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 5 feet wide and 20 feet long adjacent and parallel to the vehicle pull up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal and shall be located on an accessible route of travel to the entrance of the facility. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. Valet parking facilities shall provide a passenger loading zone as described herein. (MJPA 9.11.040)

15. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)

16. 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)

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

18. 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)

19. All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the Biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

20. 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)

21. 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)

22. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP) On January 18, 2018, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions in order for WMWD to provide public water and sewer service.

23. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP) On January 18, 2018, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions for WMWD to provide public water and sewer service.

24. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

25. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

26. Applicant shall include Mitigation Measures Compliance Checklist for the Project on Construction Plans for Planning Department Staff review and sign-off.

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

27. Prior to building permit issuance, the Project Applicant must submit all required documentation as per Section 9.14.170 of March JPA's Development Code to the March JPA Engineering department for review and approval. Upon the approval of the Merger of Lots a "Notice of Parcel Merger" must be recorded with the Riverside County Recorder's office and a copy of the recorded document is to be provided as proof to the March Joint Powers Authority.

28. Prior to building permit issuance, the project Applicant must contribute its fair-share towards the future traffic signal at Meridian Parkway and Economic Drive. A traffic signal warrant analysis was prepared and the estimated fair-share fee is $13,469, which will be deposited as an in-lieu fee until the time the traffic signal is warranted.

29. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors

(inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV.H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

30. ~~Office areas and noise sensitive uses within the 65 dB CNEL noise contour or greater shall provide noise attenuation to provide an interior noise level of 45 dB CNEL, as certified by an acoustical engineer or architect. (MMRP)~~ This condition is not applicable as the Project site is located between the 60-65 dB CNEL noise contour.

31. 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)

32. 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)

33. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

34. Individual lot developers shall contribute on a fair share basis toward the cumulative off-site impacts identified in Meridian Specific Plan Chapter IV. B-1-3. (MMRP)

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

36. 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)

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

low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot2 illumination beyond the property line. (MJPA 9.08.100) The incorporation of LED lighting is permitted as long as the lighting does not exceed 2,700 Kelvin.

38. 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.

39. 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:

40. Prior to the issuance of a Certificate of Occupancy, the project Applicant shall prepare and submit a Sign Permit application to the MJPA Planning Department for review and approval.

41. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP) This measure is not warranted until a tenant is specified and tenant improvement plans have been submitted for review by March JPA.

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

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

44. 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)

45. 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)

46. Prior to Certificate of Occupancy, each development incorporating truck dock doors shall install one 6-square foot sign for every two roll-up doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building level in a manner to clearly convey the maximum diesel idling time. (CARB)

Airport Compatibility Provisions (Timing Varies)

47. The project site is located in Airport Compatibility Zone C1 – the Primary Approach/Departure Zone. The Density/Intensity standards for this zone are:

    a. ≤3.0 stories permitted in this zone
    b. The site is limited to an average 100 people per acre
    c. The site is also limited to 250 people per acre in a single-acre,
    d. The site is limited to a maximum 50/5 lot coverage within APZ's (not applicable for this site).

As per the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, the following uses are prohibited:

    e. Children Schools,
    f. Daycare Centers,
    g. Libraries,
    h. Hospitals,
    i. Congregate Care Facilities,
    j. Places of Assembly,
    k. Noise Sensitive outdoor non-residential uses,
    l. And other Hazards to Flight.

Other Development Conditions include:

    m. Critical community infrastructure facilities discouraged,
    n. Aboveground bulk storage of hazardous materials discouraged,
    o. Sound attenuation as necessary to meet interior noise level criteria,
    p. Airspace review required for objects > 70 ft. tall,
    q. Electromagnetic Radiation Notification
    r. Deed notice and Disclosure (See ALUC Standard Condition #114 (e).

48. Since the project site is located in Airport Compatibility Zone C1 (Primary Approach/Departure Zone) the following Permitted Uses for the Business Park zoning district

are prohibited in order to conform to the requirements identified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan:

a. Business Park:
    i. Instructional Studios
    ii. Interpretive Centers

Landscape Provisions (Timing Varies)

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

50. The Project is to provide a 6" concrete mow curb on property line along LLMD border and remove the temporary plastic border as detailed on the preliminary landscape drawings prepared by Hunter Landscape.

51. LLMD maintenance manager shall review the proposed landscape and handicap accessible paths proposed from the public right-of-way through the LLMD area and onto the Project site as detailed on the landscape plans.

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

53. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD. #16-03).

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

55. 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).

56. 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)

57. 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.

58. All LLMD pressure main line and laterals crossing beneath paved areas shall be encased in schedule 40 PVC sleeves twice the diameter of the pipe. Sleeves shall be placed as a depth of 24" beneath finished surface, measured from the top of sleeve. Control wires shall be separate sleeves with a minimum diameter of two inches. Wire sleeves shall be sized so that wire bundles may be pulled without binding. On each side of paved areas, a 10" round valve box with wire connections shall be installed. Pin tie connectors shall be used in wire connection box and must be branded on the valve box lid with "SW" for future identification.

59. 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.

60. 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.

61. 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.

62. 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)

63. Prior to a certificate of occupancy, consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

64. 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.

65. 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.

66. 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.

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

68. 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).

69. 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)

70. 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)

71. 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)

72. 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)

73. 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.

74. 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)

75. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

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

77. 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)

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

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

80. 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)

81. 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)

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

MJPA BUILDING AND SAFETY DEPARTMENT

83. Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

84. Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

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

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations

(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information:

85. All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

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

87. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

88. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

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

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

91. Building & Safety, (Willdan Engineering) will inspect all foundation work, structural work on the building to include plumbing, electrical, mechanical, title 24, green building code items. Building & Safety will also inspect the electrical conduit in the common areas for exterior light standards as well as disabled accessibility from the right of way to the building and the disabled

parking stalls. Sewer installation outside the building and water supply line installation up to the property line at right of way, contact 909-963-8045. Please note that Western Municipal Water District will also need to inspect both on and off site water, contact (951) 571 7204. Signage will be inspected by Building & Safety as well as trash enclosures and other ornamental structures on the site.

92. Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions:

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

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

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

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

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

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

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

use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

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

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

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

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

MJPA PUBLIC WORKS DEPARTMENT

In a letter dated August 02, 2018, MJPA Public Works Department provided the following conditions. With respect to the Conditions of Approval for the Economic Business Center Project, PP #18-01, the MJPA requires that the applicant provide the following improvements and/or dedications in accordance with the March Joint Powers Authority requirements and Standards and pursuant to conditions of approval for Tract Map No. 30857 and the associated specific plan. It is understood that the site plan correctly shows all existing easements, traveled ways and drainage courses with appropriate Q's and that their omission may require the map to be resubmitted for further consideration. The following conditions are essential parts and requirement occurring in ONE is as binding as though occurring in all. They are intended to be complimentary to the tract map and specific plan and to describe the conditions for a complete design of the improvements. All questions regarding the true meaning of the conditions shall be referred to the MJPA Public

Works Engineer. The on and offsite improvements shall be installed pursuant to Riverside County Flood Control, Riverside County Transportation Department and Western Municipal Water District Standards and as approved by MJPA. Encroachment permit shall be obtained from all affected agencies.

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

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

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

The project site and building design shall consider the water table. The design of the site and the building shall be reviewed and approved by Building Department.

c. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and RCFC (if needed) for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

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

e. The "first flush" basins shall be private and located onsite and properly landscaped and screened as determined by Planning Department. The parkway on and offsite landscaping may be utilized for this purpose. These facilities shall be connected to existing drainage facilities with permits and appropriate agency.

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

105. Additional streetlights or relocation of streetlights may be required per Riverside County, Southern California Edison, and JPA standards.

106. 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.

107. This project shall join existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner(s) shall be responsible to pay towards maintenance of facilities as determined by the Districts.

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

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

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

111. The improvements on Economic Drive along this project is in acceptable condition. The main truck driveway shall be improved with concrete intersection per JPA standards.

112. The applicant shall pay its fair share for the future signal at Economic Drive and Meridian Parkway estimated at $20,353.

MARCH AIR RESERVE BASE

113. Prior to construction plan approval, design of all Project site detention basins and basin calculations shall be submitted to March Air Reserve Base Civil Engineer for review and approval.

114. Prior to building permit issuance, a glare/glint study must be submitted to the March Air Reserve Base to examine the potential impacts of flight operations if the Applicant wishes to pursue any roof or ground mounted solar photovoltaic system.

115. The parcel is not located within the Accident Potential Zones or Clear Zones. However, due to the proximity to the west of Runway 14/32, there are concerns with heights of facilities. There are restrictions on land uses and heights of natural objects and man-made objects in the vicinity of air installations that may obstruct the airspace, attract birds, cause electromagnetic or thermal interference, or produce dust, steam, smoke, or light emissions to provide for safety of flight and the public welfare.

116. The project is partially located within the Perris North sub-basin, the same groundwater sub-basin as MARB. The rising groundwater table at MARB is an ongoing concern and solutions are being sought by both MARB and the State of California. MARB has concerns with the rising groundwater and the ability to properly drain the water detention basins within 48 hours. The materials provided for review did not include any drainage plan or preliminary

water quality management plan. MARB requests to review any specific designs of basins and drainage systems prior to any approval by March Joint Powers Authority (MJPA) to ensure that storm water does not negatively impact base operations or water quality.

117. A properly designed stormwater management system and landscaping must address Bird/Wildlife Aircraft Strike Hazard (BASH) concerns including proper detention/infiltration of stormwater runoff. The base requests review of any details of the stormwater conveyance system and the landscaping plan when they become available. Given the proximity to the airfield, trees which will bear mast or grow to an adequate size for roosting should not be planted. Additional information on reducing BASH hazards can be found in AFPAM 91-212, Bird/Wildlife Aircraft Strike Hazard (BASH) Management Techniques, dated February 1, 2004. We request that March Joint Powers Authority evaluate the stormwater detention basin design to mitigate or eliminate any hazards, and jointly approve the design with MARB.

118. The site is located within an area that is exposed to elevated levels of noise from the base's flying operations; reference the 2018 AICUZ for MARB for the noise contours for this area. In addition, this site is situated in an area where aircraft flying departures from Runway 14 will be very close to this proposed facility at relatively low altitudes. Further, these departing aircraft will be at a high power setting generating significant noise contours. As such, the employees of this proposed development would be subject to noise occurrences that may generate complaints to the base and the community leadership. These complaints would be of significant concern to the base in that it could affect current or future base operations. Employees and regularly received public may require protection using noise abatement (noise level reduction) provided in the construction design. Additionally, hearing protection for employees may be required by Occupational Safety and Health Administration (OSHA) or other agencies as it relates to safety and health in a high noise work environment.

119. The property and proposed structures are in the vicinity of the flight path of aircraft approaching and departing MARB airspace. To help eliminate any potential adverse effects on aircraft operations at MARB, construction materials should be non-reflective to provide for safety of flight and the public welfare. This includes elements such as outside ductwork, windows and roofs, elements which can be made non-reflective by means such as painting or covering. In addition, project improvements shall not create:

* Distracting lights which could be mistaken for airport lights
* Sources of dust, steam, or smoke which may impair pilot visibility
* Sources of electronic interference with aircraft communications or navigation

120. FAA/TERPS - I see that the project has undergone FAA review for navigation hazards. The applicant will still need to go through TERPS review which can be applied for online on the FAA website. Please place a condition on the project to require that all FAA & TERPS requirements shall be complied with.

121. If the developer has plans to include the use of any photovoltaic or solar panel system, the effects of glare should also be analyzed, and be reviewed by MARB staff prior to issuance of any permits.

122. The following are some mitigating measures and it is our desire that all such steps be researched and implemented.

* BMPs must be reviewed by the Base and must not introduce hazards related to bird strikes
* Any reflective materials on the rooftop are prohibited
* No hazardous materials should be stored at this site
* Noise level hazards must be mitigated

123. March ARB released the 2018 Air Installation Compatible Use Zone Study on February 21, 2018. It outlines some things that should be considered in any environmental and land use analysis. A copy can be downloaded at http://www.march.afrc.af.mil/Portals/135/documents/MARCH_AICUZ_2018.pdf?ver=2018-02-21-161029-473

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

124. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

125. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

126. The following uses shall be prohibited:

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

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

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

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

e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-internet are encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:

NOTICE OF AIRPORT IN VICINITY

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

f) Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

On January 18, 2018, the Riverside County Fire Department, Office of the Fire Marshall provided a letter detailing that the department has conditionally approved this project and requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

127. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

128. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WESTERN MUNICIPAL WATER DISTRICT

In a letter dated January 18, 2018 Western Municipal Water District provided the following conditions:

a) The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water and sewer service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

b) The applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;

c) The applicant must agree to comply with the requirement of Western's Rules and Regulations Governing Water Service and Water Users and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

(i) Providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

(ii) Providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;

(iii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by the applicant); and

(iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

d) Depending on the size, occupancy, or water/recycled water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code Section 10910 et. seq., and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Upon receipt of a request by the lead planning agency to prepare a WSA based on the developed project demands, Western will initiate the process. A deposit from the project proponent will be required to cover expenses therewith.

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

f) Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in quality and quantity for this purpose. Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use. Use of recycled water shall comply with California Code of Regulations Title 22 and Western's Rules and Regulations Governing the Supply and Use of Recycled Water. Western reserves the right to refuse recycled water service for uses deemed unsuitable. Western cannot issue a guarantee of recycled water availability or delivery of pressure.

g) All requirements are subject to change without notice and in no case shall the terms of water, sewer and recycled water availability remain in effect greater than one (1) year from the issuance date of this letter.

UNITED STATES POSTAL SERVICE

129. Prior to the issuance of certificate of occupancy, the developer shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes.

STANDARD MARCH JPA OPERATION MITIGATION MEASURES

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

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

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

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

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

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

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

NOTICE OF DETERMINATION

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

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

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

State Clearinghouse Number (If submitted to SCH): Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report (SCH # 2009071069)		
Project Title: Economic Business Center		
Project Applicant: Bombay Partners LP		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):		

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



General Project Location (City and/or County): Riverside County

Project Description: The Project is to be located on Unit 4, Lots 13 and 14, which comprises of 6.37 acres in the Meridian North Campus Business Park. Plot Plan 18-01 proposes the construction of a single speculative warehouse building comprised of 124,523 square feet in the Business Park zoning district. The applicant is proposing a light manufacturing use, which is permitted in the Business Park zone. The site will be constructed in one phase with all ancillary landscape and parking to accommodate the Project.

Vehicular access (ingress and egress) would be provided at two driveway locations on Economic Way. Driveway spacing along an Industrial Collector Roadway, such as Economic Way, would adhere to the County of Riverside driveway standards at 200 feet. Trucks leaving the Project site are limited to left turning movements only as the Economic Way/Van Buren Boulevard intersection includes a right-in, right-out traffic diverter island designed for passenger cars only. A truck route sign will be posted at each point of egress to assure trucks are traveling in the right direction along Economic Way.

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

Bombay Partners LP, 3535 Inland Empire Blvd., Ontario, California 91764

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on September 12, 2018 and has made the following determinations regarding the above described project:

1. ☐	The Meridian Specific Plan Amendment (SP-5) will have a significant effect on the environment and this project will have no additional significant effects than those of the Specific Plan Amendment.
☒	The project will NOT have a significant effect on the environment beyond that already identified in the previously certified EIR.

14205 MERIDIAN PARKWAY, SUITE 140 ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX (951)653-5558

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2.	☒	An Addendum to a previously certified Environmental Impact Report (SCH#2009071069) was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures were made a condition of the approval of the project.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was adopted for this project. Specifically, this Project relies upon and is subject to the Mitigation Monitoring and Reporting Program adopted in connection with the previously-certified Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069).
	☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
5.	☒	A Statement of Overriding Considerations was previously adopted for the Meridian Specific Plan Amendment and applies to this project.
	☐	A Statement of Overriding Considerations was NOT adopted for this project
6.	☒	Findings were made pursuant to the provisions of CEQA.
	☐	Findings were NOT made pursuant to the provisions of CEQA.
		This certifies that Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at the following location(s):

Custodian:	Location:
Lauren Sotelo/Associate Planner March Joint Powers Authority	March Joint Powers Authority 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____

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

	Title:

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

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MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA – Public Hearing
Agenda Item No. 8b

Meeting Date: September 12, 2018

Action: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE ECONOMIC BUSINESS CENTER PROJECT, A PROPOSED DEVELOPMENT AT THE SOUTHERLY PORTION OF THE MERIDIAN NORTH CAMPUS PLANNING AREA: 1) ADOPT RESOLUTION #JPA 18-20, AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN AMENDMENT (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH#2009071069); 2) ADOPT RESOLUTION # JPA 18-21 APPROVING PLOT PLAN PP 18-01 FOR A 124,523 SQUARE FOOT SPECULATIVE WAREHOUSE BUILDING ON 6.37-ACRES IN THE BUSINESS PARK ZONING DISTRICT OF THE MERIDIAN NORTH CAMPUS SPECIFIC PLAN (SP-5), SUBJECT TO CONDITIONS OF APPROVAL; APPROVE VARIANCE (V 18-01) TO ALLOW FOR THE BUILDING TO ENCROACH INTO THE FRONT YARD SETBACK; AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JOINT POWERS AUTHORITY'S LOCAL CEQA GUIDELINES**

Motions:

1. Adopt Resolution #JPA 18-20 for an Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069);

2. Adopt Resolution #JPA 18-21 to approve Plot Plan (PP 18-01) for a 124,523 speculative warehouse building on 6.37-acres in the Business Park Zoning District of the Meridian North Campus Specific Plan (SP-5), subject to Conditions of Approval; Approve Variance (V 18-01) to allow for the building to encroach into the front yard setback; and

3. Direct Staff to file a Notice of Determination (NOD) in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Applicant: Bombay Partners LP

Background:

On January 3, 2018 the Applicant submitted the following application(s):

Plot Plan (PP 18-01): The proposed project is a single speculative warehouse on 6.37-acres in the Meridian North Campus Specific Plan (SP-5) Planning Area. Specifically, the project is proposed on Unit 4, Lot 13 & 14 within the Business Park zoning designation.

Variance (V 18-01): The applicant has requested a Variance to allow for the proposed 124,523 square foot speculative building to encroach into the front yard setback of 40-feet which is required of developments exceeding the maximum allowed building height of 35-feet. Table III-II "Lot and Yard Dimensions by Land Use Category" allows for Business Park developments to increase the building height up to 80-feet where all building setbacks meet or exceed the proposed building height.

Development Overview:

The Applicant is proposing the development of a 124,523 square foot, speculative warehouse building on 6.37-acres in the southerly portion of the Meridian North Campus Specific Plan (SP-5). Specifically, the project is proposed to be located on Unit 4, Lots 13 & 14. The building design may accommodate up to two tenants with the office spaces located along south building elevation. The building design also offers a balcony at each tenant space. Along the north building elevation, twenty-five (25) dock high doors and two (2) at-grade doors are proposed in order to facilitate a potential light manufacturing use. The project site will be constructed in a single phase with all ancillary landscape and parking to accommodate the Project. No outdoor storage is anticipated or proposed.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Meridian North Campus (SP-5)/ Parks/Recreation/Open Space zoning	U4, Lot E, Detention Basin
West	Not a Part	Recorded Least Bell's Vireo Conservation Easement
South	Meridian North Campus (SP-5)/ Office zoning	Vacant, rough graded land
East	Meridian North Campus (SP-5)/ Industrial zoning	Existing UPS facility

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area	N/A	124,523 square feet
Gross Site Area	30,000 square feet (minimum)	277,301 square feet
Number of Buildings (range in size)	N/A	1 at 124,523 square feet
Floor Area Ratio (Maximum)	45%	45%
Setbacks	**Business Park:** Front Yard- 20 ft. Interior Side Yard: 0 ft. Street Side Yard- 20 ft. Rear Yard-25 ft.	**Project:** Front Yard- 30-65 ft. Interior Side Yard: 91 ft. Street Side Yard- Not Applicable Rear Yard- 43-110 ft.
Landscape Required (Minimum)	10% or 27,730 sq. ft.	11.7% or 32,407 sq. ft.
Building Height (Maximum)	35 feet/ 2 stories	40 feet
Parking	99 stalls	113 stalls (of which 6 are designed as ADA parking stalls)

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:

The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the project property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02. The policies identified in Resolution #JPA 18-21 find the project consistent with the objectives of developing Business Park Land Uses within the March Business Center (Meridian) Development.

Conformance with the Meridian Specific Plan (SP-5):

The March Business Center Specific Plan was amended on July 21, 2010 ("Meridian Specific Plan Amendment") to revise the framework of development within a 257.7-acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial

development. Under the Meridian Specific Plan Amendment, the subject 6.37-acre site retained a portion of the Business Park zoning that existed in the prior March Business Center Specific Plan, however the Amendment expanded the uses of the 6.37-acre site to include the Business Park zoning district.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment, and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

Traffic associated with the Specific Plan Amendment is managed by using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 6 and Planning Region C, and accounted for 8,328 total average daily trips (ADT), 7,539 external ADT and 294 truck ADT within the Specific Plan Amendment Area. The project proposes a speculative warehouse development with a custom manufacturing, light manufacturing or research and development use on 6.37-acres in the Meridian Specific Plan Amendment (SP-5). A traffic assessment was completed by SDH, Inc. dated April 17, 2018 to review the Project's consistency with what trips were analyzed for Unit 4, Lots 13 &14 in the Meridian (SP-5) FSEIR. The resulting trip generation is summarized below:

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	748	264
124,523 SF Light Manufacturing with Office Space	581	109
Remaining Planning Area Allowance After Project	167	155

The proposed development is consistent with the traffic monitoring plan and trip generation allowance designated for Planning Area in the Meridian Specific Plan (SP-5) FSEIR. At buildout of Planning Area 6 as proposed will result in remaining allowances of 167 external ADT and 155 truck trips in this Planning Area.

Additionally, the project is conditioned to pay its fair-share fee of $13,469 towards the future traffic signal to be located at Meridian Parkway and Economic Way. Condition of Approval #28 of the attached Exhibit B will require that the fair-share fee be paid prior to building permit issuance.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The

development of the site into a speculative warehouse development with a potential light manufacturing use is consistent with the permitted uses allowed for these zoning districts.

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute a criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Site Planning: The proposed project meets all minimum development standards with the exception of the front yard setback variance pursued through Variance (V 18-01). Specifically, the floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1) meet the minimum parking standards required of office and warehouse uses. Federal Aviation Administration (FAA) Part 77 calculations were submitted to the FAA pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on March 12, 2018 the FAA issued a Determination of No Hazard to Air Navigation acknowledging that the proposed structure "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan (WQMP) has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
Staff has reviewed the proposed building architecture, color palette and glazing, and has concluded that the proposed T project complies with the requirements of the March Business Center Design Guidelines. The proposed speculative buildings will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a metal canopy suspended over each building entrance.

Site Landscaping:
All proposed landscaping materials are required to be consistent with Appendix "E" (Allowable Plant Materials for Meridian Lots Fronting Conservation Easements) of the Compensatory Mitigation and Monitoring Plan. A stricter landscape palette is required for this site as the adjacent conservation easement is susceptible to invasive plant species. The plant species listed within the aforementioned Appendix "E" are drought tolerant and also non-invasive. The proposed landscaping for this site is consistent with the allowed plants listed in Appendix E. Additionally, the Meridian North Campus Specific Plan (SP-5) requires a

minimum of 10% of the site to be landscaped or 27,730 sf. The project site has exceeded the minimum landscape requirement by providing 11.7% of landscaping or 32,407 sf. Thus, the Project is consistent with the minimum landscape requirements of the Meridian North Campus (SP-5).

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, Project signage has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage. A future sign program/sign permit application is required (COA # 40) prior to the issuance of a sign permit or the placement of any signage at the site.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon) that meet the following standards:

- High pressure or low-pressure sodium lighting;
- Maximum of 750 watts;
- Maximum fixture height of 25' above finished grade; and
- Maximum lighting of 0.5 candle/foot^2 at the property line.

LED lighting is also permitted however, the LED lighting must be at or within 100 Kelvin of 2,700 Kelvin. This information is noted in the site plan notes and identified on Page A1.0 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Additionally, since the Project site is adjacent to a recorded conservation easement, in place for the protection of Least Bell's Vireo, an endangered bird species, lighting requirements must also conform to the Compensatory Mitigation and Monitoring Plan and the biological MMRP requirements listed on page IV-163 of the Meridian Specific Plan Final Subsequent Environmental Impact Report. The developer has also provided a written statement detailing compliance with the measures identified in the Meridian Specific Plan Final Subsequent Environmental Impact Report.

Conformance with the MARB/Inland Port Airport Land Use Compatibility Plan/ Joint Land Use Study:
The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). However, as of December 27, 2016, the DDA was not extended and therefore the ALUC Exception area no longer applies to these lots. As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using criteria found in the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary completed by March JPA Planning staff:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian North Campus Specific Plan Amendment (SP-5). The proposed development is located in compatibility zone C1. Compatibility zone C1 is considered the Primary Approach/Departure Zone with an average 100 people/acre and 250 people/in the most concentrated single-acre.

1) Average Land Use Intensity: The allowed average land use intensity is 100 persons/acre. The Riverside County Airport Land Use Commission uses the following criteria to determine average intensity: for manufacturing use - one person per 200 square feet, and for office use – one person per 200 square feet. The proposed Project is designed as a speculative warehouse building measuring 124,523 square feet, of which 6,662 square feet is office area. Accordingly, occupancy for this building on an average basis is (117,861/200 + 6,662/200) = 622 people or (622 people/6.37 acres) = 97.6 or 98 people/acre. A second method for determining total average occupancy is based on the number of parking spaces. In this case, the number of passenger vehicle parking spaces (113) is multiplied by 1.5 passengers per vehicle to yield the total building occupancy (113 X 1.5)=169.5 or 170 persons. Accordingly, based on the alternate average building occupancy method, building occupancy is 170 people or (169.5 persons /6.37 acres) = 26.6 or 27 persons per acre. Through use of either calculation, the average intensity in persons per acre is in full compliance with the Joint Land Use Study.

2) Single-Acre Land Use Intensity: Airport Compatibility Zone C-1 limits maximum single-acre occupancy to 250 persons an acre. Based on the submitted site plan, the maximum single acre for the building would consist of the 1,775 square foot first floor office area, the 1,284 square foot second story mezzanine office area and the 39,424 square feet first floor manufacturing area. This would result in a single-acre occupancy of 212 people, which would be consistent with the Zone C1 single-acre criterion of 250 people.

Through use of either the average-acre intensity calculation or the single-acre intensity calculation (vehicle occupancy method), the intensity of persons per acre is in full compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Variance (V 18-01):

The Applicant is also requesting the approval of Variance (V 18-01), which is a request for a reduction of a ten-feet (10') variance to the front yard setback, reducing the setback from the required 40-feet to 30-feet. The proposed variance is necessary to allow the 10-foot encroachment of the proposed 124,523 square foot speculative building. The building is proposed in the Business Park zone where the front yard setback minimum requirement is 20 feet, however the building height of 40-feet exceeds the maximum requirement of 35 feet in Business Park zones. Footnote 2 of Table III-2 "Lot and Yard Dimensions by Land Use Category" allows for a Project to increase the building height up to 80-feet as long as all building setbacks meet or exceed the proposed building height. The project site meets the 40-foot building setback requirement at the rear and interior side yards, however the front yard setback varies from 30 to 65-feet. Thus, the applicant needs a variance to the front yard setback depending upon location.

The March JPA Commission has the authority to grant a variance following public notice and a public hearing pursuant to March JPA Development Code Section 9.02.100 B and Section 9.02.200. The purpose of granting a variance is to provide for equity in use of property, and to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations prescribed by the March JPA Development Code. In order to grant the variance, the required findings, as outlined in Section 9.02.100 D of the March JPA Development Code must be met. Listed below are the required findings (in *italics*) and how the applicant meets each of the required criteria necessary for the Commission to grant the variance:

1. *The 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 to the inherent curvature of Economic Way to the south, the building size and placement of the proposed 124,523 square foot building encroaches into the front yard setback by 10 feet depending upon its location. In order for the project to meet the 40-foot front yard setback requirement, a reduction in building square footage would be required. The reduction in square footage would place an unnecessary hardship not otherwise shared by others within the Meridian Specific Plan (SP-5) Planning area due to the alignment of Economic Way relative to the rectangular building placement, thus limiting the front yard setback to 30 feet in the most constricted area to 65 feet in the most expansive area; and

2. *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.* Due to the inherent curvature of Economic Way, building size in relation to building setbacks is limited which does not generally apply to other properties in the vicinity under the same zoning classification, which is an exceptional or extraordinary circumstance applicable only to the Project site; and

3. *The 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.* Development options in terms of building square footage are limited due to the curvature of Economic Way. Surrounding property owners and other properties with the same zoning classification are not equally impacted by this site-specific reason, thus the specified regulation would deprive the applicant privileges to develop the Project to its full and equal potential; and

4. *The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification.* Due to the proposed Project site being constrained by the inherent curvature of Economic Way, which is limiting to the development options in terms of square footage, granting of the variance will not constitute special privilege inconsistent with other properties within the same zoning classification; and

5. *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.* The proposed Project meets all other Development Regulation requirements as a part of the Meridian Specific Plan Amendment (SP-5), 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 request is to allow for the Project to encroach into the front yard setback of 10-feet depending upon the location. To ensure the safety of the general public and employees,

sufficient access and circulation has been designed. Additionally, the Riverside County Fire Department has reviewed the proposed site plan to ensure the minimum access and circulation requirements have been met; and

6. *The granting of the Variance is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code.* The requested Variance is compatible with existing and anticipated future development to other projects within the Meridian Specific Plan Amendment (SP-5) area and is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code. Furthermore, the requested Variance is intended to improve the configuration of the proposed building without loss of additional square footage.

CEQA Analysis:

Master Environmental Impact Report (EIR)

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan, were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan North Campus, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a temporary sewer lift facility near Unit 4, lot 3; incorporate Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigure lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporate the former Arnold Heights School site into the March Business Center Specific Plan North Campus; create Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removal of the eastern portion of Street F; develop a new east/west private street along the south side of new lot 16; modify Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; remove cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocate access via Street F; construct three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modify the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the analysis contained in the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Conclusion:

1) Staff concludes that the Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) provides a detailed analysis under CEQA, and appropriately identifies that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant

and unavoidable impacts evaluated in the Meridian SP-5 SEIR and recommends the adoption of Resolution #18-20;

2) Staff concludes that the proposed project consisting of Plot Plan (PP 18-01) meet all the requirements of the Meridian North Campus Specific Plan Amendment (SP-5) and the March Business Center Design Guidelines. At this time, staff recommends the adoption of Resolution #18-21 approving the proposed project;

3) Staff concludes that the proposed Variance (V 18-01) to allow the building to encroach into the front yard setback of 10-feet, meets the Variance findings identified in Section 9.02.100 B and Section 9.02.200 of the March JPA Development Code;

4) Staff recommends that a Notice of Determination be filed with the Riverside County Clerk's Office in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 18-20 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH#2009071069);
   Exhibit A: Initial Study
   Exhibit B: Addendum
   Exhibit C: Initial Study Technical Studies available at the office of March JPA (available in separate electronic copy).

2) Resolution #JPA 18-21 approving Plot Plan (PP 18-01), subject to Conditions of Approval; and approving Variance (V 18-01).
   Exhibit A: Project Entitlements
   1) General Plan Land Use map
   2) Meridian (SP-5) zoning map
   3) Applicant's narrative
   4) Reduced Colored Site Plan
   5) Reduced Architectural Drawings
   6) Reduced Colored Building Elevations
   7) Reduced Landscape Plans
   8) Reduced Preliminary Grading and Drainage Plans
   9) Traffic Consistency Memo dated April 17, 2018
   10) FAA – Determination of No Hazard to Air Navigation letters dated March 12, 2018
   11) WMWD Will Serve Letter dated January 18, 2018
   12) Willdan Building and Safety Conditions of Approval dated January 18, 2018
   13) Trilake Consultants Conditions of Approval dated August 02, 2018
   14) Riverside County Fire Department Planning Conditions dated January 18, 2018
   15) Preliminary Water Quality Management Plan approval letter dated May 13, 2018
   16) VRPA Transportation Consultants letter dated July 19, 2018
   17) Variance Description

   Exhibit B: Conditions of Approval

3) Notice of Determination

4) Meridian Subsequent EIR (SCH#2009071069) available at the office of March JPA (also available as an electronic copy).

RESOLUTION # JPA 04-22

A RESOLUTION OF THE MARCH JOINT POWERS AUTHORITY, CALIFORNIA, APPROVING A PLOT PLAN FOR A FRAMING GALLERY (PLOT PLAN 04-08)

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

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

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

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

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

WHEREAS, Jona Moritz has applied for the subject plot plan ("Plot Plan 04-03"), pursuant to Section 9.02.070 of the March JPA Development Code, to utilize an existing approximately 4,653-square foot vacant building. The property itself is located within a former Air Force Base, whereby the entire base consists of one parcel. The property itself, if a standard parcel would consist of 1.5 acres.

WHEREAS, the Commission considered Plot Plan 04-08 on the 17th day of November 2004, at which time, after hearing all testimony offered, the Commission approved and adopted this Resolution;

WHEREAS, Plot Plan 04-08 has been presented to the Commission and each member having reviewed and considered the information contained therein, and the Commission finds that Plot Plan 04-08 is consistent with the General Plan as set forth more fully herein;

WHEREAS, Plot Plan 04-08 has been presented to the Commission and each member having reviewed and considered the information contained therein, and the Commission having

determined that Plot Plan 04-08 will not have a significant effect on the environment and therefore was adopted by the March JPA;

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. Plot Plan 04-08 is hereby approved by the Joint Powers Commission of the March Joint Powers Authority, subject to the conditions of approval attached hereto as Exhibit "A" and incorporated by reference herein.

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

SECTION 3. The Governing Board directs March JPA staff to file a Notice of Exemption with the Riverside County Clerk within five (5) working days of approval of the restaurant by March JPA.

SECTION 4. Environmental Review. The Joint Powers Commission finds that the project qualifies for a Class 1 Categorical Exemption, as the use of this facility as a framing gallery is consistent with the prior use. This determination reflects the independent judgment of the March Joint Powers Commission and is in compliance with CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines.

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

ADOPTED, by the members of the March Joint Powers Commission of the March Joint Powers Authority this 17th day of November, 2004.

Frank Schiavone, Chair
March Joint Powers Commission

I, Carey Allen, Clerk of the March Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 04-21 was duly and regularly introduced, passed, and adopted by the March Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 17th day of November, 2004, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes: Buster, Busch, Schiavone, White, Venable, Yarbrough, Stewart, Adkison
Noes: None

Abstain: None
Absent: None

Date: November 17, 2004

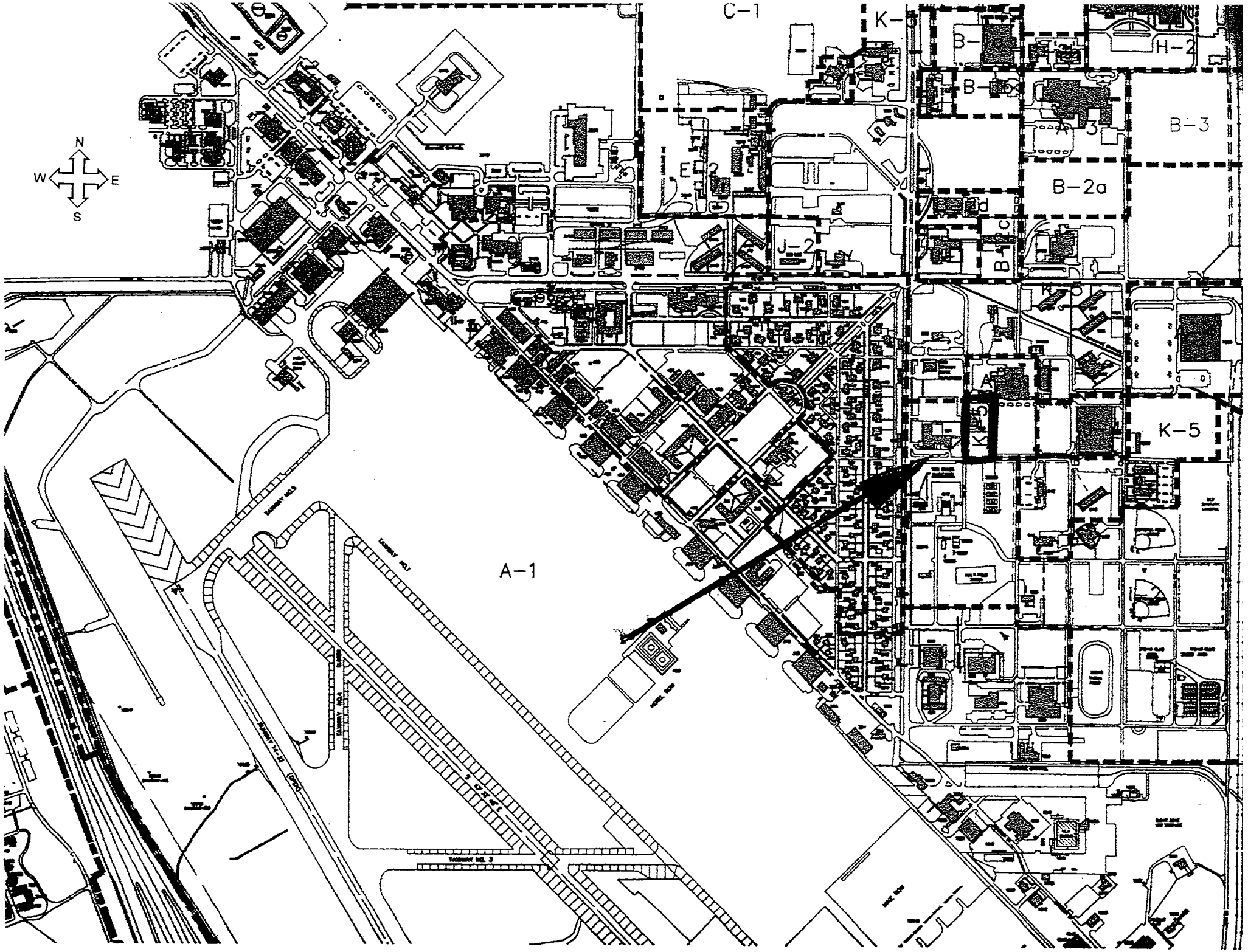
Carey L. Allen, Clerk
March Joint Powers Commission

EXHIBIT "A"
PLOT PLAN 04-08
CONDITIONS OF APPROVAL

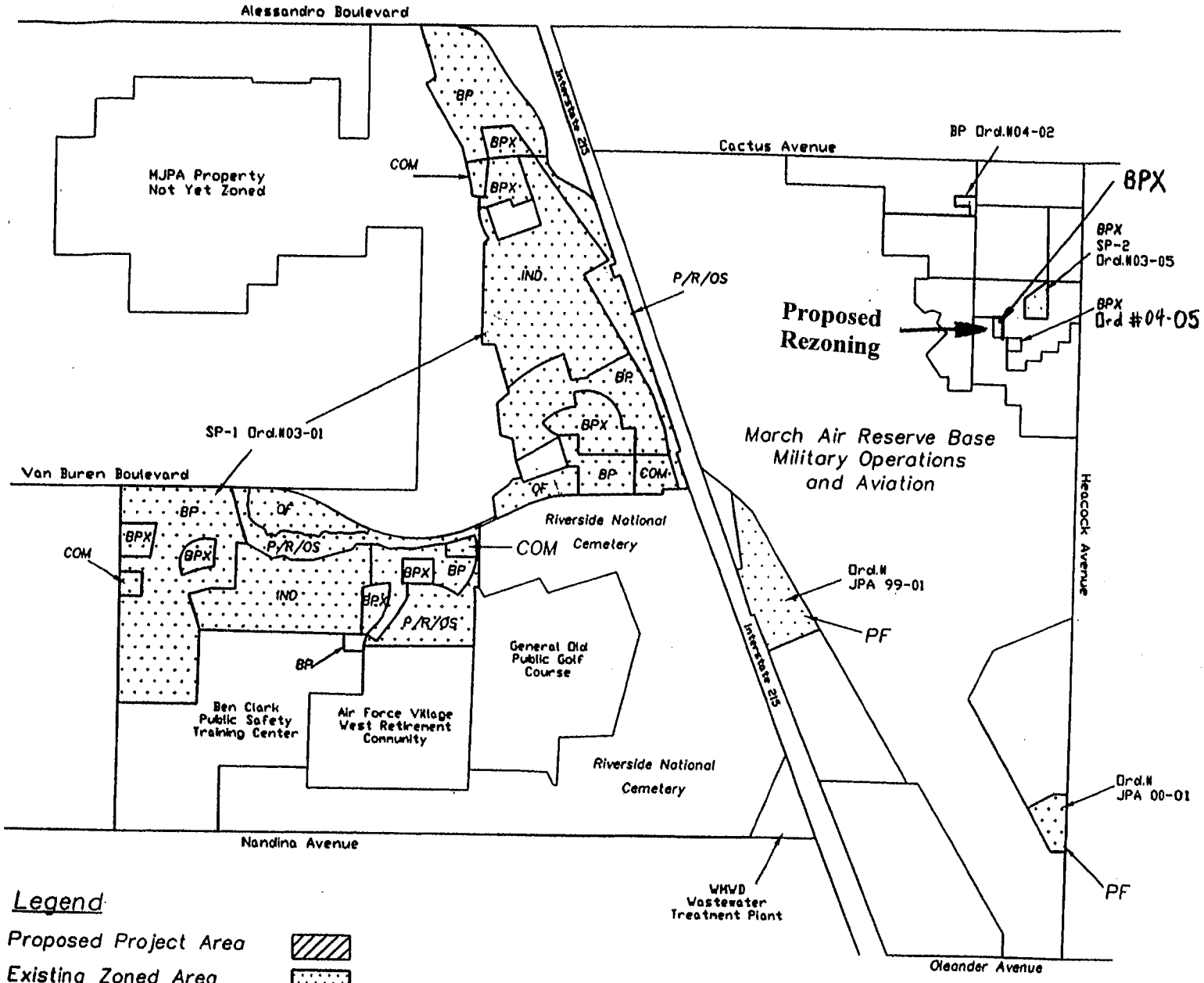
(ATTACHED)

EXHIBIT "B"
PLOT PLAN 04-08

(ATTACHED)


C-1
K-
B-
H-2
B-3
B-2a
J-2
K-5
A-1
N
W
E
S

March Joint Powers Authority – Zoning Map



Legend

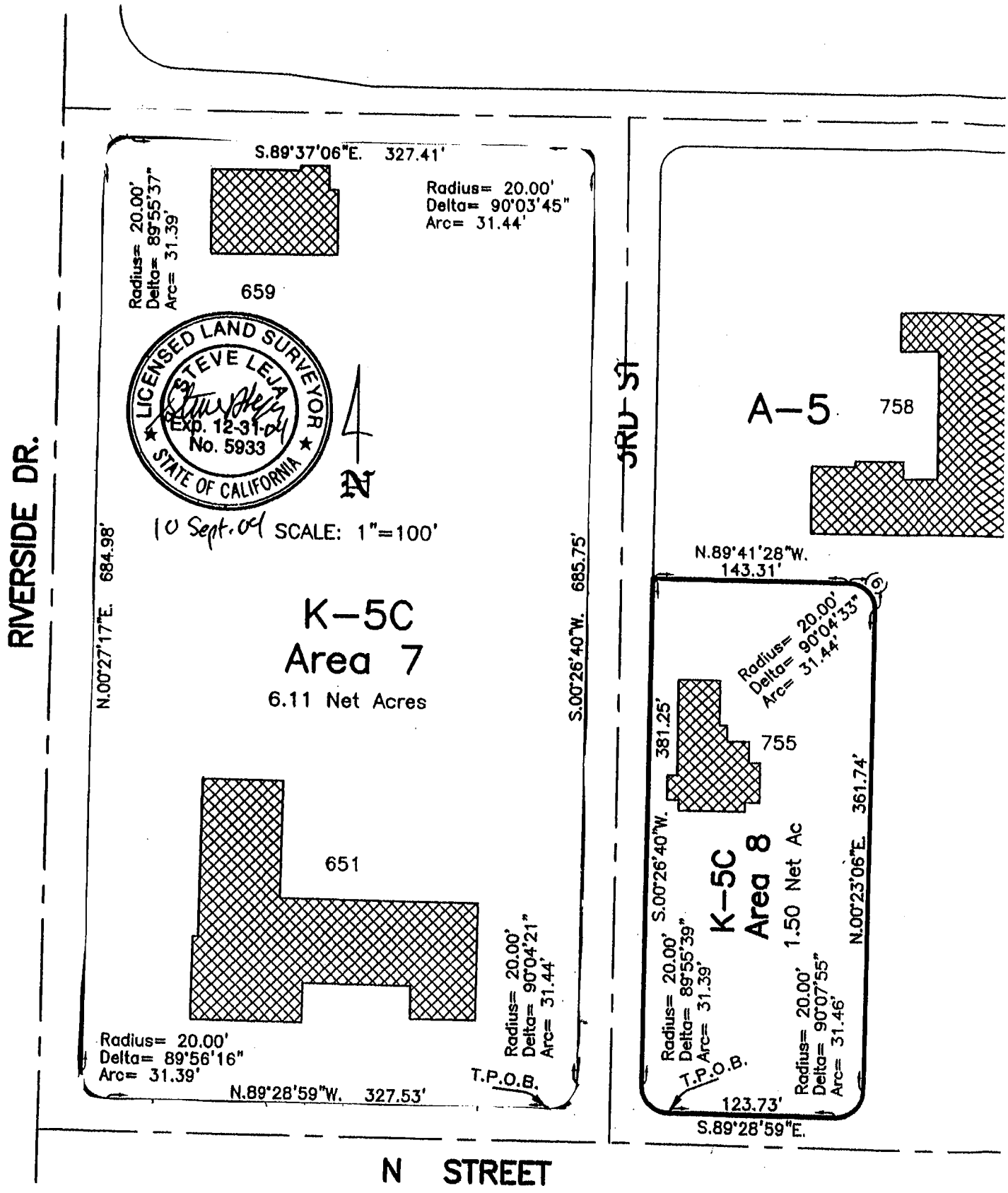
Proposed Project Area	
Existing Zoned Area	
Business Park	BP
Commercial	COM
Industrial	IND
Business Park Mixed Use	BPX
Office	OF
Public Facility	PF
Park/Recreation Open Space	P/R/OS

N

Not To Scale

J. Hill
July 23, 2004

EXHIBIT B – Parcel K-5C – Areas 7 & 8



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

Planning Commission Zoning Z 04-03

1. The proposed amendment is consistent with the General Plan and its goals, objectives, policies, and programs;

2. The proposed amendment will not adversely affect the public health, safety, or general welfare;

3. The proposed amendment is consistent with the purposes and intent of this title.

Planning Commission Findings Plot Plan 04-08

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

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

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

4. The project confirms with any applicable provisions of any City of Moreno Valley Redevelopment Plan.

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

ORDINANCE # JPA-04-06

AN ORDINANCE OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY CHANGING THE ZONING FROM "UNDESIGNATED" TO BPX "BUSINESS PARK MIXED USE" FOR A 1.5 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF N STREET AND 3RD STREET.

WHEREAS, pursuant to Government Code Section 6502, the March Joint Powers Authority (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, building, construction and safety regulations; and

WHEREAS, the March Joint Powers Commission adopted the March JPA General Plan for the March JPA Planning Area on September 15, 1999; and

WHEREAS, the March Joint Powers Commission formally adopted zoning, development and the building codes and standard through the adoption of Ordinance #JPA-97-01; and

WHEREAS, Section 65800 of the Government Code provides for the adoption and administration of zoning laws, ordinances, rules and regulations by jurisdictions to implement such general plans; and

WHEREAS, the impact of regulations, guidelines, standards and procedures contained in this ordinance has been reviewed by the Joint Powers Commission under the California Quality Act ("CEQA"); and

WHEREAS, Section 65860 of the Government Code requires that a zoning ordinance shall be consistent with the general plan for the jurisdiction; and

WHEREAS, the March Joint Powers Commission held a duly noticed public hearing on November 17, 2004 to consider changing the zone for the project site from "Undesignated" to Business Park Mixed Use (BPX).

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

Section 1. Zoning Map. The March Joint Powers Commission hereby changes the zoning from "Undesignated" to Business Park Mixed Use (BPX) in accordance with

Exhibit "A" of this ordinance, and directs the March Joint Powers Authority Zoning Atlas to reflect said change of zone.

Section 2. Environmental Review. The Joint Powers Commission finds that the project qualifies for a Class 1 Categorical Exemption, as the use of this facility as a restaurant is consistent with the prior use. This determination reflects the independent judgment of the March Joint Powers Commission and is in compliance with CEQA, the State CEQA Guidelines, and the March JPA's local CEQA Guidelines.

Section 3. Severability. The March Joint Powers Authority hereby declares that the provisions of this ordinance are severable and if for any reason a court of competent jurisdiction shall hold any sentence, paragraph, or section of this ordinance to be invalid, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 4. Notice of Adoption. The March Joint Powers Commission Secretary shall certify to the adoption of this ordinance and shall cause the same to be posted as required by law.

Section 5. Effective Date. This ordinance shall be in full force and effect thirty (30) days after it's passage. The March Joint Powers Commission Secretary shall certify to the adoption of this Ordinance and cause copies of this Ordinance to be posted.

Section 6. Publication. Within fifteen (15) days after its passage, together with the names of the March Joint Powers Commission members voting thereon, a summary of this ordinance shall be published in a newspaper published and circulated in Riverside County.

ADOPTED, APPROVED and SIGNED on this 15th day of December 2004.

_____
Chair, March Joint Powers Commission

ATTEST:

I, Carey Allen, Clerk of the March Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Ordinance #JPA 04-06 was duly and regularly introduced at a regular meeting of the March Joint Powers Commission of the March Joint Powers Authority on the 17th day of November and was passed and adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular

meeting thereof held on the 15th day of December, 2004, and the foregoing is a full, true, and correct copy of said Ordinance, and it has not been amended or repealed.

Ayes:
Noes:
Abstain:
Absent:

Date: December 15, 2004

_____

Clerk
March Joint Powers Commission

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

EXHIBIT "A"
PLOT PLAN 04-08
CONDITIONS OF APPROVAL

(ATTACHED)

CONDITIONS OF APPROVAL FOR PLOT PLAN PP 04-03

PLANNING DIVISION

1. The site shall be developed in accordance with the approved plot plan 04-03 on file in the Planning Division, the JPA Development Code regulations, General Plan, and the conditions contained herein. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Planning Manager or designee. (MJPA 9.14.020)

2. 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.

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

4. Prior to the issuance of a certificate of occupancy, the building shall be repainted, the parking lot shall be repaved and restriped, and new landscaping shall be installed to supplement the existing landscaping. An Automatic Irrigation system shall be installed for the entire parcel.

5. The sales area shall be less than 30% of the total building area.

6. The parking lot shall provide 21 parking spaces.

OPERATIONAL REQUIREMENTS

1. 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.

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

3. The disposal and servicing of any hazardous materials shall be conducted by a hazardous materials certified handler and disposal service.

BUILDING SAFETY DIVISION

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

Federal codes. (State and Federal Codes)

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to project development or sale to an entity exempt from the Subdivision Map Act, the project proponents shall convey an Avigation Easement MARB/MIP Airport. (Tel (951) 656-7000)

2. Incorporate noise attenuation measures into the building construction to ensure interior noise levels are at or below 45-decibel levels.

3. Install hooded or shielded outdoor lighting measures into the building construction to ensure that all light is below the horizontal plane.

4. The following uses shall be prohibited:

   a.) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
   b.) Any use which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
   c.) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
   d.) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

5. The above ground storage of explosive or flammable materials is prohibited.

6. The attached Notice shall be provided to all potential purchasers and tenants.

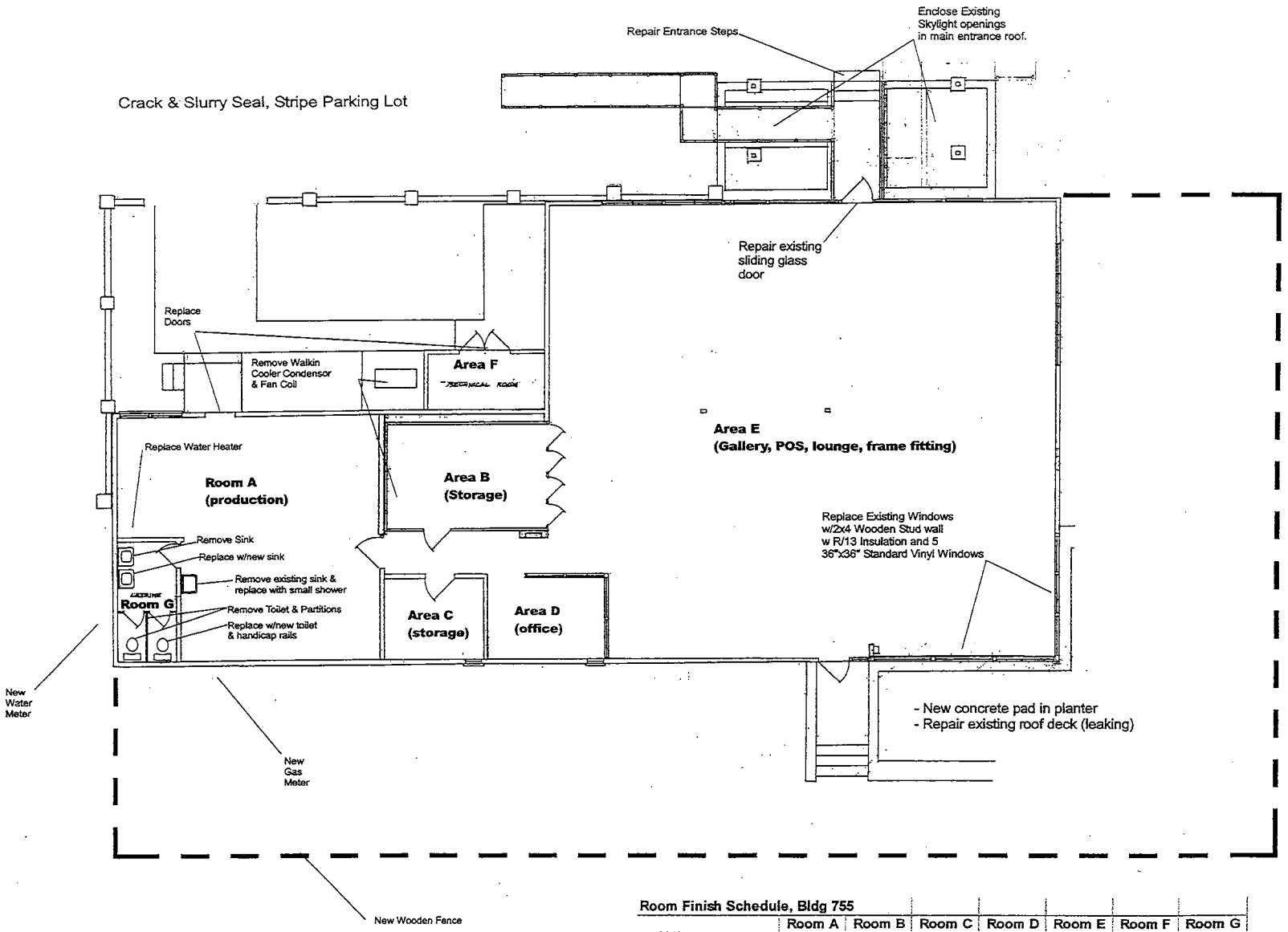
UNITED STATES POSTAL SERVICE

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 "B"
PLOT PLAN 04-08

(ATTACHED)

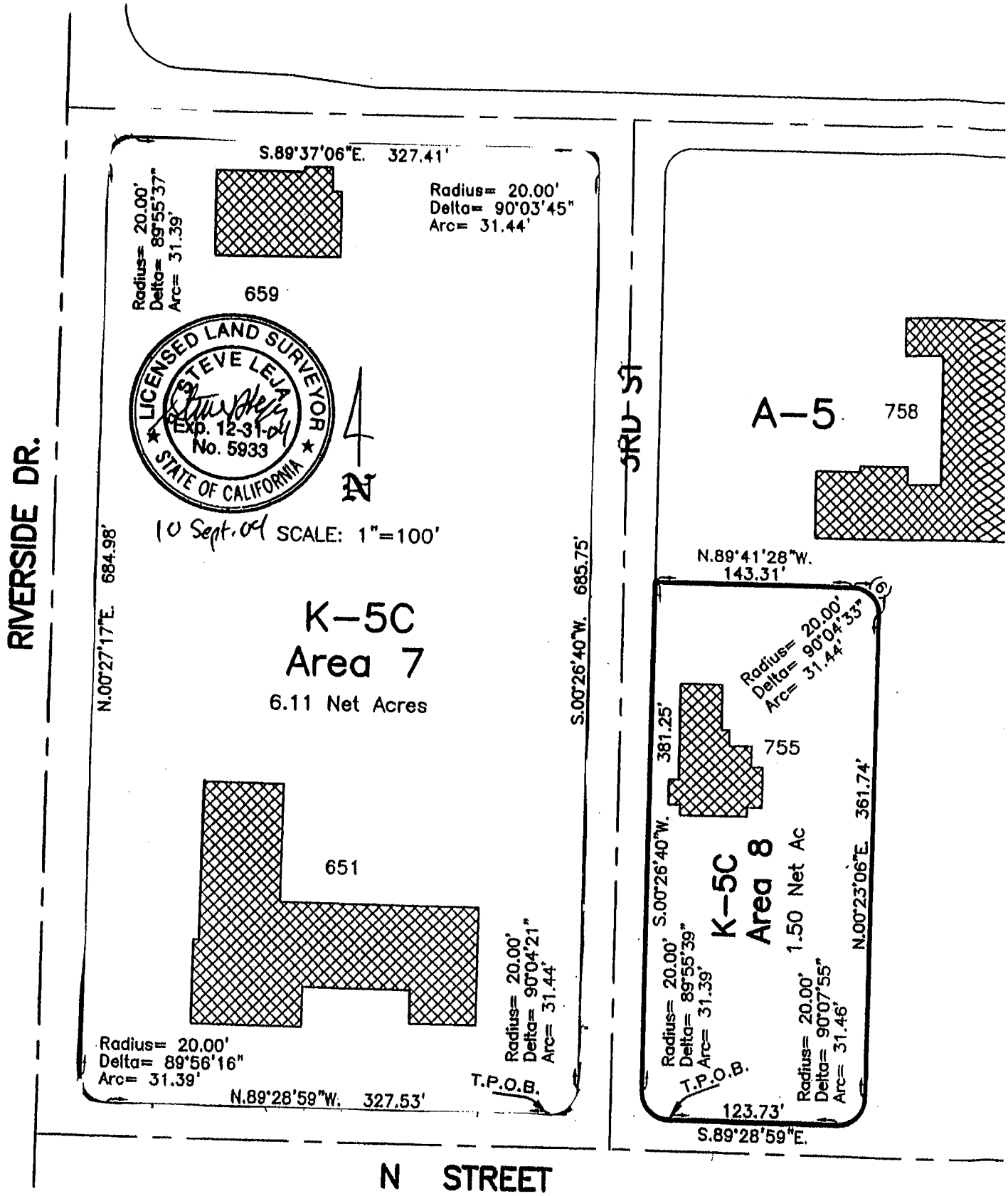
March Aviation Gallery (Bldg 755) Repair, Maintenance, and Renovation Plans



Drawing Date: 11/1/2004
Jona Moritz, Owner
March Aviation Gallery
(951) 653-7176

Room Finish Schedule, Bldg 755	Room A	Room B	Room C	Room D	Room E	Room F	Room G
Paint Walls	X	X	X	X	X		X
New Carpet			X	X	X		
Replace Lighting	X		X	X	X		
New Vinyl Flooring							X

EXHIBIT B – Parcel K-5C – Areas 7 & 8



RESOLUTION #JPA 04-13

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO AMEND THE GENERAL PLAN OF THE MARCH JOINT POWERS AUTHORITY FOR THE AIR FORCE VILLAGE WEST EXPANSION (GP 04-01)

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

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

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

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

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the March JPA, as a joint planning agency, to prepare and adopt a comprehensive, long-term general plan for the physical development of the MJPA Planning Area;

WHEREAS, on September 15, 1999, the Joint Powers Commission of the March JPA adopted Resolution #JPA 99-12 creating a general plan for the MJPA Planning Area ("General Plan") in accordance with the laws of the State of California;

WHEREAS, Air Force Village West, a California not-for-profit corporation, filed an application to amend the general plan in connection with the Air Force Village West project ("Amendment") covering 221 acres within the MJPA Planning Area, located generally west of Interstate 215, south of Van Buren Boulevard, and north of Nandina Avenue ("Subject Site"), in order to establish an "Institutional Residential" land use designation to allow for the future institutional residential care uses within the Air Force Village West project area;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2 of the Government Code of the State of California, a duly noticed public hearing was held by the March JPA as the planning agency on the 8th day of September 2004 to hear arguments for and against the issue, and after hearing all testimony offered, the March Joint Powers Commission approved and adopted this Resolution;

WHEREAS, pursuant to Title 7, Division 1, Chapter 4, Article 2 of the Government Code of the State of California, a duly noticed public hearing was held by the March Joint Powers Commission ("Commission") of the March JPA as the planning agency on the 8th day of September 2004 to hear arguments for and against the issue, and after hearing all testimony offered, the March Joint Powers Commission approved and adopted this Resolution;

WHEREAS, on September 8, 2004, in accordance with Government Code section 65355, the Commission conducted a duly noticed public hearing on the Amendment at which time all persons wishing to testify in connection with the Amendment were heard;

WHEREAS, the March JPA prepared a mitigated negative declaration ("MND") for the Amendment, which MND has been thoroughly reviewed, studied, and found by the Commission to comply with the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) ("CEQA") as more fully described in Resolution #JPA 04-11;

WHEREAS, all other legal prerequisites to the adoption of this Resolution and the General Plan Amendment have occurred.

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

SECTION 1. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby adopts the Amendment as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds the Amendment promotes the goals and objectives of the General Plan and establishes the General Plan as a compatible, integrated, and internally consistent statement of policies for the following reasons:

A. The Amendment is integrated and compatible with the Land Use Element in that it provides an appropriate orientation and relationship between land uses within and adjacent to the Subject Site and promotes orderly development beyond the Subject Site's boundaries due to the development of the 221-acre area as a cohesive and coordinated development, the design of the development, which is fully supported by the design of public infrastructure, the variety of employment opportunities, and the compatibility of the project with the 1998 Air Installation Compatibility Use Zone ("AICUZ") study.

B. The Amendment is integrated and compatible with the Transportation Element in that the density and distribution of uses within the Subject Site will generate traffic that is anticipated and accommodated in the Transportation Element, the proposed street improvements, and the design of road and intersection improvements to improve the level of service of the circulation system.

C. The Amendment is integrated and compatible with the Housing Element in that it provides for the institutional residential uses that exist at Air Force Village West. These uses avoid restricting opportunities for development in other areas of the JPA Planning Area that are aimed toward the reestablishment of the numerous jobs lost due to base realignment to balance with the conventional housing rich environment of western Riverside County.

D. The Amendment is integrated and compatible with the Resource Management Element in that it provides for the orderly conservation, development, and utilization of natural resources as stated within the Resource Management Element including the protection of groundwater resources, the control of flooding, the preservation of native vegetation and mature trees, development and maintenance of recreational facilities as economically feasible, and in that it meets the needs of the community for recreational activities, relaxation and social interaction, establishes standards for scenic corridors, trails and vistas that contribute to the quality of the JPA Planning Area.

E. The Amendment is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive and unwanted noise due to the prohibition of noise sensitive residential uses within the area impacted by aviation activities, promotes alternative modes of travel, discourages noise sensitive commercial uses, and incorporates mass transit to reduce noise generated from vehicles.

G. The Amendment is integrated and compatible with the Safety Risk Management Element in that it provides an appropriate land use distribution and orientation that protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards because the Amendment is consistent with existing goals for compliance with seismic standards, master drainage plan standards, fire flow standards and other public safety objectives identified within the General Plan.

H. The Amendment is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the development proposed along with the Amendment has been reviewed by the Riverside County Airport Land Use Commission at its August 12, 2004 meeting 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 the ALUP; the Amendment relies on the approved Air Installation Compatible Use Zone (AICUZ) Report and Airport Layout Plan (ALP) to establish land use policies that will ensure the compatibility of land uses within the Subject Site with the projected military and commercial aviation uses of the airfield.

SECTION 3. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the General Plan Amendment complies with CEQA as set forth in Resolution #JPA 04-11.

SECTION 4. The Chair of the March Joint Powers Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof. Pursuant to Government Code Section 65357, the Clerk of the Commission shall send a copy of the adopted General Plan Amendment to all public entities specified in Government Code Section 65352 and any other public entity that submitted comments on the General Plan Amendment during its preparation. A copy of the adopted General Plan Amendment shall be made available for public review at the offices of the March JPA within one (1) working day following the date of adoption.

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

ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 8th day of September 2004.

Frank Schiavone, Chair
March Joint Powers Commission

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 04-13 was duly and regularly introduced, passed, and adopted by the March Joint Powers Commission of the March Joint Powers Authority at the special meeting thereof held on the 8th day of September, 2004, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Schiavone, Busch, Buster, White, Venable, Yarbrough, Stewart
Noes:	None
Abstain:	Adkison
Absent:	None

Date: September 8, 2004

Carey L. Allen, Clerk
March Joint Powers Commission

EXHIBIT "A"

GENERAL PLAN AMENDMENT FOR
AIR FORCE VILLAGE WEST

(ATTACHED)

Proposed Amendment to
The March Joint Powers Authority
General Plan

April 13, 2004
Revised June 9, 2004

Introduction

Air Force Village West (AFVW) is a substantially-built residential village for retired members of the Armed Forces. The village features 232 single family homes, 70 duplexes, 103 apartments, a 64 bed assisted living facility, a 59 bed Skilled Nursing Facility, and vacant land. An additional 75 single family homes, 60 Assisted Living beds, 20 Special Care Units beds, and 40 Skilled Nursing Units beds have been approved but not yet constructed. The total number of approved and constructed dwelling units in AFVW is 640. AFVW has been developed over 153 acres, and contains an additional 68 acres for future expansion, for a combined 221 acre project area. AFVW is located between the Archie Olds Golf Course and the Ben Clark Public Safety Training Center, south of Van Buren Blvd., in the West March Planning Subarea. This General Plan Amendment serves to accomplish several purposes:

- To incorporate Air Force Village West into the March Joint Powers Authority (JPA) jurisdiction
- To establish an ***Institutional Residential*** land use designation to reflect the uses associated with Air Force Village West
- To provide policy level direction in the processing of land use approvals for Air Force Village west.

This General Plan Amendment will be accompanied by an application for a Specific Plan with underlying R-10 and R-20 development standards. A Plot Plan, (to facilitate an expansion of the project), will also be filed. The General Plan Amendment will also apply to the area planned for future expansion of AFVW. However, no development is planned within that area at this time.

The March JPA General Plan acknowledges the presence of Air Force Village West, however the County of Riverside has continued to act as the Lead Agency over land use entitlements for the development. This amendment will formally incorporate AFVW within the March JPA General Plan, with land use authority formally transferred to the March JPA. The March JPA General Plan will designate the developed core and a 68 acre future expansion area of AFVW as an Institutional Residential use.

Land Use Plan

Table 1.1 reflects the Build-Out land use designations of the March JPA General Plan, as proposed with Air Force Village West, and including revisions set forth by

the March Business Center Specific Plan. The table reflects the proposed March JPA General Plan with the new Institutional Residential land use designation applied to the AFVW lands.

Table 1.1
BUILDOUT MARCH JPA PLANNING AREA

LandUse Designation	Acres Gross	Density		
		MAX.	AVG	**Buildout Capacity***
INDUSTRY				
Business	1,415	.75	.20	12,470,871 sf.
Industrial	511	.60	.15	6,146,906 sf.
			SUBTOTAL	**18,617,777 sf.**
COMMERCE				
Office	140	.75	.30	1,269,660 sf.
Mixed Use	363	.60	.25	2,345,274 sf
Commercial	41	.60	.30	215,443 sf
			SUBTOTAL	**3,830,377 sf**
PUBLIC				
Park/Rec./Open Space	672	.25	.025	512,266 sf
Public Facility	449	.50	.10	1.369,091 sf
			SUBTOTAL	**1,881,357 sf**
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000 sf
Aviation	316	.40	.15	1,445,321 sf
Historic District	58	2 du/ac	2 du/ac	111 units
AFVW	221	.60	.30	1,250,267 sf
Cemetery Expansion	160			24,394 sf
			SUBTOTAL	**5,219,982 sf** 111 units
			TOTAL	**29,549,493 sf** 111 units

ac=acre sf=square feet du/ac=dwelling unit per acre
FAR=floor area ratio *based on average FAR of net acre

Circulation Plan

No changes to circulation alignments or classifications are contemplated by this amendment. Therefore, the March JPA General Plan Circulation Element is incorporated by reference. Primary access to AFVW will extend from Van Buren Blvd. via Village West Drive to the entrance gates of AFVW.

General Plan Policy Revisions

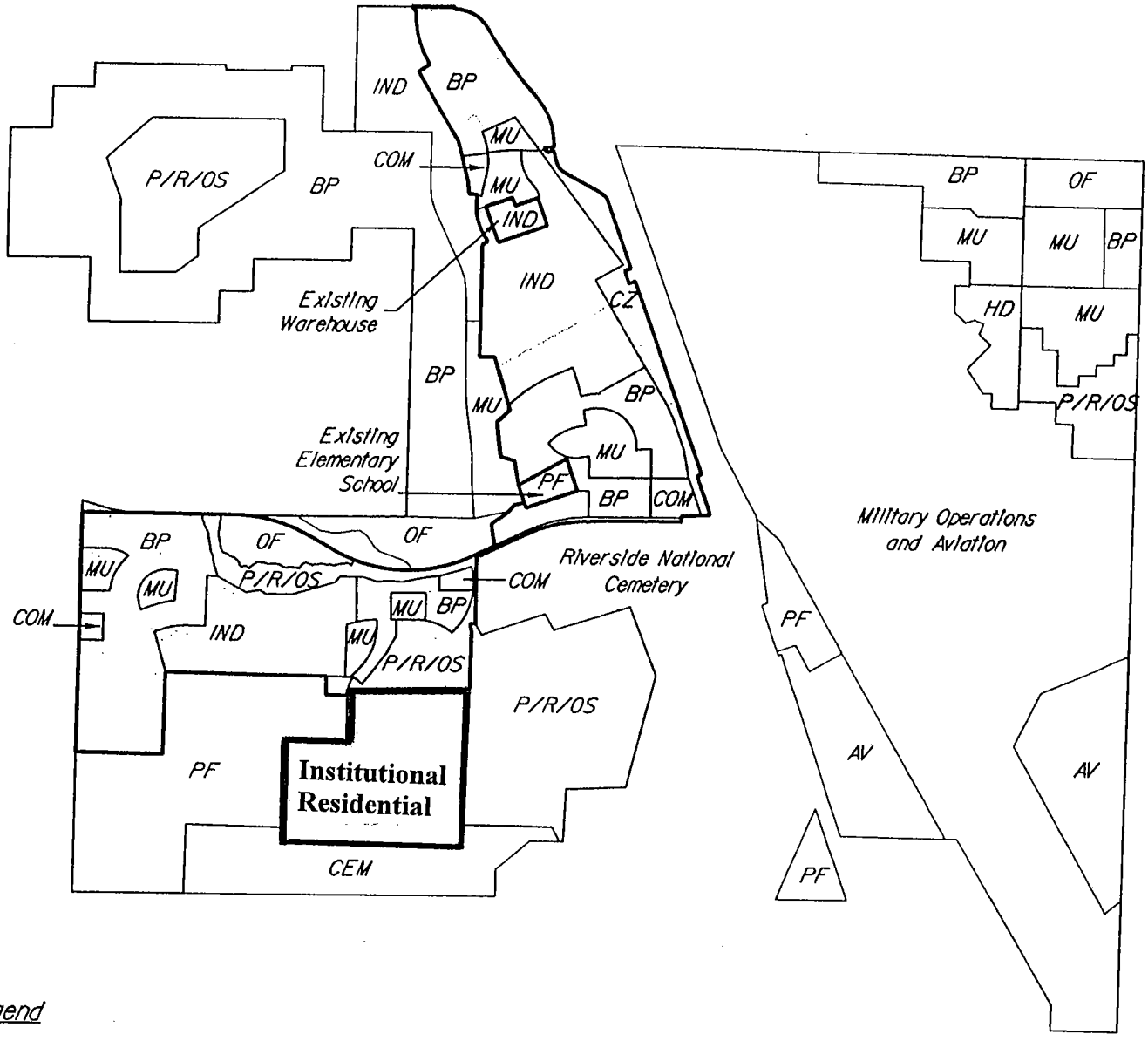
Introduction, p. vii: Housing Element: ~~The land use plan identifies no new housing areas, and creates an employment center within the housing rich environment of western Riverside County.~~ The land use plan provides for no new residential housing, beyond the completion of retirement housing within the Air Force Village West retirement community.

Land Use, p. 1-36 ~~**Air Force Village West expansion (AFVW) (FAR:0.60):** This designation is specific to the expansion of Air Force Village West, a not-for-profit institution that developed and operates housing and managed care for retired military officers. Air Force Village West is an isolated parcel surrounded entirely by the Planning Area. This designation is limited to expansion of Air Force Village West, and its permissible uses include plans for expansion to develop skilled nursing facilities and institutional residential care facilities, limited to two or three story structures. The maximum FAR for land uses in this category is 0.60:1, with an average development intensity of 0.30:1~~ **Institutional Residential Care: (IR) (FAR 0.60):** This designation allows for a range of quasi-public uses such as retirement housing, assisted living, nursing care, life skills and treatment housing, and dormitory housing in conjunction with higher education facilities. This designation provides for a range of intensities from free-standing, independent living units to three-story, residential environments. The maximum FAR for land uses in this category is 0.60:1, with an average development intensity of 0.30:1.

Housing, p. 4-1 ~~The master base reuse plan for March does not create additional housing opportunities.~~ Additional housing opportunities are generally limited within the planning area due to potential incompatible land uses with the airfield, the need to focus on the re-establishment of the numerous jobs lost due to base re-alignment, and the housing rich environment of western Riverside County.

Exhibit Revisions to the Plan

The exhibit effected by the proposed General Plan Amendment is provided as an attachment reflecting the proposed changes.



Legend

Business Park	BP
Commercial	COM
Industrial	IND
Mixed Use	MU
Office	OF
Public Facility	PF
Park/Recreation Open Space	P/R/OS
Clear Zone	CZ
AFVW Expansion	AFVW
Cemetary	CEM
Aviation MIP	AV
Historic District	HD

PLOTTED : 6FEB 2003 S:\RDEV\02530000\Gen-Plan\v-handouts-pr\opp-lu1v.dgn

RESOLUTION # JPA 04-11

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AND ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE AIR FORCE VILLAGE WEST EXPANSION

WHEREAS, Air Force Village West proposes to develop 75 single-family units, 160 multi-family residential units and 120 congregate care beds to the existing 302 single family units, 103 apartment units and 123 congregate care beds at the 221-acre Air Force Village West development;

WHEREAS, the March Joint Powers Authority ("JPA") has determined that the Expansion is a project ("Project") pursuant to the requirements of the California Environmental Quality Act (Pub. Res. Code, § 21000 et seq.) ("CEQA") and prepared an Initial Study to determine its possible environmental impact ("Initial Study");

WHEREAS, the March JPA is the Lead Agency for purposes of CEQA;

WHEREAS, the Air Force Village West Specific Plan ("Specific Plan") is augmented by a General Plan Amendment application to incorporate the Project area into the authority of the March JPA;

WHEREAS, the General Plan Amendment will add an Institutional Residential Care designation to the March JPA's General Plan to provide policy level direction for land use approvals within Air Force Village West;

WHEREAS, the Air Force Village West is located in the southern portion of West March Planning Subarea of the March JPA's General Plan;

WHEREAS, the Specific Plan will guide the development of Air Force Village West within the framework of the March JPA's General Plan;

WHEREAS, the Project will be consistent with the General Plan and assist March JPA in fulfilling Goals 1, 2, 3, 4, 6, 8, 9 ,10, 13, 14, 15, 16 and 17 of the Land Use Element, as well as Land Use Policies 1.4, 1.7, 1.8, 1.9, 2.1, 2.3, 4.1, 4.2, 4.5, 4.6, 8.1 and 8.4; Goals 2, 3, 4, 5, 6, 8, 11, 12 and 15 of the Transportation Element; Goals 1 and 2 of the Noise Element; Goals 1, 3, 4, 6, 7, 8 and 9 of the Air Quality Element; Goals 1, 2, 3, 5, 8, 9 and 10 of the Resource Management Element and Goals 1, 2, 3, 4, 5 and 8 of the Safety Risk Management Element;

WHEREAS, the Project is consistent with the General Plan and its Master Environmental Impact Report certified by the March Joint Powers Commission in September 1999;

WHEREAS, on the basis of the Initial Study, which indicated that all potential environmental impacts of the Project could be mitigated to below a level of insignificance, March JPA staff determined that a Mitigated Negative Declaration ("MND") should be prepared;

WHEREAS, the MND was prepared pursuant to CEQA, the State CEQA Guidelines and March JPA's Local CEQA Guidelines;

WHEREAS, March JPA made the MND available to the public and to all interested agencies for review and comment by directly mailing notices to owners and occupants of property contiguous to the Project, as shown on the latest equalized assessment roll, and by posting the notice of the MND's availability in the office of the Riverside County Clerk on August 10, 2004;

WHEREAS, in compliance with CEQA, a 20-day public comment period for the MND was conducted from August 10, to August 30, 2004;

WHEREAS, on September 8, 2004, a public hearing of the Governing Board of March JPA ("Governing Board") was held to consider the MND, the Initial Study and the Project;

WHEREAS, the Governing Board received and considered any oral and written comments received from the public and other interested agencies on the Initial Study and the MND;

WHEREAS, the Governing Board has carefully reviewed the Initial Study, the MND and all other relevant information contained in the record regarding the Project;

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

NOW, THEREFORE, the Governing Board of the March JPA does hereby resolve as follows:

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

SECTION 2. Findings on Environmental Impacts. Based on the MND, the Initial Study, the administrative record and all written and oral evidence presented to the Governing Board, the Governing Board finds that all environmental impacts of the Project are either insignificant or can be mitigated to a level of insignificance pursuant to the mitigation measures outlined in the MND, the Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The Governing Board further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The Governing Board finds that the MND contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Governing Board.

SECTION 3. Adoption of Mitigated Negative Declaration. The Governing Board hereby approves and adopts the MND prepared for the Project.

SECTION 4. Adoption of Mitigation Monitoring and Reporting Program. The Governing Board hereby approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project attached to this Resolution as Exhibit "A".

SECTION 5. Notice of Determination. The Governing Board directs March JPA staff to file a Notice of Determination with the Riverside County Clerk within five (5) working days of approval of the Project by March JPA.

SECTION 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Manager, March JPA, 3430 Bundy Avenue, Suite 107, Riverside, CA 92518.

SECTION 7. Execution of Resolution. The Chairperson of the Governing Board of the 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 8th day of September, 2004.

Frank Schiavone, Chairman
March JPA

ATTEST:

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 04-11 was duly and regularly introduced, passed, and adopted by the March Joint Powers Commission of the March Joint Powers Authority at the special meeting thereof held on the 8th day of September, 2004, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Schiavone, Busch, Buster, White, Venable, Yarbrough, Stewart
Noes:	None
Abstain:	Adkison
Absent:	None

Carey L. Allen, Clerk
March Joint Powers Commission

MITIGATED NEGATIVE DECLARATION

1. Name or Description of project:	**General Plan amendment GP 04-01 and Specific Plan SP 04-01 to allow additional phased development within the existing Air Force Village West retirement community**
2. Location	**17501 Arnold Drive Riverside CA, 92518**
3. Entity or Person undertaking project:	**Air Force Village West Contact: Gen Charles Lamb, Ret (951) 697-2100**

The March Joint Powers Joint Powers Authority, having reviewed the Initial Study of this proposed project and having reviewed the written comments received prior to the public meeting of the Joint Powers Authority, including the recommendation of the Authority's Staff, does hereby find and declare that the proposed project will not have a significant effect on the environment. A brief statement of the reasons support the Joint Powers Authority's findings are as follows:

General Plan Amendment GP 04-01 and Specific Plan SP 04-01 to allow additional phased development of the existing Air Force Village West retirement community on 221 acres located approximately 3500 feet south of the southwest corner of Van Buren Boulevard and Village West Drive. The proposed development would allow the addition of 75 single-family units, 160 multi-family units and 120 congregate care beds to the existing 302 single family units, 103 apartment units and 123 congregate care beds at Air Force Village West. The proposed development is consistent with a net reduction in project intensity from the previously approved plot plan (County plot plan 9777) and adopted negative declaration. These prior approvals planned for 942 single and multi-family residential units and 158 congregate care beds, versus the present request for a total of 640 single and multi-family units and 243 congregate care beds. This proposal includes development on the 68-acre Air Force Village West expansion area.

Development of the Project includes the extension of infrastructure and utility services; and vehicular access to/from the adjacent property. The Project is consistent with the comprehensive analysis performed in conjunction with the Master Environmental Impact Report ("Master EIR") for the Authority's General Plan that was certified by the Authority in September 1999. In order to mitigate Project related impacts, the following mitigation measures and mitigation monitoring are required:

MM 1 **Mitigation: Air Force Village West shall handle and dispose of all bio-hazardous waste consistent with requirements in an appropriately designated incineration or landfill licensed to accept bio-hazardous waste.**

Monitoring: **Prior to the issuance of any building permits, the applicant shall provide evidence of approval by an appropriately certified incineration or landfill facility to accept bio-waste.**

MM 2 **Mitigation:** **Through appropriate construction techniques, interior noise levels of all new buildings will be certified by an acoustical engineer to reduce interior noise levels at or below 45 dB.**

Monitoring: **Prior to the issuance of the Building permits, an acoustical study sealed by an acoustical engineer shall be submitted to the March JPA.**

The Board of Directors herby finds that the Mitigated Negative Declaration reflects its independent judgment. A copy of the Initial Study may be obtained at:

March Joint Powers Authority
3430 Bundy Avenue, Suite 107
Riverside, CA 92518
(951) 656-7000

The location and custodian of the documents and other material with constitute the record of proceedings upon which the Authority based its decision to adopt this Mitigated Negative Declaration are as follows:

March Joint Powers Authority
3430 Bundy Avenue, Suite 107
Riverside, CA 92518
(951) 656-7000

Staff – Dan Fairbanks, AICP
Planning Manager

RESOLUTION #JPA 03-16

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO ADOPT DESIGN GUIDELINES FOR THE MARCH BUSINESS CENTER

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

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

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

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

WHEREAS, Chapter 9.13 of the March Joint Powers Development Code identifies the necessity of Design Guidelines to control the aesthetics of development, as a component of the implementation of a specific plan;

WHEREAS, on November 20, 2002, December 18, 2002, and February 19, 2003, in accordance with Government Code section 65355, the Commission conducted a duly noticed public hearing on the Specific Plan for March Business Center, and adopted the Specific Plan on February 19, 2003;

WHEREAS, on October 18, 2002, LNR Riverside, LLC filed an application for the review and approval of Design Guidelines for the March Business Center Development, located on 1,290 acres within the MJPA Planning Area, located generally west of Interstate 215 and east of Barton Street, on either side of Van Buren Boulevard ("Subject Site");

WHEREAS, the March JPA prepared a focused environmental impact report for the Specific Plan that was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described in Resolution #JPA 03-01; and

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

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

SECTION 1. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby adopts the Design Guidelines as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds the Design Guidelines promote the goals and objectives of the General Plan for superior development through the implementation of Specific Plans.

SECTION 3. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the March Business Center Design Guidelines comply with CEQA as set forth in the addendum to the focused EIR for the March Business Center Specific Plan.

ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 19th day of November 2003.

Bob Buster, Chair
Joint Powers Commission

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 03-16 was duly and regularly introduced, passed, and adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 19th day of November, 2003, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Members White, Stewart, Schiavone, Venable, Busch, Yarbrough, Vice Chair Defenbaugh and Chairman Buster
Noes:	None
Abstain:	None
Absent:	None

Date: November 19, 2003

Carey Allen, Clerk
Joint Powers Commission

EXHIBIT "A"

DESIGN GUIDELINES FOR MARCH BUSINESS CENTER

(ATTACHED)

JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

Joint Hearing of the March Joint Powers Planning Commission and the March Joint Powers Commission – Action Item
Agenda Item No. 11a

Meeting Date: November 19, 2003

Subject: **ADOPT RESOLUTION #JPA 03-16 APPROVING DESIGN GUIDELINES FOR MARCH BUSINESS CENTER**

Planning Commission Proposed Motions:

1) The Planning Commission finds that the potential environmental impacts of the Design Guidelines were fully examined by the Authority's General Plan Master EIR and March Business Center focused EIR and recommends that an addendum to the focused EIR be adopted.
2) Adopt the Planning Commission findings.
3) Recommend approval of the Design Guidelines to the Joint Powers Commission.

Joint Powers Commission Proposed Motions:

1) The Joint Powers Commission finds that the potential environmental impacts of the Design Guidelines were fully examined by the Authority's General Plan Master EIR and March Business Center focused EIR and therefore adopts an addendum to the focused EIR.
2) Adopt Resolution #JPA 03-16, approving the March Business Center Design Guidelines.
3) Direct Staff to file a Notice of Determination in accordance with the Authority's CEQA Guidelines.

Background:

In accordance with the Specific Plan for the March Business Center, the submittal and approval of Design Guidelines is required.

Overview of Design Guidelines:

The intent of the March Business Center Design Guidelines is to establish the criteria to develop a superior master planned business park. In accordance with the approved Specific Plan, the following criteria will be used as the criteria for approval of the projects within the development:

Design Review Process:

- The four step process in obtaining project approvals consisting of: 1) Presubmittal meeting; 2) Conceptual site plan, building elevation and landscape plan review and approval; 3) Construction document review and approval; and 4) Building permit issuance and inspection.

Site Planning:

- All walls/fences along Alessandro, Cactus, Van Buren, Z-street, Brown and Barton are to have a unified design with decorative stacked stone pilasters.
- All buildings to provide an outdoor break area for employees.
- All buildings to provide bicycle parking spaces.
- Service door and loading not oriented to roadways.

Architectural Character:

- Buildings to have a contemporary, classic, technical style.
- Balance of wall and glazed surfaces.
- Fenestration used to define function and provide form.
- Clearly defined entrances.
- Earth-toned colors tying into surrounding hillsides.
- Full screening of mechanical equipment.

Landscaping:

- Provide internal cohesion and continuity within the business park.
- Promote water conservation.
- Use of reclaimed water for Landscape and Lighting Maintenance District areas.
- 24" box street trees along all public right-of-ways.
- Goal of 20% turf within each plot plan with minimum of 10%.
- Plant materials limited to unify landscape palette.
- Use of existing natural granite builders encouraged.
- Minimum front landscaped setbacks of 15', 20' or 25', based on specific site. Due to landscaping in the public right-of-way, most sites have significantly more front yard landscape.

Lighting:

- All fixtures fully shielded.
- Point-by-point lighting analysis required.
- 25' maximum height for exterior lighting.

- All fixtures low intensity, high-pressure or low-pressure sodium.

Signage:

- All freestanding signs to be low profile and ground mounted.
- Illumination of sign copy only, no sign cans.
- Prohibited signs: awning signage, flashing signs, animated signs, portable signs, etc.

Letter From Interested Party:

As a term of the March Business Park Settlement Agreement, the CAREE neighborhood organization reviewed the Design Guidelines (see attachment #4). Ms. Catherine Barrett Fischer states on behalf of CAREE that it is clear that the JPA is genuinely seeking quality development. Based on the letter, it appears that CAREE's aesthetic issues are addressed within the Design Guidelines.

The letter goes on to encourage building construction in accordance with the principals of LEED (Leadership in Energy & Environmental Design).

The developer has responded to this concern by including a provision in the Design Guidelines that will require that information encouraging development in conformance with the LEED program will be provided to all potential applicants at the initial presubmittal meeting. As the issue of building construction is not directly linked to the aesthetic objectives of the Design Guidelines, it appears this concern has been adequately addressed.

Attachment:

1) Planning Commission Findings.
2) Addendum to Focused EIR for March Business Center.
3) Resolution #JPA 03-16 approving the March Business Center Design Guidelines.
4) Letter from CAREE organization.

RESOLUTION #JPA 03-12

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY FOR APPROVAL OF A GENERAL PLAN TEXT AMENDMENT FOR NEW POLICIES TO ALLOW DORMITORY USES AS AN INTERIM USE AND TO IDENTIFY THE NECESSITY OF MASTER PLANNING THE APPROXIMATE 200 ACRE AREA LOCATED SOUTHWEST OF CACTUS AVENUE AND HEACOCK AVENUE (GP 03-01)

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;

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

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

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

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the March JPA, as a joint planning agency, to prepare and adopt a comprehensive, long-term General Plan for the physical development of the MJPA Planning Area;

WHEREAS, on September 15, 1999, the Joint Powers Commission of the March JPA adopted Resolution #JPA 99-12 creating a General Plan for the March JPA planning area

WHEREAS, the Amendment has been referred to the required public entities set forth in Government Code section 65352;

WHEREAS, on September 17, 2003 in accordance with Government Code section 65353, the Planning Commission of the March JPA conducted a duly noticed public hearing on the Amendment at which time all persons wishing to testify in connection with the amendment were heard;

WHEREAS, the March JPA has prepared a Notice of Exemption to comply with the California Environmental Quality Act ("CEQA"), as the General Plan amendment does not constitute a "project" as defined by CEQA;

WHEREAS, all other legal prerequisites to the adoption of this Resolution and the General Plan Amendment have occurred.

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

SECTION 1. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby adopts the proposed text amendment as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds the General Plan text amendment promotes the goals and objectives of the General Plan and establishes the General Plan as a compatible, integrated, and internally consistent statement of policies.

SECTION 3. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the General Plan Amendment complies with CEQA as set forth in the Notice of Exemption.

SECTION 4. The Chair of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof. A copy of the adopted General Plan Amendment shall be made available for public review at the offices of the March JPA within one (1) working day following the date of adoption.

I, Carey Allen, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 03-12 was duly and regularly introduced, passed, and adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 17th day of September, 2003, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:	Members Busch, White, Venable, Schiavone, Yarbrough, Stewart, Vice Chair Defenbaugh, Chairman Buster
Noes:	None
Abstain:	None
Absent:	None

Date: September 17, 2003

Carey Allen, Clerk
Joint Powers Commission

EXHIBIT "A"

GENERAL PLAN TEXT AMENDMENT
GP 03-01

1. Text Amendment to the Mixed Use land use designation

Mixed Use (MU) (FAR 0.6)

Mixed Uses include a variety of complimentary land uses; including commercial, business park, office, medical, educational and vocational, research and development, and services. Industrial and major warehouses are excluded. **The Joint Powers Commission may consider dormitory related uses as an interim use within this designation.** The maximum FAR for land in this category is 0.60:1, with an average development intensity of 0.25:1.

2. Text Amendment to create a new land use policy

Land use Policy 1.10

Create a Master Plan to guide the redevelopment of the northeast corner near Cactus and Heacock to encourage high-end employment uses. Upon approval of the master plan, implement the Master Plan through the adoption of zoning on the parcels located within the northeast corner.

RESOLUTION #JPA 03-03

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY OVERRIDING A CONDITION IMPOSED UPON A FINDING OF CONSISTENCY WITH THE CALIFORNIA AIRPORT LAND USE COMMISSION ACT BY THE RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION.

WHEREAS, on September 15, 1999, the March Joint Powers Commission (the "Commission") approved a Resolution to Adopt a General Plan ("General Plan") for approximately 4,400 acres of land at the former March Air Force Base in the northwest portion of Riverside County, California; and

WHEREAS, the General Plan contains a Land Use Element that identified an area of the former March Air Force Base of approximately 1,290 acres west of Interstate 215, south of Alessandro Boulevard, north of Nandina Avenue, and east of Barton Street, as suitable for development of business park, industrial, office, mixed use, commercial, destination recreation, park/open space and other non-residential uses; and

WHEREAS, the Commission is now proposing to adopt a Specific Plan, a tentative map, zoning regulations and an amendment to the March JPA General Plan to allow for, among other changes, modification of land use designations associated with the development of the March Business Center on the approximately 1,290 acres of land within the General Plan area described above ("Project"); and

WHEREAS, the Project would allow for the development of approximately 61 acres of office uses, 38 acres of commercial uses, 125 acres of mixed use development, 521 acres of business park uses, 370 acres of industrial park uses, and 175 acres of Park/Recreation/Open Space; and

WHEREAS, land use restrictions have been established in the Project to ensure consistency with the Airport Land Use Plan issued in 1984 by the Riverside County Airport Land Use Commission ("ALUC") as well as the 1998 Air Installation Compatible Use Zone (AICUZ) Study developed by the United States Department of Defense; and

WHEREAS, pursuant to California Public Utilities Code Section 21674(a) the purpose of the ALUC is to "assist" local agencies in ensuring compatible land uses in the vicinity of airports; and

WHEREAS, the ALUC has been actively fulfilling its mission since its inception in the early 1970s; and

WHEREAS, the ALUC was provided a copy of the General Plan for review on July 17, 1998; and

WHEREAS, the ALUC was provided a copy of the proposed Project's Specific Plan for the purposes of review on January 9, 2003; and

WHEREAS, in a letter dated January 24, 2003, the ALUC stated that it found at a meeting the day prior that the proposed Project is "consistent" with the purposes of the Airport Land Use Act and the Airport Land Use Plan of Riverside County; and

WHEREAS, the ALUC also provided in that written letter that it has not yet completed its review of the General Plan for the March JPA area of approximately 4,460 acres; and

WHEREAS, pursuant to California Public Utilities Code Section 21670, the purpose of the ALUC's review of the Project was to determine if the project is "consistent" with the purposes of the Airport Land Use Act and the Airport Land Use Plan of Riverside County; and

WHEREAS, the ALUC determined by written recommendation that the Project is "consistent" with the Airport Land Use Act and Airport Land Use Plan of Riverside County; and

WHEREAS, the ALUC written recommendation also asked that a total of eight conditions or "stipulations" be added to the Project's Specific Plan; and

WHEREAS, March JPA has incorporated the first seven of these ALUC written conditions in appropriate form in the Specific Plan; and

WHEREAS, Condition Number 8 states that all further individual items or actions under the Project be submitted and reviewed by the ALUC until the ALUC completes its review of the General Plan ("Condition Number 8"); and

WHEREAS, specific mitigation measures have already been included within amendments to the General Plan, the Specific Plan, and other Project documents to ensure compliance and consistency with the purposes of Airport Land Use Commission Act and the Airport Land Use Plan of Riverside County; and

WHEREAS, the Commission is granted authority under Public Utilities Code Section 21675.1 to override the ALUC in regard to any action, regulation or permit by a two-thirds vote if findings are made that the proposed action, regulation or permit is consistent with the purposes of Airport Land Use Commission Act under Public Utilities Code Section 21670; 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. THE MARCH JOINT POWERS COMMISSION HEREBY FINDS AND DETERMINES THAT OVERRIDING CONDITION NUMBER 8 IS CONSISTENT WITH PURPOSES AND POLICIES OF THE AIRPORT LAND USE COMMISSION ACT

The Commission hereby finds pursuant to Public Utilities Code Section 21675.1, and, to the extent applicable Section 21676(c), that overriding Condition Number 8 is consistent with the purposes of the Airport Land Use Commission Act as established by Public Utilities Code Section 21670.

The Commission finds that Condition Number 8—to the extent it requests further ALUC review within the approximate 1,290-acre Project area—is unnecessary given that the ALUC has already reviewed the Project, and found it to be "consistent" with the Airport Land Use Plan of Riverside County and the Airport Land Use Commission Act, as set forth in Public Utilities Code Section 21670. The Commission finds that the following measures already incorporated into the Project are elements which demonstrate that further review of all individual items or actions of the Project, as is requested by ALUC Condition Number 8, is not necessary to promote the purposes of the Airport Land Use Commission Act and Public Utilities Code Section 21670:

A. The Project and the General Plan provide for the orderly development of the Airport:

1. In 1998, an Air Installation Compatible Use Zone ("AICUZ") Study was completed at March Joint Use Airport to identify land use restrictions and height limitations within the airfield influence area. The Specific Plan states that all development within the Airport Influenced Areas established by the Airport Land Use Commission shall be consistent with the Airport Land Use Plan and the Accident Potential Zones published in the AICUZ Study.

2. The Specific Plan provides that an avigation easement will be conveyed to the MARB/MIP Airport prior to Project development, recordation of the map, or sale to any entity exempt from the Subdivision Map Act.

3. The Project contains overlay zones within its boundaries including a runway Clear Zone ("CZ"), and two Accident Potential Zones ("APZ"). The CZ, together with both APZs, comprise Airport Influenced Area I, as defined in the Riverside County Airport Land Use Plan. Restrictions on development in this area serve to protect the approaches to the airport runways. Pursuant to the Specific Plan, many particular land uses will be prohibited in this area.

4. The following improvements to the transportation infrastructure are anticipated under the Project to support orderly development of the Airport:

    a. Alessandro Boulevard/Trautwein Road: add one westbound through lane and one eastbound through lane

    b. Alessandro Boulevard/I-215 northbound: provide one additional eastbound left turn lane

    c. Van Buren Boulevard/Trautwein Road: add one westbound left and one westbound through lane

    d. Improve Alessandro/Sycamore Canyon Boulevard/Street Z intersection

    e. Widen Cactus Avenue RR Bridge (needed at 12,000 project trips)

    f. Improve Cactus Avenue/I-215 SB ramps (needed at 12,000 project trips)

5. Internal roadways for the Project will be constructed in accordance with the *County Road Improvement Standards and Specifications* with additional landscaping as identified in the Riverside County Integrated Project.

6. Traffic volumes shall be monitored periodically pursuant to the Project to assure that the transportation infrastructure provides sufficient capacity to serve project volumes. Traffic monitoring shall occur at a minimum of five-year intervals.

B. The Project promotes the overall goals and objectives of the Airport Land Use Commission Act by minimizing excess noise and preventing the creation of new noise problems with the following elements:

1. Pursuant to the Specific Plan, all buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within their construction.

2. As determined by the Specific Plan, an acoustical analysis will be required that will determine the components necessary to achieve a noise reduction level (CRL) of 25 to 30 for each component with noise sensitive uses.

3. The Specific Plan contains review and update procedures for the location of noise sensitive receptors to ensure that all sensitive receptors that may be affected by the long-term implementation of the Project plan are identified.

4. Under the Specific Plan, 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.

5. Separate industrial and noise sensitive receptor provisions are included in the Specific Plan to sufficiently reduce the noise impact to sensitive receptors to an insignificant level.

C. The Project protects the public health, safety and welfare by the adoption of measures minimizing exposure to excessive safety hazards:

1. Area I, as defined above and in the Specific Plan, will be kept free of all high-risk land uses including high concentrations of people.

2. Area II, as defined above and in the Specific Plan, shall be kept free of specified high risk land uses, including child care facilities and hospitals. Other uses that would involve concentrations of people shall require a Conditional Use Permit pursuant to the Specific Plan.

3. According to the Specific Plan, development projects in the March Business Center will be required to obtain a determination of hazard to air navigation from the FAA in accordance with FAR §77.13.2.i.

4. The Specific Plan provides that additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone. This zone is defined as the area where the rough graded elevation plus the maximum building height penetrates the imaginary and horizontal and conical surfaces emanating from the runway as described in FAR Part 77.

5. Pursuant to the Specific Plan, the detention basins shall have the following features to limit bird activity:

    a. The basins shall drain in approximately six hours to reduce the potential for plant growth.

    b. Regular maintenance activities shall include the removal of vegetation, except for North Campus lot 49 where a riparian environment is planned.

    c. Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds.

    d. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds.

6. Under the Specific Plan, lighting plans for any development shall be reviewed and approved by the Airport Authority and the Air Force Reserve.

7. Uses that would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft during initial climb or final approach are prohibited by the Project.

8. Uses that would cause sunlight to be reflected toward an aircraft during initial climb or final approach are prohibited by the Project.

9. Uses that generate smoke or water vapor which would affect safe air navigation are prohibited by the Project.

10. Uses that generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation are prohibited by the Project.

SECTION 2. BASED UPON THE ENTIRE RECORD BEFORE THE COMMISSION AND ALL WRITTEN AND ORAL EVIDENCE PRESENTED TO THE COMMISSION INCLUDING ALL INFORMATION AND FINDINGS INCLUDED HEREIN, THE COMMISSION HEREBY RESOLVES TO OVERRIDE CONDITION NUMBER 8.

The Commission now resolves pursuant to Public Utilities Code Section 21675.1, and, to the extent applicable Section 21676(c), that Condition Number 8 is hereby overridden pursuant to the procedures and polices established by Public Utilities Code Section 21670.

SECTION 3. THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON ITS ADOPTION.

ADOPTED, by the members of the March Joint Powers Commission of the March Joint Powers Authority this 19th day of February, 2003.

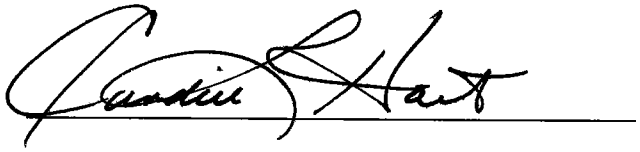
Chairperson
March Joint Powers Commission
of the March Joint Powers Authority

I, Candice Hart, Clerk of the Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #JPA 03-03 was duly and regularly introduced, passed, and adopted by the Commission of the March Joint Powers Authority at the regular meeting thereof held on the 19 day of February, 2003, and the

foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:
Noes:
Abstain:
Absent:

Date: February 19, 2003



Clerk
Joint Powers Commission

RESOLUTION #JPA 03-02

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY TO AMEND THE GENERAL PLAN OF THE MARCH JOINT POWERS AUTHORITY FOR THE MARCH BUSINESS CENTER (GP-02-01)

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;

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

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

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

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with section 65300) of the Government Code requires the March JPA, as a joint planning agency, to prepare and adopt a comprehensive, long-term general plan for the physical development of the MJPA Planning Area;

WHEREAS, on September 15, 1999, the Joint Powers Commission of the March JPA adopted Resolution #JPA 99-12 creating a general plan for the MJPA Planning Area ("General Plan") in accordance with the laws of the State of California;

WHEREAS, on October 18, 2002, Lennar Partners, LLC filed an application to amend the General Plan to modify the General Plan land use map, the General Plan vehicular circulation map, the General Plan truck route map, and the General Plan bicycle route map for the proposed March Business Center ("Amendment") on 1,290 acres within MJPA Planning Area, located generally west of Interstate 215 and east of Barton Street, on either side of Van Buren Boulevard ("Subject Site");

WHEREAS, the Amendment has been referred to the required public entities set

forth in Government Code section 65352, and a water supply assessment has been prepared for the Amendment in accordance with Government Code section 65352.5

WHEREAS, on November 20, 2002, December 18, 2002, January 15, 2003 and February 19, 2003 in accordance with Government Code section 65353, the Planning Commission of the March JPA ("Commission") conducted a duly noticed public hearing on the Amendment at which time all persons wishing to testify in connection with the Amendment were heard;

WHEREAS, at the conclusion of the hearing on February 19, 2003, in accordance with Government Code section 65354, the Planning Commission adopted Resolution #PC 03-01 recommending the Joint Powers Commission of the March JPA ("Commission") adopt the Amendment as stated in the resolution;

WHEREAS, on November 20, 2002, December 18, 2002, and February 19, 2003, in accordance with Government Code section 65355, the Commission conducted a duly noticed public hearing on the Amendment at which time all persons wishing to testify in connection with the Amendment were heard;

WHEREAS, the March JPA prepared a focused environmental impact report for the Amendment that was reviewed, studied, and found to comply with the California Environmental Quality Act ("CEQA") as more fully described in Resolution #JPA 03-01; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution and the General Plan Amendment have occurred.

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

SECTION 1. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby adopts the Amendment as set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

SECTION 2. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds the General Plan Amendment promotes the goals and objectives of the General Plan and establishes the General Plan as a compatible, integrated, and internally consistent statement of policies for the following reasons:

A. The General Plan Amendment is integrated and compatible with the Land Use Element in that it provides an appropriate orientation and relationship between land uses within and adjacent to the Subject Site and promotes orderly development beyond the Subject Site's boundaries due to the development of the 1,290-acre area as a cohesive and coordinated development, the design of the development which is fully supported by the design of public infrastructure, the variety of employment opportunities, and the compatibility with the 1998 Air Installation Compatibility Use

Zone (AICUZ) study.

B. The General Plan Amendment is integrated and compatible with the Circulation Element in that the density and distribution of uses within the Subject Site will generate traffic that is anticipated and accommodated in the Circulation Element due to reliance on the Traffic Uniform Mitigation Fee (TUMF) to support off-site traffic mitigation, the proposed street improvements which are consistent with the detailed traffic generation report, and the design of road and intersection improvements to improve the level of service of the circulation system.

C. The General Plan Amendment is integrated and compatible with the Housing Element in that it provides no housing development, consistent with the Housing Element objective of discouraging incompatible land uses adjacent to March Air Reserve Base/March Inland Port Airport and focusing on the reestablishment of jobs lost due to the base realignment.

D. The General Plan Amendment is integrated and compatible with the Conservation 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 existing wetlands and mature trees, and the preservation of significant habitat in the adjacent wildlife conservation area.

E. The General Plan Amendment is integrated and compatible with the Open Space Element in that it provides open space consistent with the adopted goals and policies stated within the Resource Management Element for preserving and managing significant recreation opportunities within park space; the provision of usable recreation space within storm water detention facilities; and the creation of scenic corridors along Van Buren Boulevard.

F. The General Plan Amendment is integrated and compatible with the Noise Element in that it provides a pattern of land uses that minimizes the exposure of community residents to excessive noise due to the prohibition of noise sensitive residential uses within the area impacted by aviation activities, the discouragement of noise sensitive commercial uses, the design of truck routes to separate truck routes from residential areas, and the incorporation of mass transit to reduce noise generated from vehicles.

G. The General Plan Amendment is integrated and compatible with the Safety Element in that it provides an appropriate land use distribution and orientation which protects the community from unreasonable risks associated with seismic, geologic, flood, and wildfire hazards because the amendment is consistent with existing goals for compliance with seismic standards, master drainage plan standards, fire flow standards and other public safety objectives identified within the General Plan.

H. The General Plan Amendment is consistent with the applicable airport land use plan in accordance with Government Code section 65302.3 because the General Plan Amendment was determined to be consistent with the Comprehensive Land Use Plan (CLUP) for the March Air Reserve/March Inland Port Airport, as determined by the Riverside County Airport Land

Use Commission and the March Joint Powers Commission pursuant to Resolution #JPA 03-03; the General Plan Amendment relies on the approved Air Installation Compatible Use Zone (AICUZ) Report and Airport Layout Plan (ALP) to establish land use policies that will ensure the compatibility of land uses within the Subject Site with the projected military and commercial aviation uses of the airfield as more fully set forth in Resolution #JPA 03-03.

SECTION 3. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the General Plan Amendment complies with CEQA as set forth in Resolution #JPA 03-02.

SECTION 4. The Chair of the Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof. Pursuant to Government Code section 65357, the Clerk of the Commission shall send a copy of the adopted General Plan Amendment to all public entities specified in Government Code section 65352 and any other public entity that submitted comments on the General Plan Amendment during its preparation. A copy of the adopted General Plan Amendment shall be made available for public review at the offices of the March JPA within one (1) working following the date of adoption.

ADOPTED, by the members of the Joint Powers Commission of the March Joint Powers Authority this 19th day of February 2003.

Bob Buster, Chair
Joint Powers Commission

I, Candice Hart, Clerk of the Joint Powers Commission of the March Joint Powers Authority, do hereby certify that the foregoing Resolution #03-02 was duly and regularly introduced, passed, and adopted by the Joint Powers Commission of the March Joint Powers Authority at the regular meeting thereof held on the 19th day of February, 2003, and the foregoing is a full, true, and correct copy of said Resolution, and it has not been amended or repealed.

Ayes:
Noes:
Abstain:
Absent:

Date: February 19, 2003

Candice Hart, Clerk
Joint Powers Commission

EXHIBIT "A"

GENERAL PLAN AMENDMENT FOR THE MARCH BUSINESS CENTER

(ATTACHED)

Proposed Amendment to
the March JPA General Plan

February 11, 2003

Introduction

March Business Center is planned as an industrial business park to be developed on approximately 1,290 acres in the northern portion of the West March Planning Subarea. The project would accommodate the following land uses:

- Business Park (BP): including administrative, financial, light industrial, and commercial services.
- Industrial (IND): including manufacturing, warehousing, and associated uses.
- Office (OF): commercial office building accommodating professional and/or administrative services.
- Mixed Use (MU): complementary uses, including commercial retail, office, research and development, industrial, and others.
- Commercial (COM): retail and service oriented land uses.
- Park/Recreation/Open Space (P/R/OS): primarily passive open space and recreational areas.

A Specific Plan has been prepared to establish guidelines for the future development. The Specific Plan provides a more detailed allocation of land uses within the project boundaries. The Specific Plan also takes into account changes in market conditions that have occurred since the General Plan was adopted. This updated information results in land use changes that necessitate amendment of the General Plan.

Current General Plan

Figure 1 depicts the land use designations in the Specific Plan area as depicted in the current General Plan. As shown in this figure, the current General Plan would provide approximately 145 acres of Destination Recreation land uses in the eastern portion of the Specific Plan area, north of Van Buren Boulevard. The General Plan defines Destination Recreation as "a commercial attraction that markets at a recreational regional basis. Uses include theme parks; amphitheaters; exposition centers; or other commercial-based attraction other than general retail services." At the time the General Plan was prepared, Destination Recreation was considered a viable use based on market conditions. The General Plan also provided for a large Park/Recreation/Open Space (P/R/OS) area south of Van Buren Boulevard. This area encompasses approximately 240 acres. **Figure 2** is an excerpt from the General Plan that shows the classification of project internal roadways, as well as off-site facilities. The General Plan envisioned a continuous north/south connection between Alessandro Boulevard and Village West Drive. The General Plan Transportation Element includes a policy that would establish a multi-modal transportation center to accommodate inter-city passenger rail service.

Proposed General Plan Amendment

Figure 3 illustrates General Plan land uses that account for the March Business Center as proposed. Since the completion of the current General Plan, it has been determined that there is no longer sufficient market demand to justify the Destination Recreation use summarized in the

current General Plan. In addition, such uses are typically associated with relatively low-paying jobs and relatively high traffic generation. Accordingly, the proposed amendment to the General Plan would remove the Destination Recreation use and substitute Business Park and Mixed Use land uses in its place.

The proposed amendment would result in the following allocation of land uses within the March Business Center Specific Plan:

Comparison of Proposed and Approved General Plan Land Uses within MBC		
Uses	Proposed (acres)	Approved (acres)
Office	61	25
Commercial	38	42
Mixed Use	125	122
Business Park	521	385
Industrial	370	292
Park/Recreation/Open Space	175	279
Destination Recreation	0	145
TOTALS	**1,290 acres**	**1,290 acres**

While the proposed General Plan will provide less P/R/OS acreage than the current General Plan, parkland is not required for nonresidential projects such as the March Business Center. Further, the conversion of parkland to employment related uses better achieves the General Plan Land Use Element Policy 5.1 ("Support the development and establishment of new employment centers and economic development activities that contribute to an improved tax base.") **Table 1-1** presents buildout capacity square footage for uses throughout the JPA based on the March Business Center uses summarized above. This table is an update to the exhibit presented on page 1-40 of the March JPA General Plan.

The March Business Center also allows a commuter rail station as a permitted use within the Business Park zone. This would implement Transportation Element policies 1.8 and 14.2. This facility is anticipated to be located in the eastern portion of the site, south of Alessandro Boulevard.

Figure 4 shows the March Business Center circulation network. The project will provide a continuous north/south street between Alessandro Boulevard and Van Buren Boulevard along the alignment of the future Street Z. Figure 4 is an amendment to Exhibit 2-1 presented on page 2-29 of the March JPA General Plan.

Figure 5 illustrates bicycle facilities and truck routes for the March JPA Planning Area. This figure is an amendment to Figure 2-3 located on page 2-37 of the March JPA General Plan. **Table 2-2** summarizes street classifications, bicycle facilities and truck routes for the entire General Plan area. This exhibit reflects updated information for the March Business Center and is an amendment to the table presented on pages 2-33 through 2-35 of the March JPA General Plan.

TABLE 1-1
BUILDOUT MARCH JPA PLANNING AREA

Land Use Designation	Acres GROSS	Density		Buildout Capacity*
		MAX.	AVG.	
INDUSTRY				
Business	1,415	.75	.20	12,470,871 sf
Industrial	511	.60	.15	6,146,906 sf
SUBTOTAL				**18,617,777 sf**
COMMERCE				
Office	140	.75	.30	1,269,660 sf
Mixed Use	363	.60	.25	2,345,274 sf
Commercial	41	.60	.30	215,443 sf
SUBTOTAL				**3,830,377 sf**
PUBLIC				
Park/Recreation/Open Space	672	.25	.025	512,266 sf
Public Facility	449	.50	.10	1,369,091 sf
SUBTOTAL				**1,881,357 sf**
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000 sf
Aviation	316	.40	.15	1,445,321 sf
Historic District	58	2du/ac	2du/ac	111 units
AFVW Expansion	75	.60	.30	686,070 sf
Cemetery Expansion	160	.10	.005	24,394 sf
SUBTOTAL				**4,655,784 sf 111 units**
TOTAL				**28,985,295 sf 111 units**

ac – acre sf – square feet du/ac -- dwelling unit per acre
FAR – floor area ratio *based on average FAR, of net acre

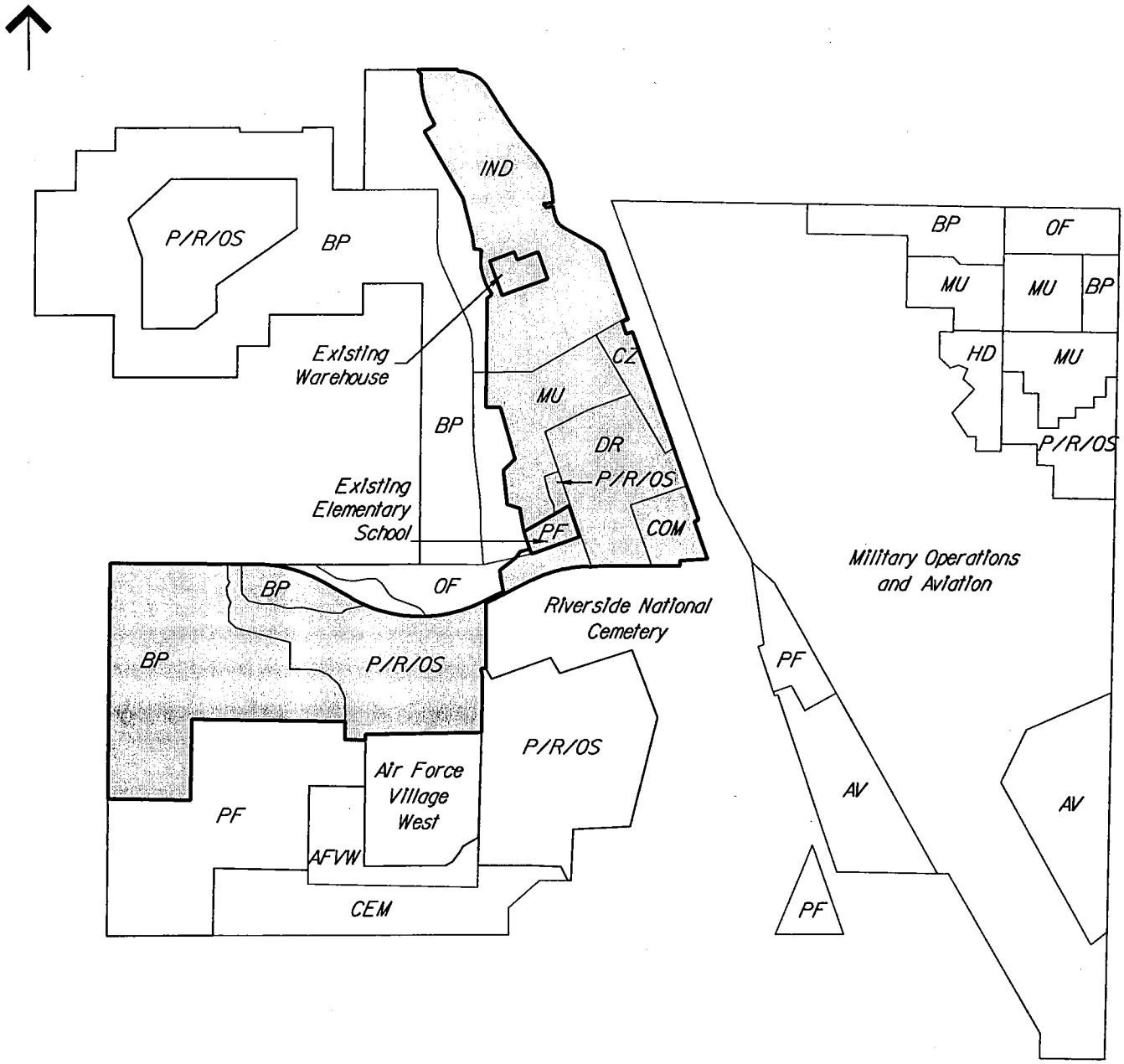
TABLE 2-2
ROADWAY SYSTEM FOR MARCH JPA PLANNING AREA

ROADWAY	CLASSIFICATION	BIKE LANE	TRUCK ROUTE	SPECIAL NOTES
REGIONAL SYSTEM				
Interstate 215	Interstate-Freeway			CALTRANS roadway
Alessandro Blvd.	Arterial Highway	Class II	Yes	Bike Lane west of I-215
Van Buren Blvd.	Modified Arterial Highway	Class I	No	Coyote Bush to Barton
Van Buren Blvd.	Modified Arterial Highway	Class I	Yes	Street Z to Coyote Bush
Van Buren Blvd.	Modified Arterial Highway	Class I	Yes	I-215 to Street Z
NORTHEAST PLANNING SUBAREA+				
Meyer Drive*	Arterial		Yes	*Heacock to Riverside
Meyer Drive*	Collector			*West of Riverside
Riverside Drive*	Arterial		Yes	*Cactus to Meyer
Riverside Drive*	Collector			*South of Meyer
Heacock Street	Major Arterial	Class II	Yes	City of Moreno Valley
Cactus Avenue	Arterial Highway	Class II	Yes	City of Moreno Valley I-215 to Graham St (Class I – bike lane)
Cactus Avenue	Major Arterial	Class II	Yes	City of Moreno Valley Graham to Heacock (Class I – bike lane)
SOUTHEAST PLANNING SUBAREA				
Heacock Street	Major Arterial	Class II	Yes	City of Moreno Valley
San Michele	Minor Arterial		Yes	City of Moreno Valley
Indian Avenue	Minor Arterial		Yes	Cities of Moreno Valley/Perris
Oleander Avenue	Primary Arterial		Yes	City of Perris
I-215 East Frontage	Major Arterial (modified)		Y-air cargo	Air cargo only > minor arterial
WEST MARCH PLANNING SUBAREA				
Street Z	Modified Secondary Highway	Class II	Yes	
Cactus Avenue *	Modified Secondary Highway	Class II	Yes	Street Z to eastern edge of March Business Center
Village West Drive	Modified Secondary Highway	Class II	Yes	Van Buren to Krameria
Village West Drive	Collector	Class II		South of Kramiera
Coyote Bush Road	Secondary Highway	Class II	Yes [(a)]	Van Buren to Krameria
Street Y	Industrial Collector	Class II	Yes [(b)]	Coyote Bush to Barton
Barton Street	Modified Secondary Highway	Class II	No	County of Riverside
Cactus Avenue	Modified Secondary Highway	Class II	Yes	West of March Business Center
Krameria Avenue	Modified Secondary Highway	Class II	Yes	Barton to southern edge of MBC
Nandina Avenue	Minor Arterial			County of Riverside

+NORTHEAST PLANNING SUBAREA: Roadway classification within the Northwest Subarea will focus on function and number of lanes, rather than specific cross-sections or roadway widths. Streets within the Northwest Subarea will be designed to utilize existing facilities where feasible, and/or create special cross-sections to utilize existing facilities and minimize intrusion into existing development. Bike lane facilities will be incorporated where feasibly safe to implement.

** CACTUS AVENUE: The Modified Secondary Highway cross-section provides sufficient capacity to accommodate development of the March Business Center. When the Future Development Area is built out, this segment of Cactus Avenue will need to be widened to be an Arterial Highway.*

(a) Truck route terminates north of Krameria Avenue.
(b) Truck route interrupted between Krameria Avenue and Street Q



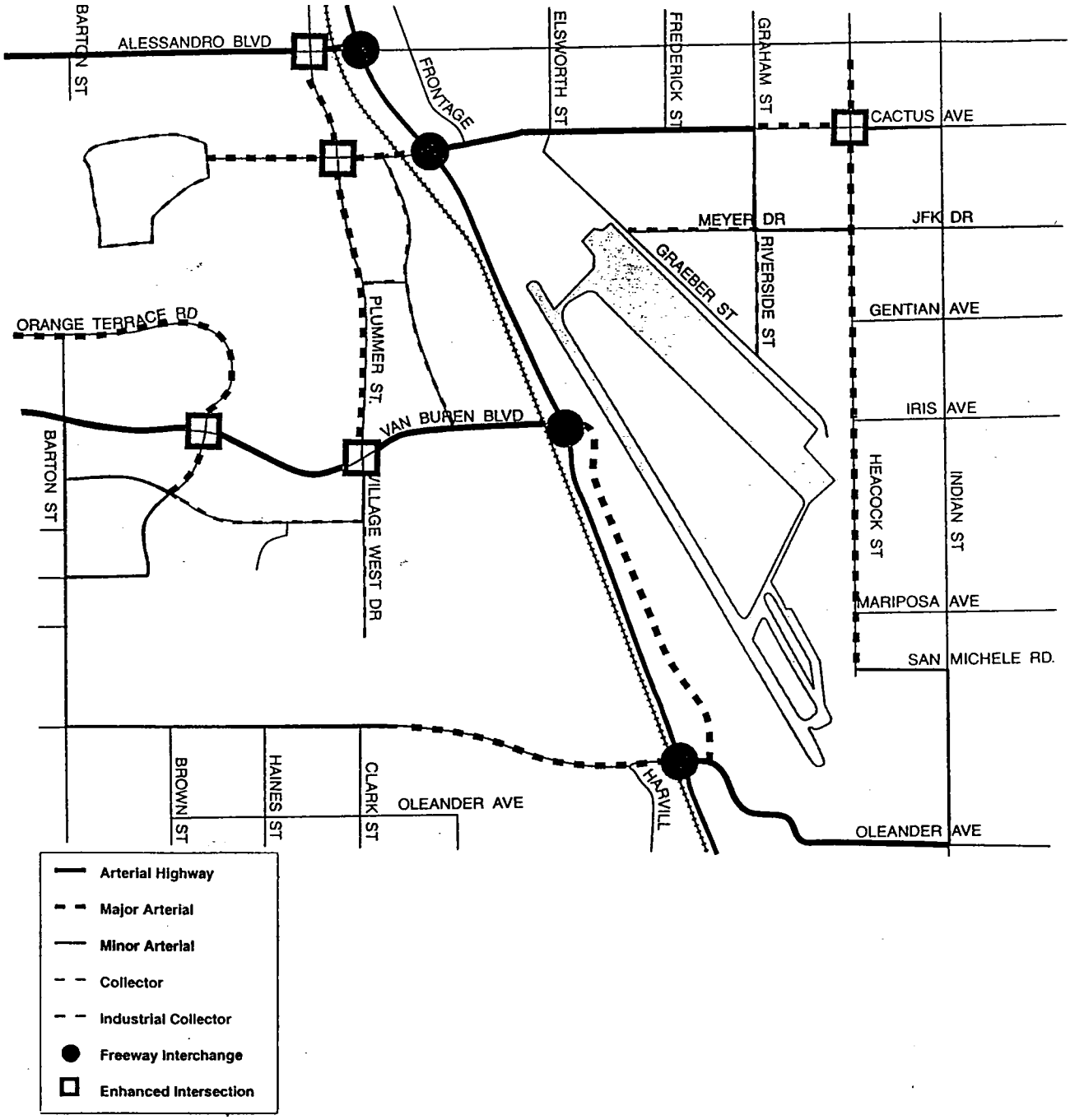
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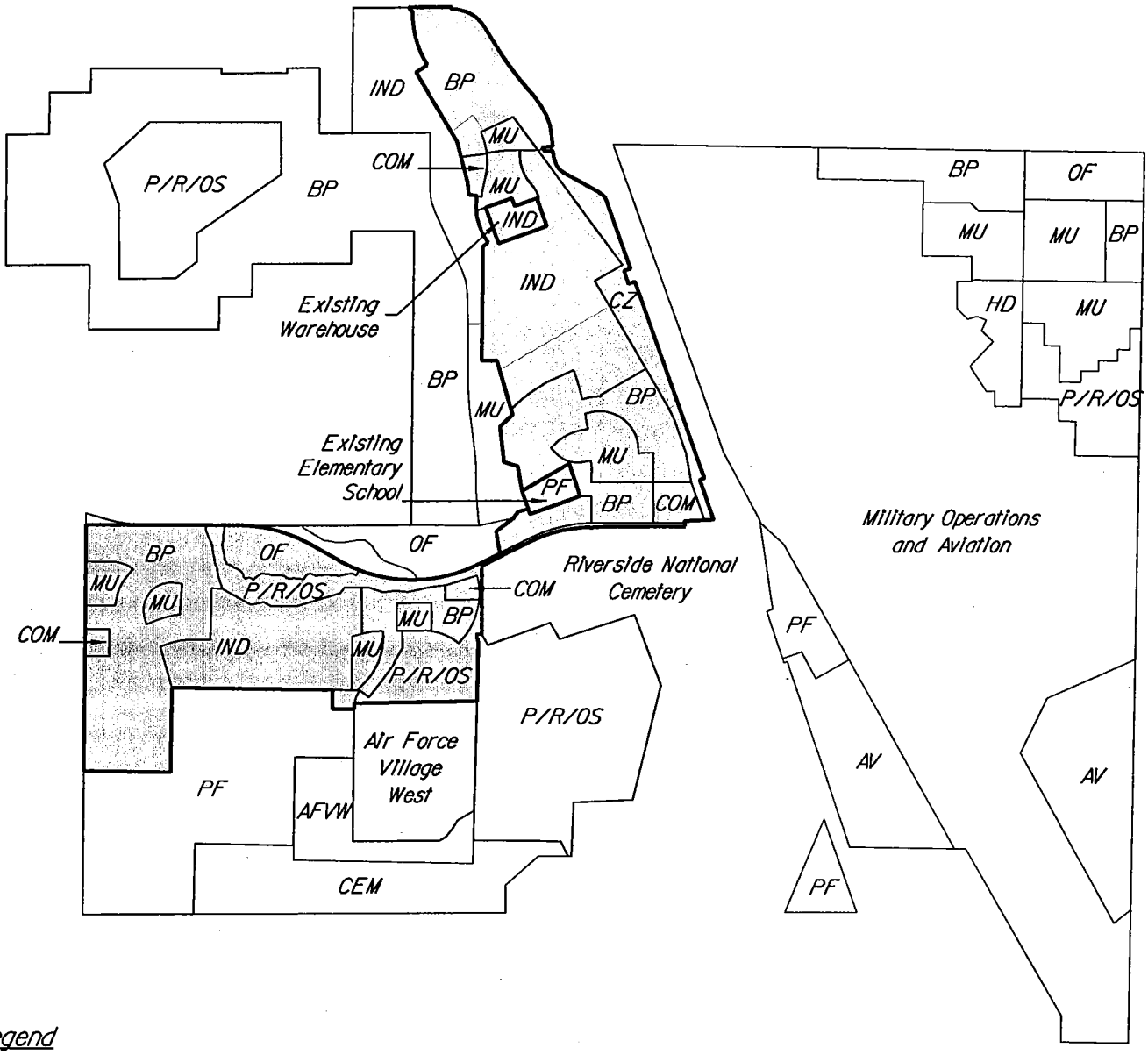
Proposed Project Area	
Business Park	BP
Commercial	COM
Industrial	IND
Mixed Use	MU
Office	OF
Public Facility	PF
Park Recreation Open Space	P/R/OS
Clear Zone	CZ
AFVW Expansion	AFVW
Cemetary	CEM
Aviation MIP	AV
Historic District	HD
Destination Recreation	DR

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Figure 1
Existing General Plan Land Uses

Figure 2
Transportation Plan (Planned Roadway/Street System)
Existing General Plan





Legend

Proposed Project Unit I	
Business Park	BP
Commercial	COM
Industrial	IND
Mixed Use	MU
Office	OF
Public Facility	PF
Park/Recreation Open Space	P/R/OS
Clear Zone	CZ
AFVW Expansion	AFVW
Cemetary	CEM
Aviation MIP	AV
Historic District	HD

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Figure 3
Proposed General Plan Land Uses



Legend

		Width
▬▬	Modified Arterial Highway (urban) (7 lane) (with Class I mullt-use trail)	122'/150'
—□—	Urban Highway (Urban)	110'/152'
▬ ▬	Modified Arterial Highway (urban) (with Class I multi-use trail)	110'/138'
• • • •	Modified Secondary Highway (with two-way left turn lane)	76'/112'
ooooo	Secondary Highway	64'/100'
- - -	Industrial Collector Street	56'/78'
———	Industrial Cul-de-sac	44'/66'
— —	Existing Roadway	

* The project shall dedicate along its frontage to accommodate one half of the ultimate cross-section of Alessandro Boulevard.

** The project shall dedicate the additional right-of-way to accommodate the future widening of Cactus Avenue. This roadway will need to be improved to an Arterial Highway (Urban) (110'/152'), when the Future Development Area is built out.

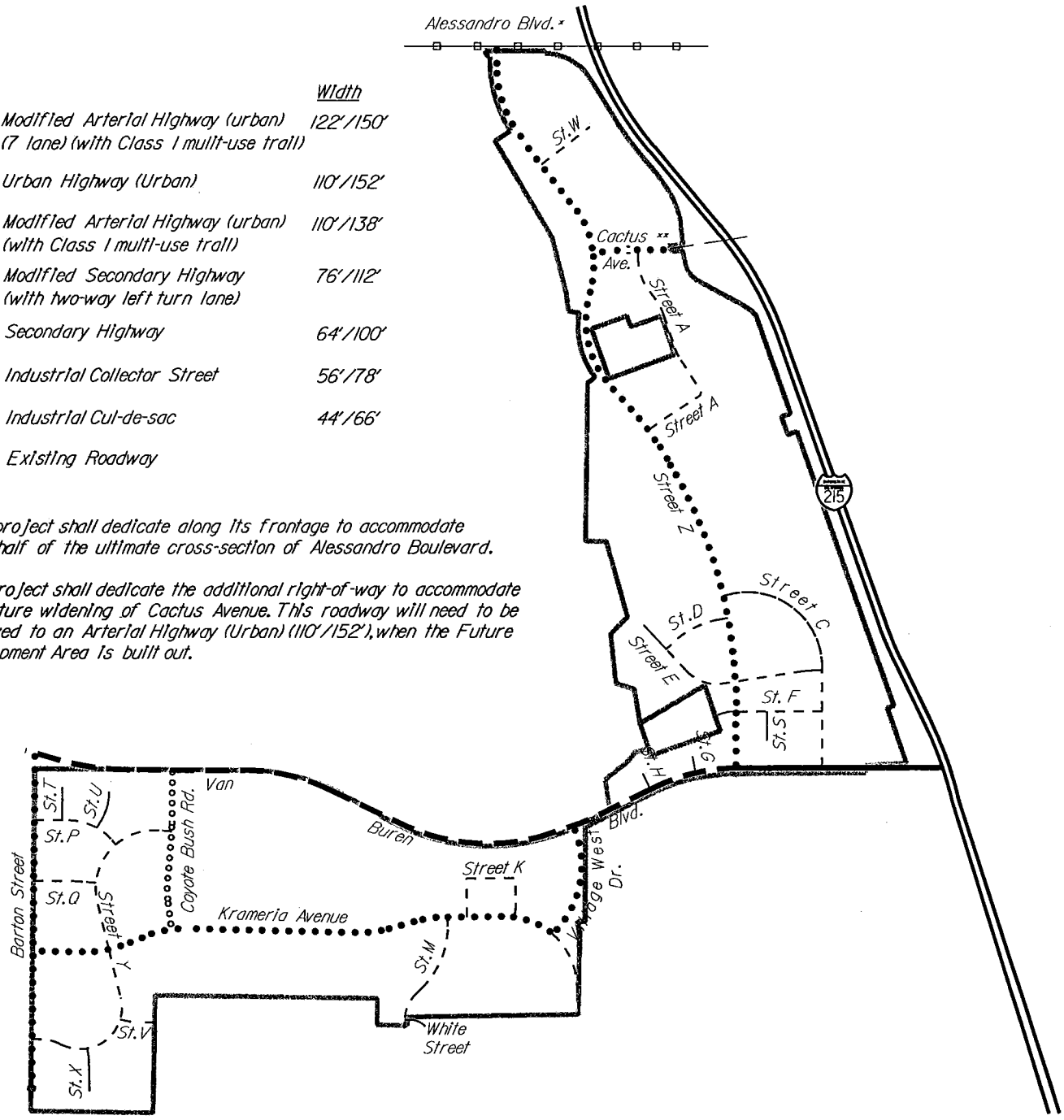
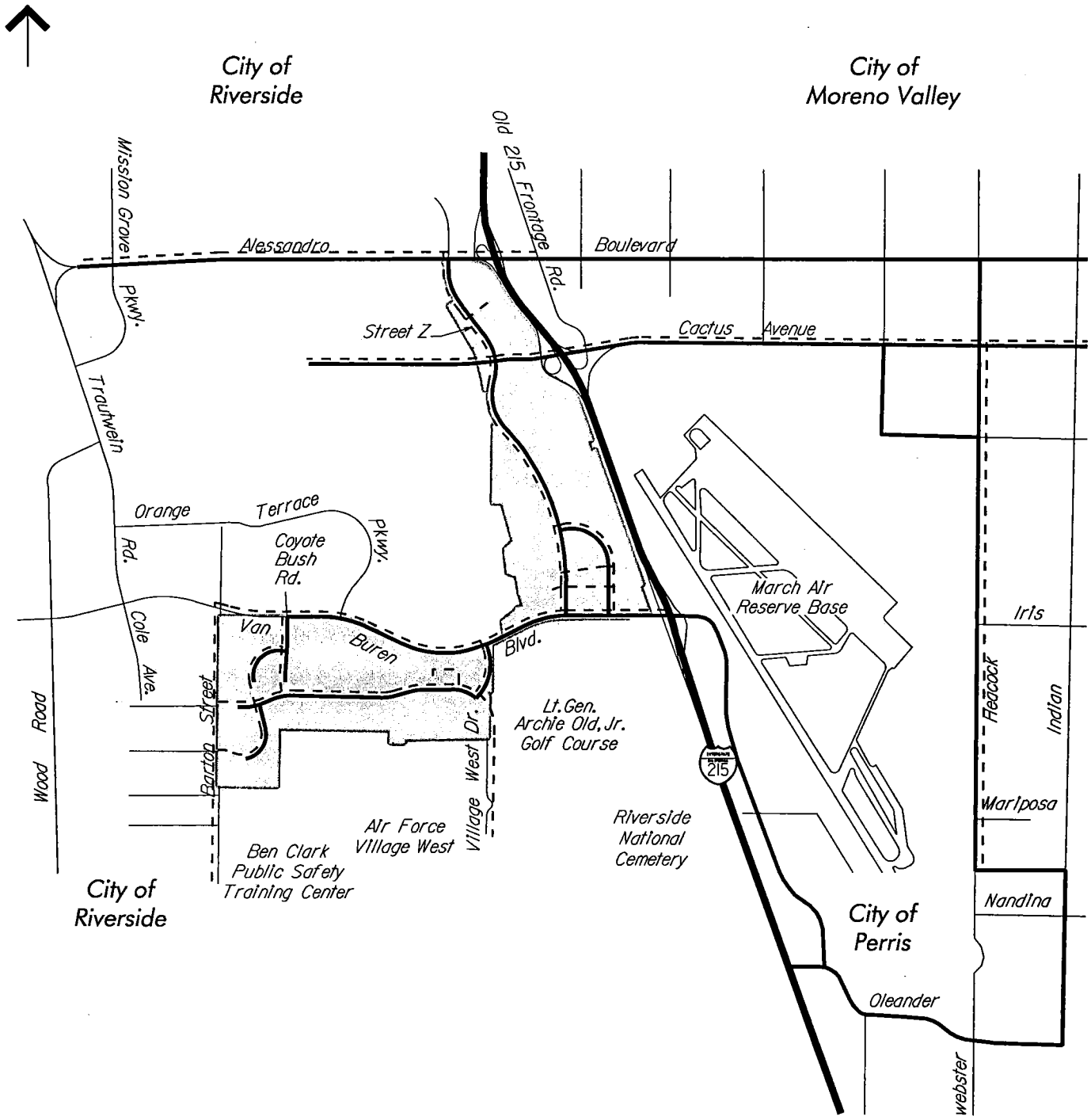


Figure 4

Roadway Classifications

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Legend

Truck route

Bike Route

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Figure 5

Transportation Plan Systems

RESOLUTION #JPA 20-19

A RESOLUTION OF THE JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING A TENTATIVE TRACT MAP 19-01 (TRACT MAP 37855) SUBDIVIDING PARCEL TWO SEPARATE PARCELS INTO SIX (2) INDIVIDIUAL LOTS FOR CONDOMINIUM PURPOSES FOR THE WESTMONT VILLAGE SENIOR LIVING RESIDENTIAL FACILITY

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, Air Force Village West (AFVW) was approved in the late 1970's as a residential senior living continuation care facility for Retired Military, Spouses and dependents for those 62 years of age or older, and later constructed between the 1980's and 1990's; and

WHEREAS, in 1996, through the Base Realignment and Closure (BRAC) process, the March Air Force Base becomes the March Air Reserve Base, the land area of the original AFVW is ultimately "annexed" into the JPA Boundaries; and

WHEREAS, in 2004, Specific Plan (SP-4) is adopted by JPA Ordinance #04-03 to allow for the expansion of the AFVW project; and

WHEREAS, in September 2019, the entire 221.8 acres project site was purchased by Senior Living Riverside, LP, and was renamed "Westmont Village; and

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

WHEREAS, in December of 2019, the applicant, Davie Cowan on behalf of Senior Living Riverside, LP, submitted an application for Tentative Tract Map 19-01, (Tract Map 37855, a proposal to subdivide 2 existing parcels comprised of three Assessor Parcel Numbers (APN's 294-130-003, 294-270-003 and 297-270-004) thus creating six (6) Lots for Condominium and Finance purposes; and

WHEREAS, the location of the Tract Map is located within the Residential (R-10 and R-20) Zone Designation as well as the General Land Use Plan Designation of Institutional Residential; and

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

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

WHEREAS, on July 22, 2020, the March Joint Powers Commission conducted a duly-noticed public hearing pursuant to the March JPA Development Code on the Project Entitlements, at which time all persons wishing to testify in connection with the Project Entitlements were heard and the Project Entitlements were comprehensively reviewed; and

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Tract Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the overall project was previously approved and constructed. Rather, the map only serves to divide the property for condominium and financing purposes only. The proposed Tentative Tract Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the original Mitigated Negative Declaration for the Specific Plan (SP-3) and due to the fact that the overall project itself ultimately was not built out and the overall allowed unit-count and square footage of the project has never been

fully constructed as originally approved. Staff Recommends that the March Joint Powers Commission finds the proposed Tentative Tract Map to be exempt from CEQA. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

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

1. The Tract Map, as conditioned, is consistent with the March JPA General Plan for the reasons outlined in Section 3 of Resolution #JPA 20-19.

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

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

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

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

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

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

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

PASSED, APPROVED, and ADOPTED this 22 day of July 2020.

Victoria Baca

Victoria Baca, Chair
March Joint Powers Authority Commission

ATTEST:

I, Cindy Camargo, Acting Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 20-19 was duly and regularly adopted by the March Joint Powers Commission at its regularly scheduled meeting on July 22, 2020 by the following vote:

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

Dated: July 22, 2020

Cindy Camargo, Acting Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

TENTATIVE TRACT MAP 19-01 FOR TRACT MAP 337855

(Attached)

TENTATIVE TRACT MAP NO. 37855

FOR CONDOMINIUM PURPOSES
WESTMONT VILLAGE
17050 ARNOLD DRIVE
RIVERSIDE, CA



VICINITY MAP
NOT TO SCALE

LEGEND AND ABBREVIATIONS:

EASEMENT (TYP)

PROPOSED EASEMENTS:

RIGHT OF INGRESS AND EGRESS OVER ALL PRIVATE STREETS

SITE INFORMATION:

1. EXISTING: 270 INDEPENDENT LIVING COTTAGES (20 ARE ATTACHED IN PAIRS TO DUPLEXES, AND 100 ARE DETACHED) LIVING APARTMENTS
2. EXISTING CLUBHOUSE, SKILLED NURSING FACILITY, MEMORY CARE, AND ADMINISTRATION BUILDINGS
3. NUMBER OF EXISTING LOTS: 3
4. NUMBER OF PROPOSED LOTS: 6
5. AREA OF SUBDIVISION BOUNDARY: 153.09 ACRES

UTILITY PURVEYORS

GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
WATER: WESTERN MUNICIPAL WATER DISTRICT

FLOOD INFORMATION

PARTS ON FEMA FLOOD INSURANCE RATE MAP NUMBER 06065C1160G. THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE A (AREA SPECIAL FLOOD HAZARD AREA

ZONE "X" DENOTES AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

LOT 1 OF TRACT MAP NO. 37135, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 396, PAGES 9 THROUGH 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2

PARCEL 1 OF PARCEL MAP 37134, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 211, PAGES 43 AND 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN TRACT MAP NO. 37135, AS SHOWN BY MAP RECORDED IN BOOK 396, PAGES 9 THROUGH 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BASE OF BEARINGS IS THE NORTH LINE OF PARCEL 1 AS DEPICTED ON TRACT MAP NO. 37304 RECORDED IN BOOK 451, PAGES 63 AND 64, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEARING BEING NORTH 89°31'16" EAST

LOT SUMMARY:

LOT 1: 43.48 ACRES
- COMMERCIAL CONDOMINIUM PURPOSES - UP TO 20 (TWENTY) UNITS
- MAX MAX DENSITY: 6.0 DU/ACRE
- DENSITY PERMITTED: 260 D.U.
- MAX MAX DENSITY: 100 PEOPLE / ACRE
- MAX MAX DENSITY: 300 PEOPLE / SINGLE ACRE

LOT 2: 28.58 ACRES
- RESIDENTIAL CONDOMINIUM PURPOSES FOR 98 SINGLE RESIDENCES AND 2 DUPLEX STRUCTURES (4 UNITS)
- MAX MAX DENSITY: 6.0 DU/ACRE
- DENSITY PROVIDED: 3.5 DU/ACRE
- ** CALC: 152 D.U. / 43.58 ACRES

LOT 3: 2.60 ACRES
SUPPORT FACILITY, CHAPEL

LOT 4: 26.25 ACRES
- RESIDENTIAL CONDOMINIUM PURPOSES FOR 94 SINGLE FAMILY RESIDENCES AND 22 DUPLEX STRUCTURES (144 UNITS)
- MAX MAX DENSITY: 6.0 DU/ACRE
- DENSITY PROVIDED: 5.5 DU/ACRE
- ** CALC: 138 D.U. / 26.25 ACRES

LOT 5: 19.62 ACRES
- RESIDENTIAL CONDOMINIUM PURPOSES FOR 38 SINGLE FAMILY RESIDENCES (38 UNITS)
- MAX MAX DENSITY: 6.0 DU/ACRE
- DENSITY PROVIDED: 1.94 DU/ACRE
- ** CALC: 38 D.U. / 19.62 ACRES

LOT 6: 16.15 ACRES
- RESERVATION CONDOMINIUM PURPOSES FOR 40 SINGLE FAMILY RESIDENCES AND 11 DUPLEX STRUCTURES (62 UNITS)
- MAX MAX DENSITY: 6.0 DU/ACRE
- DENSITY PROVIDED: 4.1 DU/ACRE
- ** CALC: 62 D.U. / 16.15 ACRES

DESIGNATED REMAINDER: 12.89 ACRES

ASSESSOR'S PARCEL NUMBERS:

294-270-003

ZONING INFORMATION

AIRPORT VILLAGE WEST SP-3 (SP0 #0A 01, ZONES R-10 AND R-20
ALL DEVELOPMENTS WERE OBTAINED PER MARCH JOINT POWER AUTHORITY DEVELOPMENT CODE

SPECIFIC PLAN SP-3 (AIRFORCE VILLAGE WEST)		
PROPOSED LAND USE		
AREA	R-10	R-20
GROSS AREA (AC)	9.10	9.00
LOT WIDTH (MIN)	70'-0"	70'-0"
LOT DEPTH (MIN)	100'-0"	100'-0"
LOT DEPTH (MAX)	150'-0"	150'-0"
SETBACKS		
FRONT YARD (MIN)	20'-0"	20'-0"
SIDE YARD (MIN)	5'-0"	5'-0"
STREET SIDE YARD	10'-0"	10'-0"
REAR YARD (MIN)	15'-0"	15'-0"
% STREET SIDE YARD	20%	20%
LOT COVERAGE (MAX)	40%	40%
BUILDING HEIGHT (MAX)	30'-0"	30'-0" (2 STORY)
COMPUTED USE		
GROSS DENSITY	9.9 DU/AC	4.8 DU/AC
TYPE OF UNIT	SINGLE	SINGLE
TYPE OF UNIT	DUPLEX	DUPLEX
THREE BEDROOM	100%	100%
DISTANCE BETWEEN BUILDINGS (MIN)	20'-0"	20'-0"

PROJECT NARRATIVE:

THE EXISTING SITE CONSISTS OF SINGLE FAMILY HOMES, ALL RENTAL UNITS, DEVELOPED ON 3 PARCELS (LOT 1, 2, AND 3). THESE HOMES ARE MANAGED BY A MANAGEMENT COMPANY. AN ADMINISTRATIVE OFFICE AND RECREATIONAL FACILITY ARE LOCATED ON THE PROPERTY TO SERVE THESE RENTAL UNITS. THE HOMES ARE ACCESSED VIA PRIVATE STREETS FROM CLARK STREET, WHICH IS ALSO A PRIVATE STREET, WHICH IS CURRENTLY GATED AT VILLAGE WEST DRIVE SOUTH OF WHITE BUFFALO RD. WITHIN THE GATED PRIVATE COMMUNITY, THE TRACT MAP CREATES PRIVATE STREETS AND EASEMENTS FOR VEHICLE ACCESS, PARKING, AND UTILITIES. ALL OF THE PRIVATE STREETS, AS DEPICTED ON THE EXISTING LOTS ARE A MIXTURE OF ASPHALT AND CONCRETE.

THIS PROJECT IS PROPOSED TO SUBDIVIDE EXISTING LOTS UPON THE PROPERTY AND ENABLE THE PROPERTY TO BE SUBDIVIDED INTO CONDOMINIUMS AND SUBSEQUENTLY EACH RESIDENTIAL UNIT, THE ADMINISTRATIVE AND COMMUNITY AMENITIES WILL BE PLACED UPON A SINGLE LOT. THE SENIOR HOUSING AND ANCILLARY FACILITIES WILL BE PLACED UPON A SINGLE LOT WHICH IS DEFINED FOR CONDOMINIUM PURPOSES. OTHER BUILDING PROPERTIES WILL REMAIN UNDEVELOPED AND RESERVED FOR POTENTIAL FUTURE EXPANSION. WITHIN THE SUBDIVISION BOUNDARY, REMAINING DEVELOPABLE LAND IS CONSIDERED AREAS. NOTE THIS WORK WILL BE DESIGNATED REMAINDER AS PER SUBDIVISION MAP ACT SECTION 66424.6(a)

EXISTING EASEMENTS:

SEE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-944434-SD DATED SEPTEMBER 3, 2019. ITEMS LISTED BELOW ARE SHOWN IN THE PRELIMINARY TITLE REPORT AND AFFECT PARCEL 1 AND 2. THEY ARE LOCATED WITH [X] WITH LOCATION PLOTTED THE SAME HEREON.

10. THE EFFECT OF AN ENVIRONMENTAL COVENANT AND NOTICE AFFECTING SAID MAP DATED IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, AS FILED IN BOOK 18 PAGES 85, (AFFECTS PARCELS 1 AND 2)

18. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1909 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY
AFFECTS: AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

19. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 1, 1909 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 1 AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

20. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 1, 1909 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 1 AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

21. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1909 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 1 AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

22. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1909 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 1 AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

23. AN EASEMENT FOR PIPELINES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 9, 1909 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY
AFFECTS: PARCELS 1 AND 2, AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

24. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1910 AS INSTRUMENT NO. IN BOOK OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 1 AND 2, AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

25A. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT MAP NO. 37135, RECORDED JULY 11, 1996 AND DAVIS BOOK 396, PAGE 9 THRU 13, OF TRACT MAPS, FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, WATER LINE AND INCIDENTAL PURPOSES. (AFFECTS: PARCEL 1)

26. THE EFFECT OF AN ENVIRONMENTAL COVENANT AND NOTICE AFFECTING SAID MAP DATED IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, AS FILED IN BOOK 37 PAGES 23 (AFFECTS: PARCEL 2)

29. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 11, 1996 AS INSTRUMENT NO. 296908 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 U.S.C. SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE, UNLESS RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR OTHER HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. (AFFECTS: PARCEL 1)

30. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE SECRETARY OF THE INTERIOR, AS GRANTOR, TO AIRPORT WEST VILLAGE WEST, INC., A CALIFORNIA CORPORATION, AS GRANTEE, RECORDED JUNE 17, 1999 AS INSTRUMENT NO. 1999-249427 OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO THE DOCUMENT FOR FULL PARTICULARS. (DOCUMENT IS DECLARING MODIFICATIONS THEREOF RECORDED MAY 4, 2010 AS INSTRUMENT NO. 2010-0213749 OF OFFICIAL RECORDS.) (AFFECTS: PARCELS 1 AND 2)

40. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, WHICH EXPIRED MAY 31, 2006 AS INSTRUMENT NO. 2005-0395339 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PARCEL 2, AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

41. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 3, 2007 AS INSTRUMENT NO. 2007-0611796 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AFFECTS: PARCEL 1, AS DESCRIBED THEREIN
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION

42. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 2008 AS INSTRUMENT NO. 2008-0021750 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION

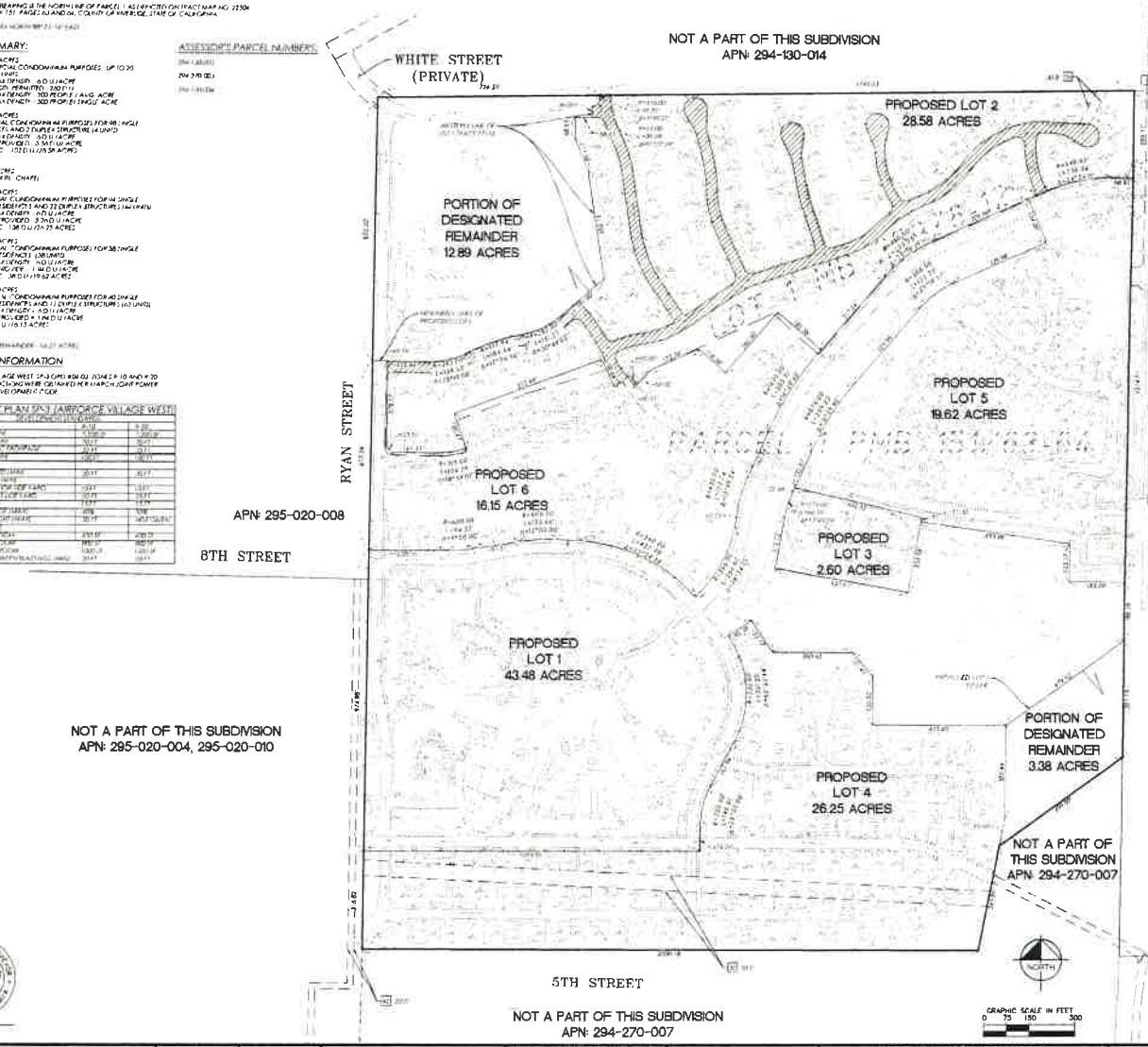
APPLICANT/SUBDIVIDER/OWNER

SENIOR LIVING RIVERSIDE, LP
7866 FAY AVE., SUITE N
LA JOLLA, CA 92037
ANDY PLANT
CONTACT: (858) 729-6720

SURVEYOR OF RESPONSIBLE CHARGE

KIMLEY-HORN AND ASSOCIATES, INC
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
TELEPHONE: (619) 234-9411
EMAIL: MICHAEL.ANTHON@KIMLEY-HORN.COM

06/30/2020
MICHAEL ANTHON, RE, P.L.S. DATE
R.C.E. 69627 P.L.S. 8013



ITEM	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
QC:
APPROVED BY:

Kimley»Horn
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
(619) 234-9411

MARCH JOINT POWERS AUTHORITY
PLANNING DEPARTMENT
APPROVED BY:
MARCH JOINT POWERS AUTHORITY DATE
PLANNING AND DEVELOPMENT DIR. DATE

MARCH JOINT POWERS AUTHORITY
TENTATIVE TRACT MAP NO. 37855

SHEET 1 OF 1
CITY PROJECT NO.

EXHIBIT "C"

CONDITIONS OF APPROVAL

(Attached)

Conditions of Approval for
Tentative Tract Map 37855

PLANNING DEPARTMENT

General Planning Conditions:

1. This Tentative Tract Map is approved, as shown on Exhibit A (dated July 8, 2020) as approved by the March Joint Powers Commission on July 22, 2020.

2. 2. This Tentative Tract Map approval shall be effectuated within a period of two years from the March Joint Powers Commission approval date of July 22, 2020. Prior to the expiration date the applicant may apply for an extension not to exceed three year from the expiration date, July 22, 2022.

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

4. The site shall be developed in accordance with the approved Specific Plan (SP-3), for the Airforce Village West project as adopted.by JPA Ordinance #04-03.

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

6. All future development shall comply with the provisions of the March JPA Development Code as well as any specific requirements of Specific Plan (SP-3) for the Air Force Village West Project.

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

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

9. The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 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.

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

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

12. Final Tract Map 37855 shall convey an n avigation easement to the march Inland Port Authority/march Air Reserve Base.

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

14. The recordation of the Final Tract Map 37855 shall include a cross-access agreement providing permanent access for all Tracts in perpetuity.

15. Prior to the recordation of Final Tract Map 37855, the applicant shall prepare CC&R's that describe how all common driveways, utilities, detention basins, common landscaping and open spaces, streets, and other on-stie amenities are to be maintained in perpetuity, and shall be reviewed by the March JPA Attorney.

WESTERN MUNICIPAL WATER DISTRICT

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

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

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

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

20. The property is located within the 1900 Pressure Zone. Currently, Western has an existing 14" water pipeline located along Village West Drive for service connection to the proposed project. The available Fire Flow must be determined by a flow test or fire flow modeling.

21. Coordinate with fire protection agency of jurisdiction to determine required fire flow for the proposed project and advise Western of the fire flow requirements. Submit request to Western for

fire flow modeling to determine if existing water systems capacity is available to provide the required fire flow. Depending on the results of the fire flow modeling additional conditions of approval such as upsizing of existing pipes, extension of pipes, installation of parallel piping or installation of pumps, at the developer's cost, may be required.

22. Western has an existing 18" recycled water pipeline in along West Village Drive. Recycled water is not available currently for service connection to the proposed project.

23. Currently, the on-site and off-site sewer system belongs to Air Force Village property owners. The onsite sewer consists of building sewer laterals, sewer collection system and a sewer lift station at the northeast corner of the project area. The off-site sewer system continues from the lift station in a force main to a gravity sewer system and terminates at Western Water Recycling Facility (WWRF). This system will remain in the ownership and responsibility of the property owners unless by future dedication and agreement for ownership, operation and maintenance with Western is completed.

24. In order to secure current proper operations and maintenance of the system, the homeowners association (Association) will be required to recognize the ownership of this facility in the Covenants, Conditions and Restrictions (CC&R's) and to provide funding and reserve funding for operations and maintenance within the CC&R's. The CC&R's shall require the Association at a minimum to meet all current State of California requirements for ownership of the sewer system. This may include but not be limited to permitting of the sewer system, filing of Sewer System Management Plan (SSMP), monthly reporting, sewer overflow reporting and response, and contract with certified Wastewater Operator(s). The CC&R's shall also include maintaining in working condition and calibration of the magnetic meter on the force main for access and reading by Western.

25. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water, sewer and/or recycled water plan layout to Western before formal submittal of Water, Sewer and/or Recycled Improvement Plans.

26. Preliminary water, sewer and/or recycled water plans shall show the following items: a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries. b. Delineate all easements within project boundaries. c. Delineate all proposed and existing lots, streets, and storm drains. d. Delineate all proposed water, sewer and/or recycled water facilities within project boundaries. Include pipeline diameters and type of material.

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

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

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

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

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

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

33. Provide and/or pay for all applicable cost and fees including connection facilities, relocation of facilities, and additional facilities that may be necessary to accommodate applicant's proposed water and sewer usage, while maintaining resiliency of pipelines within Western's distribution system. This may include the upsizing of pipelines, installation of pressure reduction, and/or pump stations (subject to the application of appropriate credits for additional facilities provided by applicant).

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

ENGINEERING DEPARTMENT, TRILAKE CONSULTANTS

35. The project shall adhere to the conditions of the original Tract Map 37855 including dedication of all street improvements (if any).

36. The Final Tract Map shall be submitted to JPA for review and approval.

37. All monuments shall be set prior to recordation or in lieu fee deposited with JPA (if any).

38. All dedications as shown on the map shall be subject to review and acceptance by JPA prior to map recordation.

RIVERSIDE COUNTY AIRPORT LAND USE AUTHORITY (ALUC)

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

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

    (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final

approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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

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

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

(e) Highly noise-sensitive outdoor nonresidential uses and hazards to flight.

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

42. The attached notice shall be provided to all prospective purchasers of the proposed lots and the proposed airspace condominiums and to all tenants of the homes thereon.

43. Any new ground-level or aboveground water detention basin or facilities, including water quality management basins, shall be designed and maintained for a maximum 6-to-12-hour detention period after the design storm and remain totally dry between rainfalls. Vegetation around such facilities that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced to prevent contiguous canopy, when mature. Trees and bushes shall not produce fruit, seeds, or berries.

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

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

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 10c

Meeting Date: July 22, 2020

Action: **ADOPT RESOLUTION #JPA 20-19 APPROVING TENTATIVE TRACT MAP (TTM) 19-01 FOR TRACT MAP 37855, A 153 NET ACRE TRACT MAP CONSISTING OF 6 LOTS WITHIN THE WESTMONT VILLAGE SENIOR LIVING RESIDENTIAL FACILITY, AND DIRECT STAFF TO FILE A NOTICE OF EXEMPTION PURSUANT TO MARCH JOINT POWERS AUTHORITY'S LOCAL CEQA GUIDELINES**

Motion: Move to approve Resolution #JPA 20-19 for Tentative Tract Map (TTM 19-01) 37855, a proposal to create 6 new Lots on 136.68 acres for the existing Westmont Village Senior Living Facility (formerly known as the Air Force Village West) for Condominium Purposes, located in the Air Force Village West Specific Plan (SP-1) and Direct Staff to File a Notice of Exemption Pursuant to March JPA's Local CEQA Guidelines

Applicant: Davie Cowen on behalf of Westmont Village, Senior Living Riverside, LP

Background:

The Air Force Village West (AFVW) project began construction in unincorporated Riverside County as a continuation care facility for retired officers of the United States military in the late 1970's. By the early 1980's, AFVW is completed and approved by deed restriction for Retired Military, Spouses and dependents for those 62 years of age or older. In 1996, through the realignment of March Air Force Base to March Air Reserve Base, the land area of the original AFVW is expanded from the initial 153 acres to include approximately 221 total acres. Ultimately AFVW becomes essentially "annexed" into the March JPA boundaries so that all land use, zoning and building code requirements would be solely implemented by the March JPA, including any future expansions of the project. In 2004, the Specific Plan (SP-3) is adopted by the March Joint Powers Commission, allowing for a total of 640 units, including the 405 existing single family homes, 64 assisted living/special care units, and the 59 skilled nursing units. In 2007, an amendment is proposed to increase the unit count by approximately 200 units and allowing a new Chapel and multi-purpose event center. Ultimately the proposed amendment is withdrawn, and the owners instead apply for a Plot Plan for the stand-alone

Chapel and multipurpose center, which is later approved. After declining enrolment by retired officers of the United States military, AFVW votes to re-brand itself as an all-encompassing Retirement Community, and in 2017, changes its name to "Alta-Vita"

In 2019, the entire 221.8-acres project was purchased by Senior Living Riverside, LP, and in September 2019, was renamed "Westmont Village." As constructed, Westmont Village, consists of 153 acres of mostly developed land, and 68.8 acres of undeveloped expansion area, which is not a part of this Tract Map. Westmont Village is a for-profit, month to month rental community for those over 55 years of age and includes Independent Living, Assisted Living, Memory Care, and Skilled Nursing. The assisted living and memory care are licensed by California Communicate Care Licensing, Department of Social Services as a Residential Care Facility for the Elderly. The Skilled Nursing Facility is licensed by the California Department of Health Services.

Location

Westmont Village is a large planned Senior Living Residential facility located approximately 1.75 miles west of the I-215 freeway, 0.75 miles south of the intersection of Village West Drive and Van Buren Boulevard, south of the Meridian West South Campus as well as the Ben Clark training facility, west of the General Old Golf Course and the Riverside National Cemetery (see Figure 1 below).

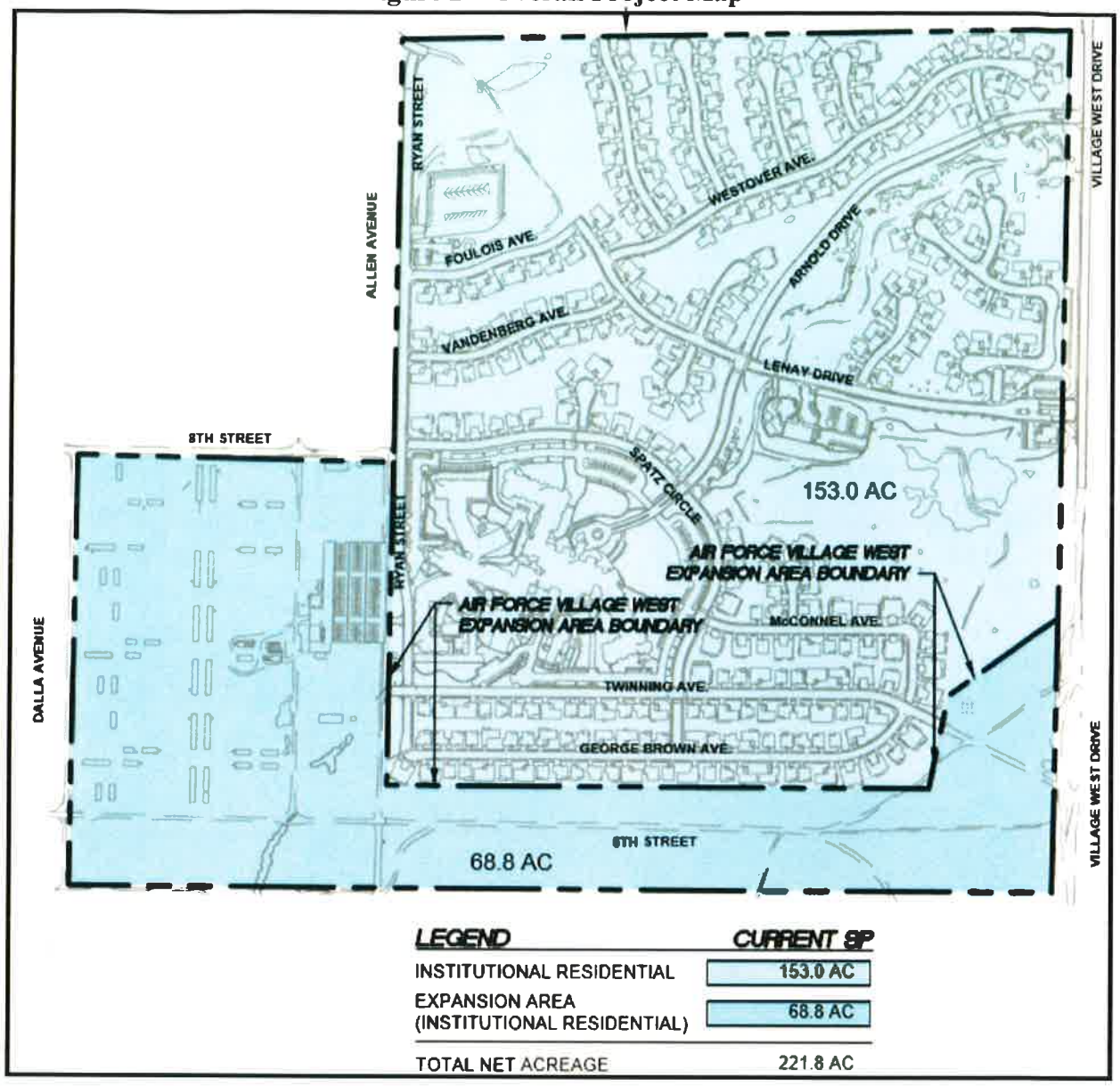
Figure 1: Location Map



Previous Approvals

As noted in the project background, AFVW Specific Plan-3 was approved in 2004 by the JPA as a residential care facility with multiple residential buildings and uses, including single-family detached housing units, single-family attached housing units, and the assisted living and skilled nursing care facility. As originally approved, the project allowed for a total 307 single-family detached housing units, 70 duplexes, and 263 apartments units totaling 640 units. Of the approved units noted above, approximately 75 units of single-family detached attached units remain un-built, and 160 apartment units remain un-built. Additionally, 104 units of assisted living facility units were approved, along with 40 special care units, and 99 skilled nursing units. It is unknown to staff at this time how much of those units were constructed as certain portions of the originally approved overall Assisted Living Facility have not yet been built. The Specific Plan also included two additional areas for future development within the overall boundaries of the project but did not include specific detail for the future expansion area. Also approved post-Specific Plan approval, was a Chapple and multi-use center that were constructed in 2007 (see Figure 2 Overall Project Map below):

Figure 2 – Overall Project Map



Zone and Land Use Designation:

Westmont Village, which is incorporated into Specific Plan (SP-3) Air Force Village West, is located within two Zone Designations, Residential (R-10), which allows ten (10) dwelling units per acre, and Residential (R-20), which allows twenty dwell units per acres. The Land-Use designation for overall property is "Institutional Residential" which, according to the March JPA General Plan, allows for Senior Living Facilities, Assisted Living Facilities, Skilled Nursing Facilities, and similar residential uses (see Figure 3, Zoning Map and Figure 4, land-use map below).

Figure 3: Zoning Map

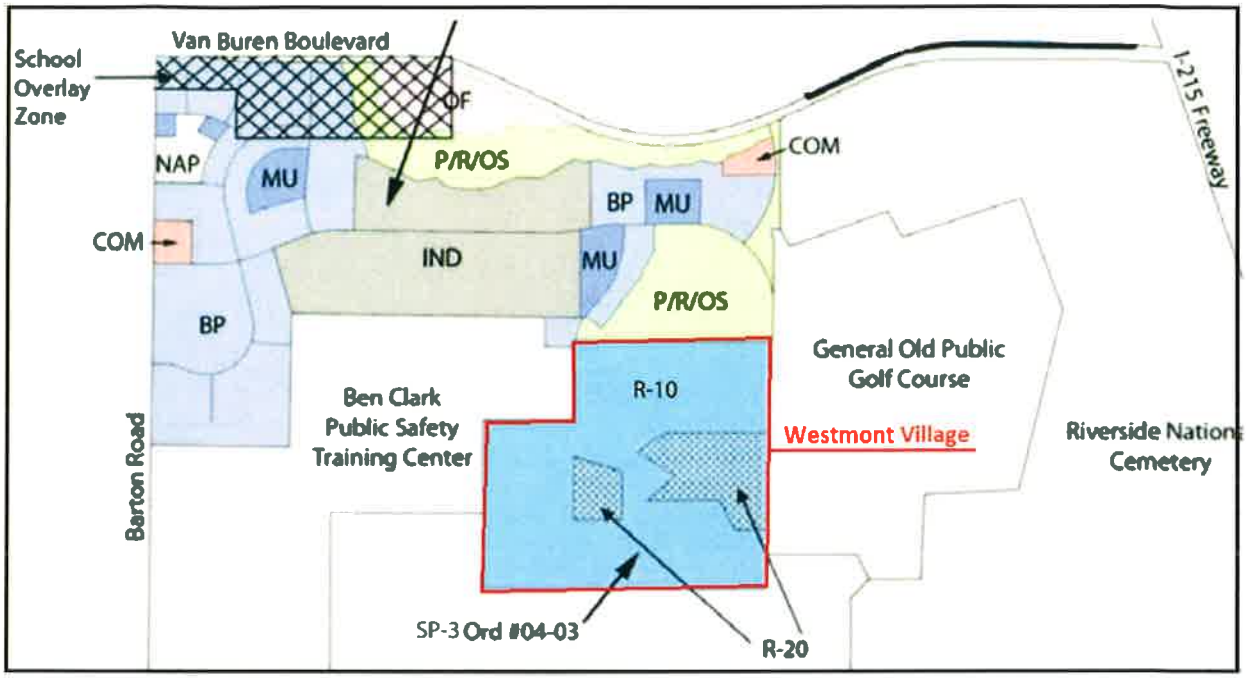
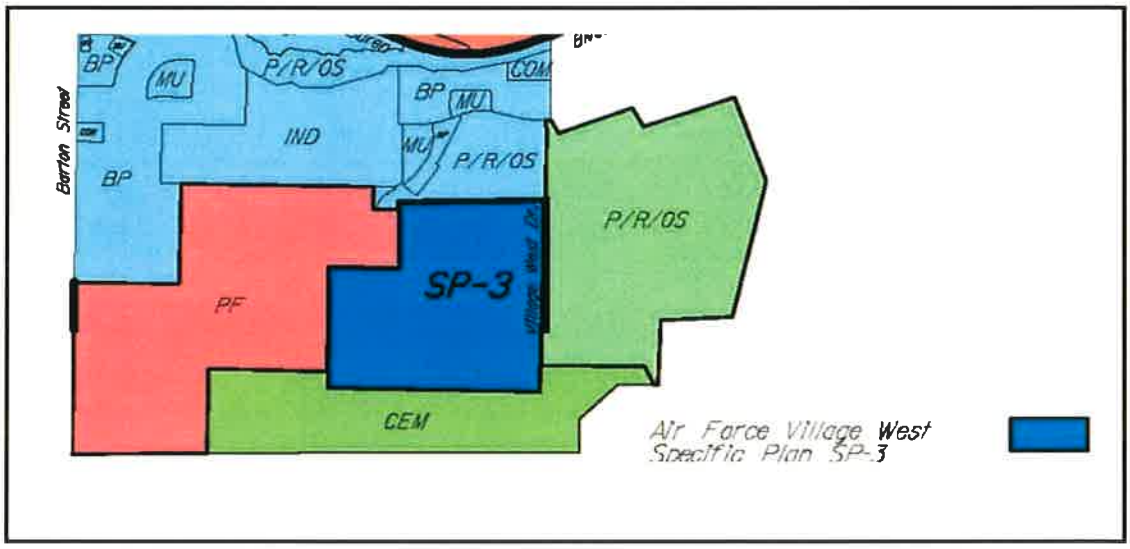


Figure 4: Land-Use Map



Discussion:

Westmont Village is requesting approval for Tentative Tract (TTM 19-01) No 37855 for the purpose subdividing the existing 153 net acre (127.5 gross acre) property into six (6) Lots for the purpose of creating "finance map" to include the properties where all of the existing structures within the project are located. The existing site comprises single family homes, as rental units, situated on 2 existing parcels comprised of three Assessor Parcel Numbers (APN's 294-130-003, 294-270-003 and 297-270-004). The existing homes as well as the assisted living center are managed by a single entity. An administration facility and common area building reside on the property to serve these rental units. The homes are accessed via private streets from Clark Street, which is also a private street, which in turn connects to Village West Drive south of Van Buren Blvd. When the single-family homes were constructed, the tract

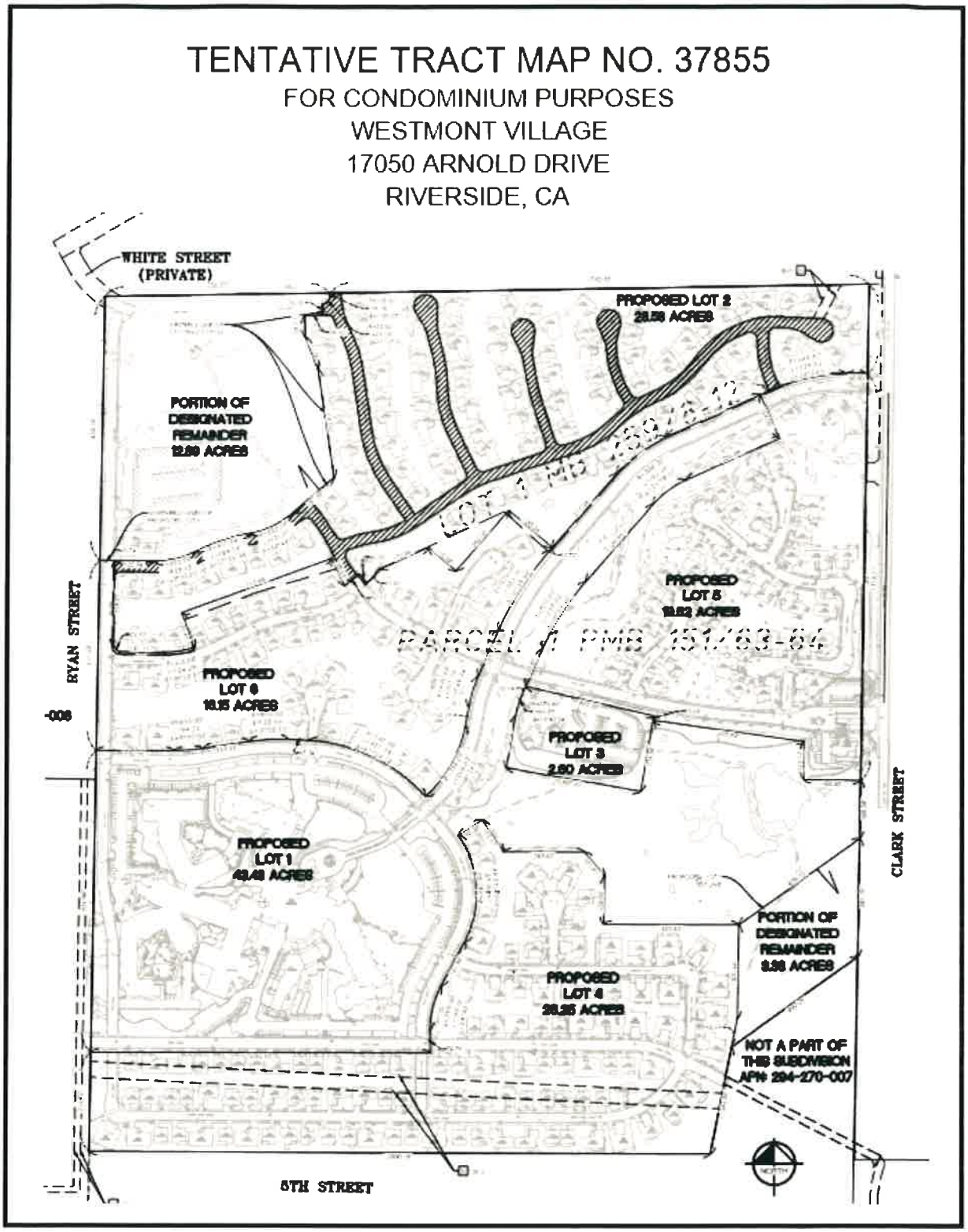
map granted emergency vehicle ingress and egress rights upon the private streets. Also included on the existing lots are a senior housing and skilled nursing facility. This project proposes to subdivide additional lots upon the property and entitle the airspace to be subdivided into condominiums units surrounding each residential pad. The administration and common area buildings will be placed upon a single lot. The senior housing and skilled nursing facility will be placed upon a single lot which is entitled for commercial condominium purposes in order to provide flexibility with leasing and potential future expansions. Within the subdivision boundary, remain two separately distinct and undeveloped areas. Those two areas will be designated remainders as per subdivision map act section 66424.6(d):

Tentative Tract Map 19-01 (TTM No. 37855): The proposed map proposes to subdivide the two existing parcels into four Lots comprised of the following:

- **Lot 1** – 43.48-Acres. Lot 1 contains the existing assisted and skilled nursing facility along with associated landscaping and parking.
- **Lot 2** – 28.58-Acres. Lot 2 contains roughly 25% of the existing single-family and attached two-family units within the overall development, private streets and landscaping.
- **Lot 3** – 2.60-Acres. Lot 3 contains the existing chapel and recreation hall associated with the overall development.
- **Lot 4** – 26.25-Acres. Lot 4 contains the roughly 25% of the single-family and attached two-family residential dwellings within the overall site, including associated private streets and landscaping.
- **Lot 5** – 19.62-Acres. Lot 5 contains the roughly 25% of the single-family and attached two-family residential dwellings within the overall site, including associated private streets landscaping, and the Guard Shack at the entrance of the overall development.
- **Lot 6** – 16.15-Acres. Lot 6 includes the remaining balance of all the single-family and attached two-family residential dwellings within the overall site, including associated private streets and landscaping.

It should be noted that the proposed Tentative Tract Map does not result in a new development, as the current owners are not currently proposing to build out the project as it was originally approved when SP-3 was adopted. Areas within the Specific Plan boundaries, but are not included within the proposed map, include a parcel with a large rock-outcropping along with an existing stream bed, as well as areas that were originally slated for unspecified future development (see Figure 5, Proposed Tentative Tract Map below):

Figure 5 – Tentative Tract Map 37855



ALUC REVIEW

On June 11, 2020, the Riverside County Airport Land Use Commission found the Tentative Tract Map to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to various conditions of approval. Those Conditions of

Approval have been incorporated into the overall Conditions of Approval for the Tentative Parcel Map under "ALUC Conditions."

CEQA REVIEW

Findings Under State CEQA Guidelines Section 15061 (b)(3). The project was originally approved with the adoption of a Mitigated Negative Declaration and was certified by resolution., pursuant to the California Environmental Quality Act. The March Joint Powers Authority finds that the Tentative Tract Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the overall project was previously approved and constructed. Rather, the map only serves to divide the property for financing purposes only. The proposed Tentative Tract Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the original Mitigated Negative Declaration for the Specific Plan (SP-3) and due to the fact that the overall project itself ultimately was not built out and the overall allowed unit-count and square footage of the project has never been fully constructed as originally approved. Staff Recommends that the March Joint Powers Commission finds the proposed Tentative Tract Map to be exempt from CEQA. Pursuant to March JPA CEQA Guidelines, staff will file a Notice of Exemption with the Riverside County Clerk's Office.

Attachments:

1) Resolution #JPA 20-19 Approving Tentative Tract Map 37855 and Adopting Conditions of Approval
   Exhibit A: Tentative Tract Map 37855
   Exhibit C: Map Conditions of Approval
2) Notice of Exemption.

NOTICE OF EXEMPTION

TO:	FROM: (Public Agency)
☒ Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	March Joint Powers Authority
☒ Clerk of the Board of Supervisors or County Clerk County of: Riverside	Address 14205 Meridian Parkway, Suite 140 Riverside, CA 92518

1.	Project Title:	Tentative Tract Map 19-01 (TTM 19-01) for condominium purposes for the Westmont Village Senior Living Residential Facility
2.	Project Applicant:	Senior Living Riverside, LP.
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	17050 Arnold Dr, Riverside, CA 92518
4.	(a) Project Location – City:	(b) Project Location – County: County of Riverside
5.	Description of nature, purpose, and beneficiaries of Project:	Tentative Tract (TPM 19-01) No 37855 was approved for the purpose subdividing an existing 153 net acre (127.5 gross acre) property into six (6) Lots for the purpose of creating "finance map" and condominium purposes to include the properties where all of the existing structures within the project are located. The existing site comprises single family homes, as rental units, and a Residential Assisted Living and Skilled nursing facility situated on 2 existing parcels comprised of three Assessor Parcel Numbers (APN's 294-130-003, 294-270-003 and 297-270-004).
6.	Name of Public Agency approving project:	March Joint Powers Authority
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Davie Cowen c/o Westmont Village 17050 Arnold Dr, Riverside, CA 92518
8.	Exempt status: (check one)	
	(a) ☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)

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

	(b) ☐	Not a project.	
	(c) ☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
	(d) ☒	Categorical Exemption. State type and section number:	Per State CEQA Guidelines Section 15061 (b)(3) The activity is covered by the common-sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment."
	(e) ☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
	(f) ☐	Statutory Exemption. State Code section number:	
	(g) ☐	Other. Explanation:	
9.	Reason why project was exempt:		The March Joint Powers Authority finds that the Tentative Tract Map is exempt from State CEQA Guidelines under Section 15061 (b)(3). Under Section 15061 (b)(3), "The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The proposed map does not propose any new construction activities as the overall project was previously approved and constructed. Rather, the map only serves to divide the property for financing purposes only. The proposed Tentative Tract Map does not have the potential for causing any new significant effects to the environment which was not previously analyzed in the original Mitigated Negative Declaration for the Specific Plan (SP-3) and due to the fact that the overall project itself ultimately was not built out and the overall allowed unit-count and square footage of the project has never been fully constructed as originally approved. Staff Recommends that the March Joint Powers Commission finds the proposed Tentative Tract Map to be exempt from CEQA. Pursuant to March JPA CEQA Guidelines
10.	Lead Agency Contact Person:		Mathew Evans
	Telephone:		(951) 656-7000
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☐ No ☒		
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes ☐ No ☐ If yes, the date of the public hearing was: July 22, 2020		

Signature:_____ Date:_____ Title:_____

Name:

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

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

RESOLUTION #JPA 17-18

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING THREE CONDITIONAL USE PERMITS (CUP 17-01), (CUP 17-02) AND (CUP 17-03), PLOT PLAN (PP 17-02), TENTATIVE PARCEL MAP (TPM 17-01), AND VARIANCE (V 17-01) AND (V 17-02) FOR THE DEVELOPMENT OF THIRTEEN BUILDINGS ON UNIT 2, LOT 1, 2 & 3 AND UNIT 2, LOT 9 & 10 WITHIN PLANNING AREA 1 OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

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

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

WHEREAS, in February 2003, the Authority approved the March Business Center Specific Plan (SP-1) to guide land use decisions within a 1,290-acre portion of the former March Air Force Base; and

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

WHEREAS, MS Alessandro LLC c/o Silagi Development ("Applicant") proposes the development of 10.69 acres within Planning Area 1 of the Meridian Specific Plan Amendment (SP-5), including the development of 13 lots totaling approximately 157,513 square feet for Business Enterprise, Business Park and Office Commercial uses ("Project"); and

WHEREAS, on March 20, 2017, Applicant submitted certain land use applications (collectively the "Project Entitlements") requesting the following:

1. A Plot Plan application (PP 17-02) to depict the proposed site layout and authorize the development 13 buildings totaling 157,513 square feet on 10.69 acres (Unit 2, Lot 1,2 & 3 and Unit 2, Lot 9 & 10) and to operate as Business Enterprise, Business Park and Office Commercial uses. Building square footage will range from 5,458 square feet to 21,907 square feet. Building heights would range between 26 feet and 32 feet. The proposed buildings will be constructed as a single-story, with no mezzanine proposed. A total of 282 parking stalls are proposed to accommodate the site; and

2. Three Conditional Use Permit applications (CUP 17-01), (CUP 17-02) and (CUP 17-03) to allow for Building 6, Building 7 and Building 8 to operate as a Business Enterprise use within the Mixed Use zoning District of the Meridian Specific Plan Amendment (SP-5). The proposed buildings are to be located on Unit 2, Lot 1 of Final Map 30857-2 and within the Mixed Use zoning district of the Meridian Specific Plan Amendment (SP-5). Business Enterprise uses are considered a conditionally permitted use according to the Meridian Specific Plan Amendment (SP-5) and require a conditional use permit. A Conditional Use Permit will be applicable to each of the three buildings; and

3. A Tentative Parcel Map application (TPM 17-01) for the subdivision of Unit 2, Lots 1, 2 & 3 into eleven legal lots ranging between 0.42 acres to 1.91 acres in size; and

4. Two Variance applications (V 17-01) and (V 17-02) as Building 2 and Building 10 encroach into the rear yard setback due to easement constraints; also, Building 1, Building 2, Building 3, and Building 5 are similarly restricted in that the constraints of the easements affect parcel size and configuration of these lots and as such do not meet the minimum lot area of 30,000 square feet; and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 *et seq.*), March JPA staff prepared and the March Joint Powers Commission ("Commission") certified a Final Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) ("FEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff prepared and the Commission certified a Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) ("SEIR"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, March JPA staff has prepared and the Commission has adopted an Addendum to the certified SEIR for the Meridian Specific Plan Amendment (SP-5) for the Project Entitlements; and

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

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

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

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

SECTION 2. Compliance with the California Environmental Quality Act. The Commission has considered and adopted an Addendum to the 2010 SEIR for the Meridian Specific Plan Amendment (SP-5) (SCH #2009071069) for the Project, including CUP 17-01, CUP 17-02, CUP 17-03, PP 17-02, TPM 17-01, V 17-01, and V 17-02, in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. As the decision-making body for the Project, the Commission of the March JPA has reviewed and considered the FEIR, the SEIR, the Addendum to the SEIR, the Initial Study, any oral or written comments received, and the administrative record prior to taking action on the Project, including action on CUP 17-01, CUP 17-02, CUP 17-03, PP 17-02, TPM 17-01, V 17-01, and V 17-02.

SECTION 3. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record, and having considered the SEIR and the FEIR and all written and oral evidence presented to the Commission, the Commission finds that all environmental impacts of the Project have been addressed within the certified SEIR and the Initial Study. The Commission finds that no new or additional mitigation measures or alternatives are required. The Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project, including CUP 17-01, CUP 17-02, CUP 17-03, PP 17-02, TPM 17-01, V 17-01, and V 17-02, may result in any significant environmental impacts beyond those analyzed in the certified SEIR. The Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project, including CUP 17-01, CUP 17-02, CUP 17-03, PP 17-02, TPM 17-01, V 17-01, and V 17-02, and reflects the independent judgment and analysis of the Commission

SECTION 4. Findings for Conditional Use Permit CUP 17-01, CUP 17-02, and CUP 17-03. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Conditional Use Permit CUP 17-01, CUP 17-02, and CUP 17-03 in accordance with Section 9.02.060 of the March JPA Development Code:

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

2. The proposed Project complies with all applicable zoning and other regulations because the Project complies with all the requirements of Section 9.02.060 and 9.11.070 of the March JPA Development Code and the requirements of the Meridian Specific Plan (SP-5); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because the Project is consistent with Chapters 9.04 (Commercial Districts), Chapter 9.05 (Industrial Districts), Chapter 9.13 (Specific Plan) and the Meridian Specific Plan Amendment (SP-5). The Project

will include Business Enterprise, Business Park and Office Commercial uses and shall be limited to 50 average people/acre and 100 people/single-acre since the Project is located in Airport Compatibility Zone B1 and adjacent to but not within the limits of Accident Potential Zone II as per the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan adopted on November 13, 2014; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity as the Project is consistent with the requirements of the Meridian Specific Plan Amendment (SP-5), which ensures that the proposed development is compatible with existing and planned development in the vicinity.

SECTION 5. Findings for Plot Plan 17-02. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Plot Plan 17-02, in accordance with Section 9.02.070 of the March JPA Development Code:

1. The proposed Project is consistent with the goals, objective, policies, and programs of the March JPA General Plan because the proposed project would implement the following General Plan Land Use goals:

a) Provide for a balanced mix of land uses that contribute to the regional setting, can capitalize on the assets of the Planning Area while ensuring compatibility throughout the Planning Area and with regional plans.

b) Manage growth and development to avoid adverse environmental and fiscal impacts.

c) Develop an identity and foster quality development within the Planning Area.

d) Maximize and enhance the tax base and generation of jobs through new reuse and joint use opportunities; and

2. The proposed Project complies with all applicable zoning and other regulations because the Project site is located within the boundaries of the Meridian Specific Plan Amendment (SP-5) and is consistent with development regulations and standards outlined in Section G., Development Regulations of the Meridian Specific Plan Amendment (SP-5); and

3. The proposed Project will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity because it is compatible with the Safety Risk Management Element of the March JPA General Plan in that the Project is designed and oriented in such a way to protect the Meridian Specific Plan area and adjacent community from unreasonable risks associated with seismic, geologic, fire and flood hazards; and

4. The location, design, and operation of the proposed Project will be compatible with existing and planned land uses in the vicinity because the Project is consistent with the land use and development requirements of the Meridian Specific Plan Amendment (SP-5), which ensures compatibility between existing and planned land uses within the Specific Plan Area.

SECTION 6. Findings for Tentative Parcel Map 17-01. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Tentative Parcel Map 17-01, in accordance with Government Code section 66410 *et seq.* and Sections 9.14.050 and 9.14.070 of the March JPA Development Code:

1. The Tentative Parcel Map is consistent with applicable March JPA General Plan and Meridian Specific Plan Amendment (SP-5) because the Project site is designed to minimize land use conflicts and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion; and

2. The design or improvement of the Tentative Parcel Map is consistent with applicable March JPA General Plan and Meridian Specific Plan Amendment (SP-5) because the Project site is designed in accordance with Section G. Development Regulations, however due to the constraints of the easements within the Project site, a Variance (17-02) is requested to allow Building 1, Building 2, Building 3 and Building 5 to be situated on lots that range from 18,377 square feet to 24,795 square feet but less than the 30,000 square foot minimum lot size requirement; and

3. The site of the Tentative Parcel Map is physically suitable for the type of development because and the Project site proposes the development of eleven buildings for uses such as Business Enterprise, Business Park and Office Commercial to be located in the Mixed Use, Business Park and Commercial zoning designations of the Meridian Specific Plan (SP-5).

4. The design of the Tentative Parcel Map or proposed improvements are not likely to cause substantial environmental damage or substantially unavoidably injure fish or wildlife or their habitat because after further CEQA review, it has been determined that environmental impacts to any significant rare or endangered species of plant, animal, insect or any fragile or unique biotic community are at a level of insignificance; and

5. The design of the Tentative Parcel Map or the type of improvements are not likely to cause serious public health problems because all development and public improvements will be performed per the requirements of all applicable standards and codes, including the zoning and building codes; and

6. The design of the Tentative Parcel Map or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision because easements have been preserved through subdivision design or relocation; and

7. Land is not subject to a contract entered pursuant to the California Land Conservation Act of 1965; and

8. The Tentative Parcel Map and the associated design and improvements are consistent with Section 2 of Ordinance JPA #03-01; and

9. The design of the Tentative Parcel Map provides, to the extent feasible, for future passive or natural heating and cooling opportunities of the subdivision because the Project proposes the construction of thirteen buildings designed to reduce energy usage by utilizing solar or low emission water heaters, double-paned windows, light colored roofing materials, the use of skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond current building code requirements; and

10. The discharge of waste into an existing sewer system from development proposed in the Tentative Parcel Map will not cause a violation of existing requirements prescribed by the local water quality control board because the subdivision of property into eleven different parcels for Business Enterprise, Business Park and Office Commercial uses would pose but a minor contribution to demand for wastewater treatment services identified in the Meridian Specific Plan Amendment (SP-5) and impacts would be no greater than what was previously analyzed in the Meridian SEIR; and

11. The effect of the Tentative Parcel Map on the housing needs of the region were considered. The Project proposes the subdivision of property into eleven distinct parcels for Business Enterprise, Business Park and Office Commercial uses within the Mixed Use, Business Park and Commercial zoning districts. The Project site is a vacant lot that has been previously graded and cleared and as such, does not contain housing that would need to be replaced elsewhere. The Project would not remove or otherwise displace housing or people. No replacement housing is required as part of the Project.

SECTION 7. Findings for Variance V 17-01 and V 17-02. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission makes the following findings for approval of Variance V 17-01 and V 17-02, in accordance with Section 9.02.100 of the March JPA Development Code:

1. The 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 because the subject property is rectangular in shape and development options are severely restricted by the presence of various existing easements within the property; such easements include: a 30 foot wide Questar fuel line easement bisects the property, a 100 foot wide Metropolitan Water District easement, and a 30 foot wide Riverside County Flood Control District storm drain easement, therefore limiting the size shape and location of the buildings on the property. These property constraints result in the need for two variances, the first (V 17-01) is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. The second variance (V 17-02) is a request to allow Buildings 1, 2, 3 & 5 to range in lot size at 18,377 to 22,302 square feet, which is less than the 30,000 square feet in

size per the Meridian Specific Plan Amendment (SP-5) in order to accommodate Buildings 1, 2, 3 &5 which range in lot size from 18,377 to 22,302 square feet; and

2. 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 because the property is encumbered by several easements, a 30 foot wide Questar fuel line easement, 100 foot wide Metropolitan Water District easement, a 30 foot wide Riverside County Flood Control District storm drain easement, and also by an existing Western Municipal Water District pump station that is situated on a separate 10,000 ± square foot parcel within the subject property frontage along Meridian Parkway; and

3. The 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 because the surrounding property owners and other properties with the same zoning classification are not equally impacted by the constraints of the existing easements as the subject property; and

4. The granting of the Variances will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the Project site is constrained by several easements particular to the property and are unrelated to nearby property owners and properties located in similar zoning classifications.

5. The granting of the Variances will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because the site meets all other Development Regulation requirements as a part of the Meridian Specific Plan Amendment (SP-5), however due to the constraints of the property in relation to the easements, Building 2 and Building 10 encroach into the rear yard setback; and also, the proposed parcel configurations and sizes are similarly restricted. As a result, Building's 1, 2, 3 and 5 are below the required lot size of 30,000 square feet and range from 18,377 to 22,302 square feet ; and

6. The granting of Variances is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code because the requested Variances are compatible with existing and anticipated future development in the vicinity of the Project site, within the Meridian Specific Plan Amendment (SP-5) area and the community. Furthermore, the requested Variances are intended to improve the configuration of the proposed Building's without loss of additional square footage and to avoid awkward building orientation.

SECTION 8. Approval of Project Entitlements. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings made in this Resolution, the Commission hereby approves the Project Entitlements, including PP 17-02, CUP 17-01, CUP 17-02, and CUP 17-03, TPM 17-01, V 17-01 and V 17-02, as shown on Exhibit "A", attached hereto and incorporated herein by this reference, subject to the Conditions

of Approval, as shown on the attached Exhibit "B", attached hereto and incorporated herein by this reference.

SECTION 9. Notice of Determination. The Commission directs March JPA staff to prepare, execute, and file a Notice of Determination with the Riverside County Clerk within five (5) working days of the passage and adoption of this Resolution.

SECTION 10. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 14205 Meridian Parkway, Suite 140, Riverside, CA 92518.

SECTION 11. Execution of Resolution. The Chair of the Commission of March JPA shall sign this Resolution and the Clerk of March JPA shall attest and certify to the passage and adoption thereof.

SECTION 12. Effective Date. This Resolution shall be effective upon its adoption.

PASSED, APPROVED, AND ADOPTED this 28th day of June, 2017.

Mike Gardner, Chairman

March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, CMC, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 17-18 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 28th day of June, 2017, by the following vote of the Commission:

AYES:	Vargas, Baca (2 votes), Jeffries, Rogers, Melendrez, Ashley, Gardner
NOES:	None
ABSENT:	Gutierrez
ABSTAIN:	None

Dated: June 28, 2017

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

EXHIBIT "A"

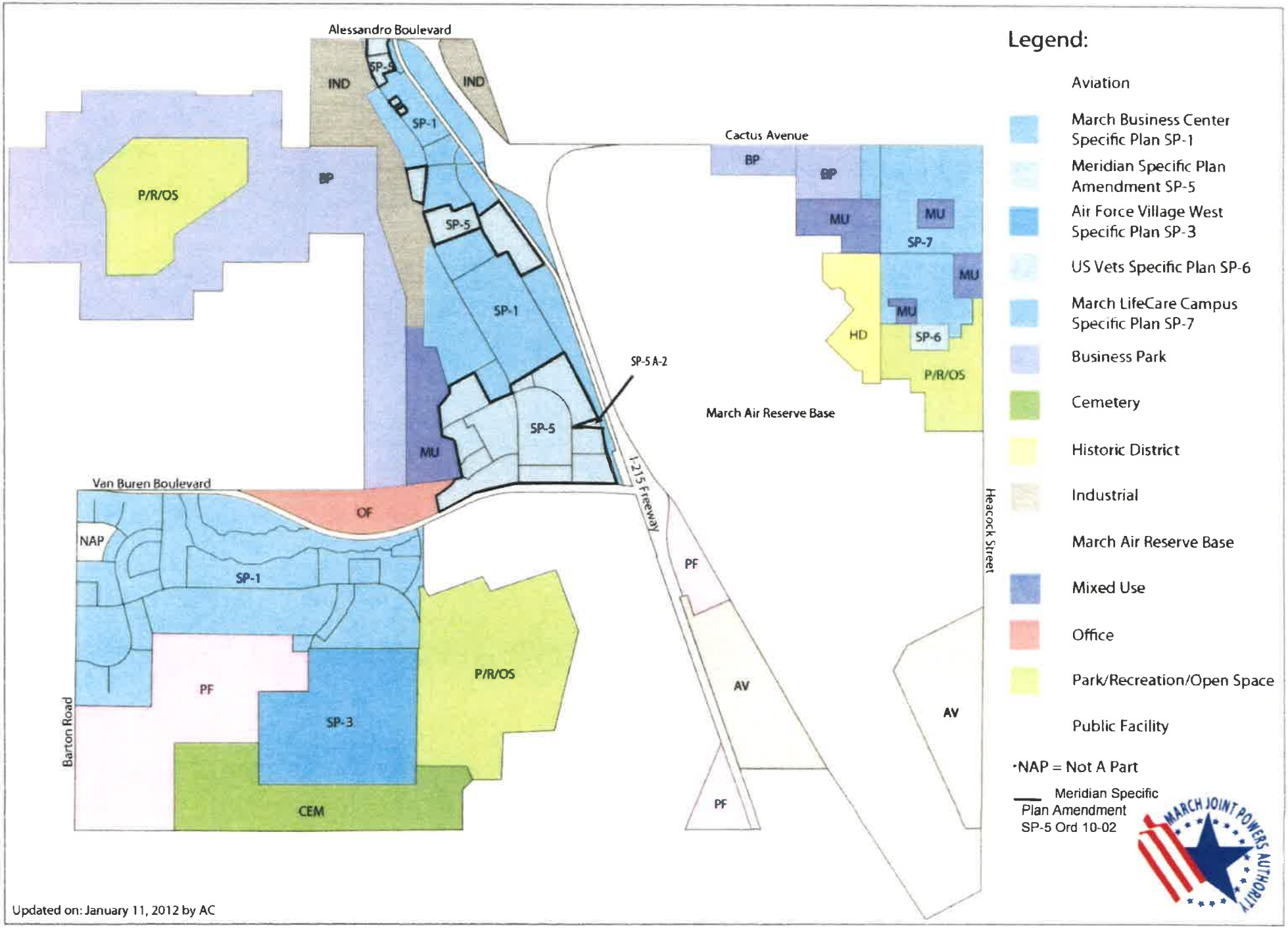
Project Entitlements

EXHIBIT A 1

General Plan Land Use Map

General Plan Land Use Map

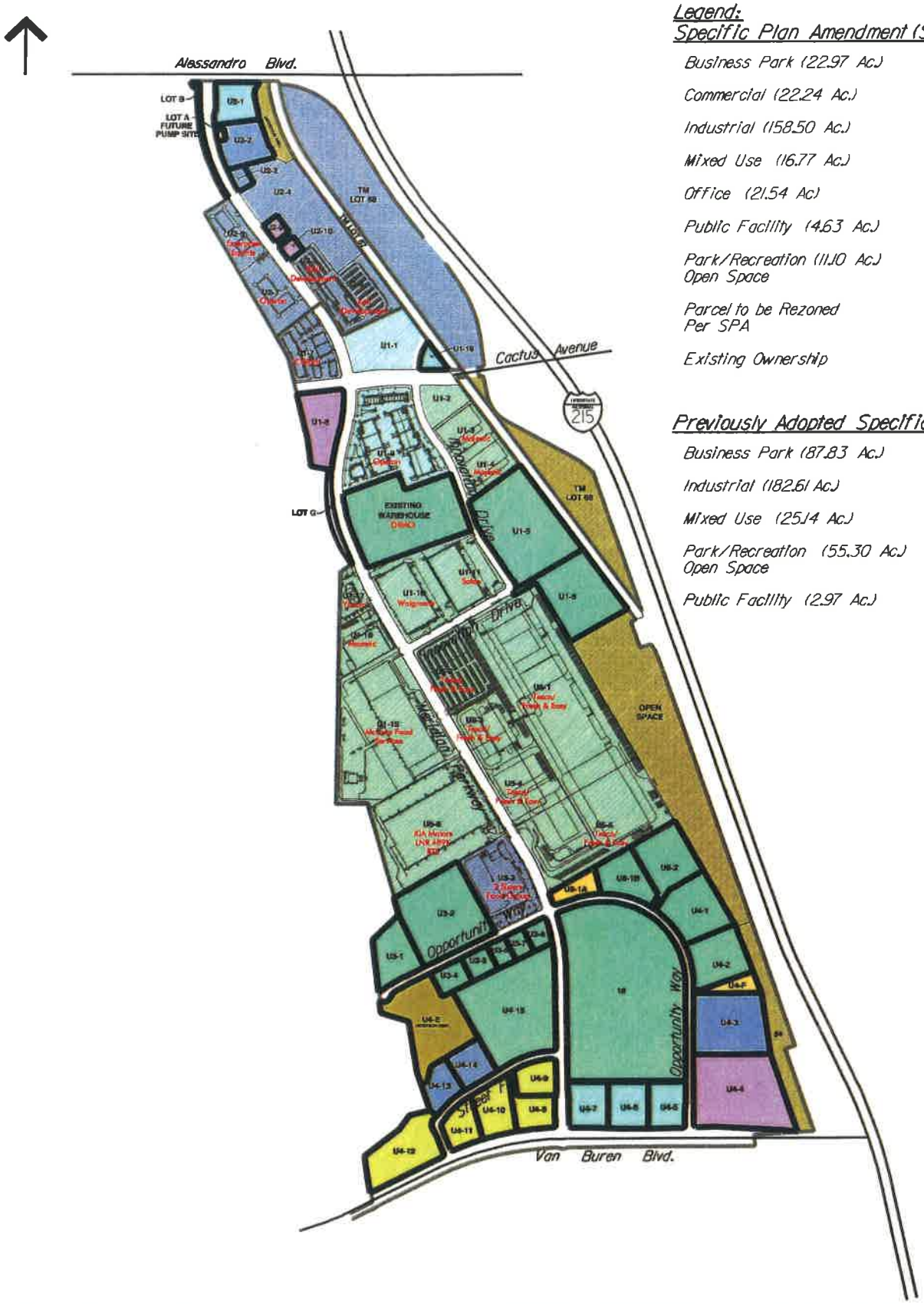
March Joint Powers Authority



Updated on: January 11, 2012 by AC

EXHIBIT A 2

Meridian (SP-5) Zoning Map



Legend:
Specific Plan Amendment (SP-5)

Business Park (22.97 Ac.)	BP
Commercial (22.24 Ac.)	C
Industrial (158.50 Ac.)	I
Mixed Use (16.77 Ac.)	MU
Office (21.54 Ac)	OF
Public Facility (4.63 Ac.)	PF
Park/Recreation (11.10 Ac.) Open Space	P/R/OS
Parcel to be Rezoned Per SPA	
Existing Ownership	Ownership

Previously Adopted Specific Plan (SP-1)

Business Park (87.83 Ac.)	BP
Industrial (182.61 Ac.)	I
Mixed Use (25.14 Ac.)	MU
Park/Recreation (55.30 Ac.) Open Space	P/R/OS
Public Facility (2.97 Ac.)	PF

Figure II-5

Project Zoning: North Campus

EXHIBIT A 3

Applicant's Narrative

MS ALESSANDRO DEVELOPMENT D

Project Narrative

May 23, 2017

Unit 2-Lot 1, 2, 3 and **Unit 2-Lot 9 & 10** (Proposed Project) is located within the northeastern portion of the Meridian North Campus of the Meridian Specific Plan Area, fronting Meridian PWKY. The proposed project site is situated between **Alessandro Blvd. to the north and Meridian PKWY** to the west and within Accident Potential Zone B1 and B2. The Proposed Project consists of **thirteen (13)** buildings situated on approximately **10.67 acres** and consisting of **approximately 157,513, square feet (SF).** The proposed development includes a **Plot Plan Approval, Tentative Parcel Map to create 11 individual parcels, Conditional Use Permit relating to buildings 6, 7 & 8** and **variance related to rear set-back requirement and minimum lot size requirement**. The proposed development is encumbered with a 100 foot MWD easement and Questar fuel line; the proposed development incorporates such easements and no building area occurs over these easements. The development is scheduled to be built on a speculative basis, no specific tenants or owners have been identified, but anticipated occupancy will be a mix of permitted Business Enterprise and uses that are consistent with Mix Use, Business Park and Commercial zoning designation. The combined square footage will yield a floor area ratio (FAR) of 33.80% compared to an allowable 45.0% FAR.

The Proposed Project was previously evaluated for impacts as a part of *SP-5, An Amendment to the North Campus of the Meridian Specific Plan*, (previously known as the March Business Center Specific Plan), March JPA, July 2010, referred to hereinafter as the "Meridian SPA" and the *Subsequent Environmental Impact Report for the Meridian Specific Plan (SP-5)*, (State Clearinghouse #2009071069), "Meridian SPA SEIR". The SEIR was certified by the March JPA in July 2010.

Buildings Overview - Buildings 1 through 13, will include buildings ranging from approximately **5,458 SF to 21,907 SF**, approximately 60-184 feet long and 90-150 feet wide. The buildings **clear heights** are currently planned to be approximately **18' to 24' foot** with **maximum parapet height** of approximately **26' to 32' foo**t; there are no second floor/mezzanine space. Buildings 6, 7, 8, 9, 10 & 11 is proposing approximately two (2) or three (3) east/west or south facing truck docks in each building. The combined total truck dock doors are approximately **fourteen (14)**, which will be screened by several treatments such as landscaping, walls, and fences. Although specific tenants have not been identified for this use, the buildings are designed as standalone buildings ranging in sizes between 5,400 SF to 21,907 SF.

MS ALESSANDRO DEVELOPMENT D

Project Narrative

The Proposed Project vehicular traffic will take access off the **Existing** three (3) Meridian PWKY driveways. The **Existing** three (3) Meridian PKWY shared driveways are expected to serve as the primary entrance for truck access onto the site. Parking for the site would consist of 282 Automobile stalls which included thirteen (13) ADA accessibility stalls and thirteen (13) for E.V stalls. As noted above, buildings 6 through 11 have provided a total of 14 truck docks.

Landscaping coverage on-site is anticipated to cover approximately 138,234 Square Feet (29.70% Coverage), which exceeds the minimum lot requirement of 10%.

The Project as currently proposed COMPLIES with all general zoning requirements within the Specific plan, due to Questar and MWD easement depicting the subject property, the proposed development is requesting a variance related the Rear Set-back on buildings 2 & 10, individual conditional use permit to overlay Business Enterprise related to buildings 6, 7, & 8 and variance related to the minimum lot size requirement on buildings 1, 2, 3, & 5.

EXHIBIT A 4

Applicant's Variance Description

VARIANCE DESCRIPTION

The proposed development requires approval of two variances. The first variance is to allow Building 2 and Building 10 to encroach into the rear yard setbacks. The buildings are proposed to be located 10 feet from the rear property line, where the required setback for Business Park zone is 25 feet. The second variance is to allow Parcel Map 37313 to create four parcels (Parcels 1, 2, 3 & 5) to range in size from 18,692 square feet to 24,874 square feet. The minimum parcel size in the Business Park and Mixed Use zones is 30,000 square feet.

While the subject property is somewhat rectangular in shape, development options are severely restricted by the presence of various existing easements within the property. A 30 foot wide Questar fuel line easement bisects the property. A 100 foot wide Metropolitan Water District (MWD) easement encumbers the northerly boundary of the property. This area is further encumbered by a 30 foot wide Riverside County Flood Control District (RCFCD) storm drain easement. A second RCFCD storm drain is located near the southerly boundary. Site development is further affected by the existing Western Municipal Water district (WMWD) pump station that is situated on a separate 10,000± square foot parcel within the subject property frontage along Meridian Parkway.

Due to the constraints described above, the size, shape and location of the buildings are limited to the remaining areas beyond the existing easements. These areas are not only restricted in size, they are predominantly unusual in shape. As a result, Building 2 and Building 10 are proposed to be located within the 25 foot rear yard setbacks. However, a 10 foot setback is provided for each of these buildings. Strict enforcement of the setback requirement would necessitate eliminating the buildings or reducing the building sizes by as much as 20% each. As currently designed, the site is already well below the allowable floor area ratio (FAR). Reduction of any building area would be a hardship on the development.

Inasmuch as the building locations and sizes are affected by the easements, the proposed parcel configurations and sizes are similarly restricted. As a result, Parcels 1, 2, 3 & 5 are below the required 30,000 square foot area. Strict compliance with the lot area standards would require consolidating and/or reconfiguring the parcels to achieve the minimum area. Consequently, buildings would need to be eliminated and/or reconfigured to fit the parcels. As stated above, the proposed buildings are currently located and configured to fit beyond the existing easements. The only other alternative is to locate multiple buildings within a single parcel, which diminishes the marketability of the properties. Either situation would create an undue hardship on the development.

EXHIBIT A 5

Reduced Colored Site Plan



Legend

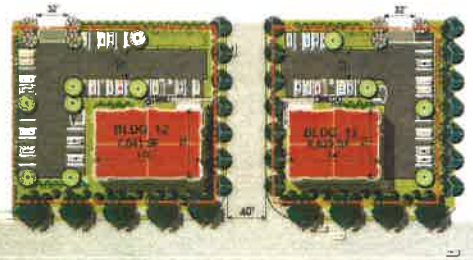
- OFFICE
- WAREHOUSE
- COMMERCIAL OFFICE
- ▼ DRIVE THRU DOOR

Aerial Map



Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	BLDG. 8	BLDG. 9	BLDG. 10	BLDG. 11	BLDG. 12	BLDG. 13	TOTAL
SITE AREA														
In s.f.	24,196	18,377	22,302	32,214	18,860	38,879	46,304	83,160	31,222	44,964	36,287	36,874	30,430	465,269 s.f.
In acres	0.57	0.42	0.51	0.74	0.43	0.89	1.06	1.91	0.72	1.03	0.84	0.85	0.70	10.68 ac.
BUILDING AREA														
Office	1,200	1,200	1,200	1,400	1,200	1,200	1,500	1,500	1,200	1,500	1,600	7,641	6,879	29,981 s.f.
Warehouse	8,220	6,662	8,421	12,111	4,258	13,421	13,467	19,636	10,587	20,407	11,791			128,981 s.f.
TOTAL	9,420	7,862	9,621	13,511	5,458	14,621	14,967	21,136	11,787	21,907	13,391	7,641	6,879	158,961 s.f.
COVERAGE	38.9%	42.8%	43.1%	41.9%	28.9%	37.6%	32.3%	25.4%	37.7%	48.7%	36.9%	20.7%	22.6%	34.2%
CLEAR HEIGHT	18'	18'	18'	18'	18'	24'	24'	24'	18'	24'	18'	18'	18'	
BUILDING HEIGHT	26'	26'	26'	26'	24'	28'	26'	32'	26'	32'	26'	22'	22'	
AUTO PARKING REQUIRED														
Office: 1/300 s.f.	4	4	4	4	4	4	5	5	4	5	5	26	23	300 stalls
Whse: 1/1,000 s.f.	9	7	9	13	5	14	14	20	11	21	12	8	7	150 stalls
TOTAL	13	11	13	17	9	18	19	25	15	26	17	34	30	450 stalls
AUTO PARKING PROVIDED														
Standard (9' x 18')	11	9	11	20	14	22	16	23	13	22	16	33	34	244 stalls
Handicap (12' x 18')	1	1	1	1	1	1	1	1	1	1	1	1	1	13 stalls
Carpool/Fuel/Motorcycle (9' x 18')	1	1	1	1	1	1	1	1	1	1	1	2	2	15 stalls
TOTAL	13	11	13	22	16	24	18	25	15	24	18	37	37	282 stalls
Parking ratio per 1,000 s.f.	1.4	1.4	1.4	2.0	2.9	1.6	1.2	1.2	1.3	1.1	1.4	4.8	5.4	1.8
ZONING ORDINANCE FOR CITY														
Zoning Designation - Mixed Use (MU), Business Park (BP) & Commercial (COM)														
MAXIMUM BUILDING HEIGHT ALLOWED														
Height - 50', 75' requires approval pursuant to Section 18.34														
SETBACK														
Front - 25' Interior Side Yard - 0' Street Side Yard - 10' Rear Yard - 10'														
MAXIMUM FLOOR AREA RATIO														
FAR - 35														
LANDSCAPE REQUIREMENT														
Percentage - 10%														
LANDSCAPE PROVIDED														
Percentage	34.1%	22.8%	28.6%	23.4%	31.0%	20.3%	31.4%	49.8%	30.9%	12.3%	13.4%	46.6%	35.1%	28.6%
In s.f.	8,443	4,191	6,388	7,550	5,878	8,174	14,543	41,424	9,571	5,546	4,886	17,184	10,675	133,083 s.f.
Power	400 amp	400 amp	400 amp	400 amp	200 amp	400 amp	400 amp	400 amp	400 amp	400 amp	400 amp	400 amp	400 amp	
Sprinkler	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	



1" = 40'

NORTH

HPA architecture

M S Development D - 10.76 acres

COUNTY of RIVERSIDE, CA

SDM Lee & Associates COMMERCIAL REAL ESTATE SERVICES

Job No. 16413.00 | CONCEPTUAL COLORED SITE PLAN | 05.25.2017

EXHIBIT A 6

Reduced Architectural Drawings

MS ALESSANDRO

RIVERSIDE, CALIFORNIA

MERIDIAN SP-5 FSEIR

C-2
AIR QUALITY
PRIOR TO PLOT PLAN APPROVAL, PLEASE DETAIL IN SITE PLAN NOTES THAT FARMWORKERS SHALL IMPLEMENT A COMPRESSED WORKWEEK SCHEDULE WITH A 9/80/8

H-7
UTILITIES AND SERVICES SYSTEMS
PLEASE DETAIL ON LANDSCAPE PLANS THAT THE PROJECT WILL PROVISION A NON-POTABLE WATER SYSTEM THAT WILL MEET "PURPLE" PIPE STANDARDS FOR RECLAIMED WATER SYSTEMS

H-8
UTILITIES AND SERVICE SYSTEMS
PLEASE DETAIL ON CONCEPTUAL DESIGN PLANS COMPLIANCE WITH MITIGATION MEASURE H-8 IN THAT A FIREFLOW STANDARD OF 5,000 GALLONS PER MINUTE SHOULD BE USED FOR THE WATER DISTRIBUTION NETWORK

H-5
CLIMATE CHANGE AND GHG'S
PLEASE PROVIDED A SITE PLAN NOTE THAT ON-SITE TRASH ENCLOSURE SHALL PROVIDE THE FOLLOWING GREEN WASTE ENCLOSURE, TRASH AND RECYCLABLE.

IV. I-1-14
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE ARCHITECT MUST PROVIDE A SITE PLAN NOTE THAT THE PROJECT SHALL INSTALL ENERGY STAR LABELED ROOFING MATERIALS

IV. I-1-15
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE ARCHITECT MUST PROVIDED A SITE PLAN NOTE ENSURING THAT THE PROJECT WILL ENCOURAGE THE USE OF MATERIALS THAT ARE RESOURCE EFFICIENT, RECYCLED, WITH LONG LIFE CYCLES, AND MANUFACTURED IN AN ENVIRONMENTALLY FRIENDLY WAY

IV. I-1-18
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT SHALL DETAIL AS A SITE PLAN NOTE THAT AN INCREASE OF EXTERIOR WALL INSULATION OVER TITLE 24 REQUIREMENT WILL BE ENCOURAGED, HOWEVER A SPECIFIC PERCENT INCREASE IS NOT REQUIRED

IV. I-1-19
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECTS SHALL DETAIL AS A SITE PLAN NOTE THAT AN INCREASE OF ROOF INSULATION OVER TITLE 24 REQUIREMENTS WILL BE ENCOURAGED, HOWEVER A SPECIFIC PERCENT INCREASE IS NOT REQUIRED

IV. I-1-20
CLIMATE CHANGE AND GHG'S
PLEASE ENSURE THAT THE LANDSCAPE PLANS INCORPORATE THE FOLLOWING REQUIREMENT FOR ALL ON-SITE LANDSCAPE PLANTING (OR WHERE NOT PRACTICABLE WITHIN THE PROJECT VICINITY)

(APPROXIMATELY ONE TREE PER EVERY FOURTEEN STALLS) FOR OFFICE USES AND ONE TREE (COVERAGE (APPROXIMATELY ONE TREE FOR EVERY 20 STALLS) FOR INDUSTRIAL AND BUSINESS PARK USES WITHIN 10 TO 15 YEARS OF CONSTRUCTION. PROJECT WILL USE TREES THAT MATURE WITH A LONG TIME FRAME WITH LOWER WATER DEMAND SHRUB REQUIREMENTS WILL EXCLUDE TRUCK COUNTS AND DRIVE AISLES.

IV. I-1-24
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, PROVIDE DETAILS THAT ELECTRICAL OUTLETS WILL BE INSTALLED AT ALL BUILDING EXTERIOR AREAS AS PER MITIGATION MEASURE IV. I-1-24

IV. I-1-25
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, PLEASE PROVIDE A SITE PLAN NOTE THAT THE PROJECT WILL PROVIDE ENERGY EFFICIENT APPLIANCES (E.G. ENERGY STAR) AND ENERGY-REDUCING PROGRAMMABLE THERMOSTATS THAT AUTOMATICALLY ADJUST TEMPERATURE SETTINGS

IV. I-1-26
CLIMATE CHANGE AND GHG'S
PRIOR TO PLOT PLAN APPROVAL, THE PROJECT SPONSOR/ARCHITECT WILL PROVIDE A SITE PLAN NOTE THAT LOW FLOW AND WATERLESS FIXTURES WILL BE INSTALLED IN ALL PROPOSED RESTROOM FACILITIES AS PER MITIGATION MEASURE IV. I-1-26

MARCH JPA STANDARD SITE PLAN NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV OR OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND

2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW

3. SOLAR PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE SOLAR PANEL DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.

4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. AT A MINIMUM, BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING TO THE EXTENT PERMITTED BY LAW. SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING

5. ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR

6. SITE LIGHTING SHALL BE LOW OR HIGH PRESSURE SODIUM, MAXIMUM 750-WATT, FULL CUT-OFF FIXTURES WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25 ABOVE FINISHED GRADE, AND A MAXIMUM LIGHTING LEVEL OF .5 CANDLE/FOOT AT THE PROPERTY LINE

7. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS. SITE LIGHTING SHALL COMPLY WITH A MAXIMUM HEIGHT OF 25 FOR FREESTANDING OR BUILDING MOUNTED FIXTURES, AND SITE LIGHTING FIXTURES SHALL NOT EXCEED 750 WATTS AND SHALL BE FULL CUT-OFF TYPE HIGH PRESSURE SODIUM. FUTURE CONSTRUCTION PLANS SHALL INCLUDE A POINT-BY-POINT LIGHTING ANALYSIS AND CATALOG CUTS WILL BE REQUIRED. LIGHTING AT THE PERIMETER OF THE SITE IS RESTRICTED TO A MAXIMUM LIGHTING LEVEL OF 0.5 FOOT-CANDLES AT THE PROPERTY LINE

8. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALLS AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE

9. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY LANDSCAPE SHRUBS, BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES.

10. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED (OR OTHER COMMERCIAL AND MIXED USE DEVELOPMENTS (INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS

11. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULL OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATION FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS. TRASH ENCLOSURE GATES SHALL INCORPORATE A MINIMUM OF NINE OPACITY

12. WITHIN COMMERCIAL OFFICE AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BRAMMITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED
13. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS

14. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:

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

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

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

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

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

15. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL OBTAIN APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 50' X 42' WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION

16. PRIOR TO ISSUANCE OF THE PROJECT'S C OF O, EACH PROJECT SHALL PROVIDE A 6'-0"x2'-0" SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.

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

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

19. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES, SHALL BE PAID, INCLUSIVE OF TUMF, SCHOOL FEES, AND FMC AND PUBLIC FACILITIES FEES.

20. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN

PROPERTY INFORMATION

Owner / Applicant
SDAM DEVELOPMENT
101 HODENCAMP ROAD
THOUSAND OAKS, CA 91360
TEL: 805-402-4315
CONTACT: JASHIL SHAH

Project Address
SE OF ALESSANDRO BLVD & MERIDIAN PKWY
RIVERSIDE, CA 92508

Zoning
SP-5 (MARCH BUSINESS CENTER SPECIFIC PLAN)
BP - BUSINESS PARK
MU - MIXED USE
VCM - COMMERCIAL

Assessors Parcel Number
297-100-033, 297-100-034, 297-100-035
297-100-041, 297-100-042

Applicant Representative
HPA, INC.
18831 BARDEEN AVE. - SUITE 100
IRVINE, CA 92612
PHONE: (949) 863-1770
FAX: (949) 863-1821
CONTACT: MATTHEW LEE

Construction Type

CONCRETE TILT-UP BUILDING	OFFICE & WAREHOUSE
BUILDING OCCUPANCY	S-1/B
CONSTRUCTION TYPE	II-FR

Code Analysis
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4 AND 10, INCLUSIVE, OF TRACT MAP NO. 30857-2, RECORDED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 422, PAGES 4 THROUGH 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 297-100-033-7, 297-100-034-8, 297-100-035-9, 297-100-041-4 and 297-100-042-5

CONSULTANTS

CIVIL
SDH ASSOCIATES
5220 CANYON CREST DR
RIVERSIDE, CA 92507
PHONE: (951) 683-3681
CONTACT: STEVE SOMMERS

LANDSCAPE
HUNTER LANDSCAPE
711 S. FEE ANA ST
PLACENTIA, CA 92870
PHONE: (714) 986-2400
CONTACT: TOM HAYES

UTILITY INFO

WATER	TELEPHONE SERVICE	SEWER
WESTERN MUNICIPAL WATER DISTRICT	VERIZON COMMUNICATIONS	WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PKWY	140 WEST ST.	14205 MERIDIAN PKWY
RIVERSIDE, CA 92508	NEW YORK 10007	RIVERSIDE, CA 92508
PHONE: (951) 571-7100	PHONE: (800) 922-0204	PHONE: (951) 571-7100
GAS	ELECTRIC	FIRE PROTECTION
SOUTHERN CALIFORNIA GAS COMPANY	SOUTHERN CALIFORNIA EDISON	RIVERSIDE COUNTY FIRE DEPARTMENT
9681 HUGONA AVENUE	14351 E. PINACH AVENUE	210 W SAN JACINTO AVE
MIRANDA, CA 92373-0306	FONTANA, CA 92335	PERRIS, CA 92570
PHONE: (909) 478-6401	PHONE: (909) 357-6233	PHONE: (951) 940-6900

HPA architecture
hpa, inc.
18831 bardeen avenue, ste. #100
irvine, ca.
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDH INC
HUNTER LANDSCAPE

Title: COVER SHEET

Project Number: 15490
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A0.1

CAUTION ! IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT



OVERALL SITE PLAN (B)

scale 1"=50'-0"





OVERALL SITE PLAN (A)

SCALE 1"=50'-0"



TABULATION

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. VINYL WINDOW
3. SMALL BLOCK. ALL BLOCKING TO HAVE A MIN. OF 3/4" CHAMFER. DETAIL LOCATE TO WHICH MOISTURE BARRIER FACE SHOULD BE
4. 1/2" T+G UNDERLAYMENT GRADE 'A' GRADE STAMP. PROVIDE CONTROL JOINTS AT PERIMETER & WHERE SHOWN ON PLAN
5. 8" T.O. CONCRETE SLOPE TO DRAIN. SEE STRUCTURAL DRAWINGS
6. PAINTED HOLLOW METAL DOOR AND FRAME. SEE DOOR SCHEDULE
7. 6" CONCRETE FILLED STEEL PIPE BOLLARD
8. 4" CONCRETE FILLED STEEL PIPE BOLLARD
9. 6" CONCRETE FILLED STEEL PIPE BOLLARD
10. 8" CONCRETE FILLED STEEL PIPE BOLLARD
11. 3' X 7' MONTAGE METAL ENTRANCE MAN DOOR
12. 12'-0" CHAIN LINK GATE
13. CONC. FILLED STEEL PIPE @ 24" O.C. MAX.
14. EMPLOYEE SMOKING AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. 7' CANOPY
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE
19. INTERIOR SHEAR WALL TYPICAL

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO occur AT INSIDE CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. FLAT SHEET METAL AND TRIM TO BE PAINTED
4. ALL EXTERIOR FINISH COLORS TO BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION
5. STRUCTURAL STEEL AND MISCELLANEOUS METAL ATTACHMENTS AND LINTELS SHALL BE GALVANIZED TO MEET - MPI STANDARD "E" PRIMER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL INSTALL PAINT ON SAMPLE PANELS W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING ELSEWHERE ON BUILDING
7. BRICK SET UP SHALL BE APPROVED BY THE OWNER PRIOR AND BE MARKED WITH CHALK LINE
8. FOR OPENING CLOSING, FLOOR SPACE, REFER TO ARCHITECTURAL DRAWINGS
9. SEE PLANTING AREA PLAN FOR ALL PLANTING
10. ALL PAINT COAT OF PAINT TO BE ROLLED-ON AND THE SELLING COAT TO BE SPRAYED ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT COLOR - SANDY SHELL WHITE
2. PAINT COLOR - DUNTANY GREEN
3. PAINT COLOR - BRITISH KHAKI
4. PAINT COLOR - DESERT MIRAGE LRV
5. BUILDING COLOR - CLEAR ANODIZED
6. BUILDING COLOR - BLUE REFLECTIVE
7. PAINT COLOR - DARK BRONZE

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

SPANDREL GLASS — VISION GLASS

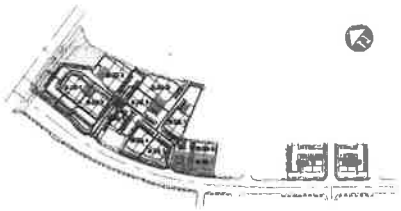
ALL GLAZING TO BE TEMPERED

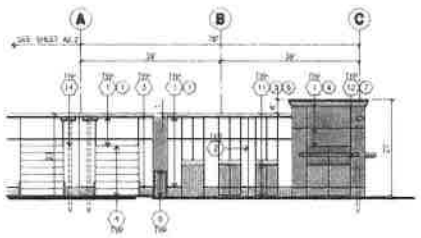
GLAZING: MFG. SUNSCREEN (2) PANE GLASS W/ MINIMUM 90 (3) CLEAR U. V. 0.24, SHGC .27, VLT .38
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITE

SPANDREL: 1/8" ALUMINUM PAINTED SPANDREL W/ MINIMUM BLUE CHALLENGE PAINTED UV REFLECTIVE

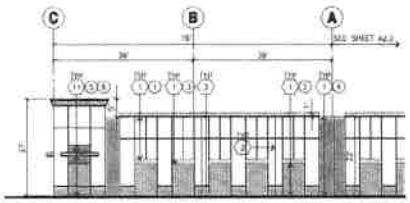
WELDING: MANUFACTURER'S

KEY MAP

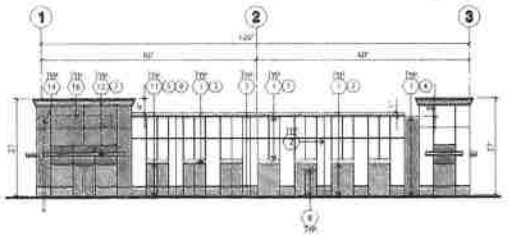




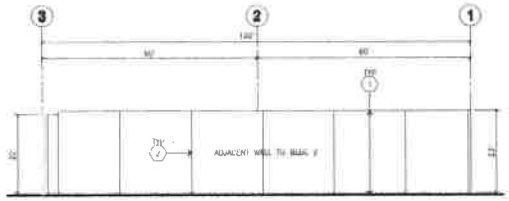
NORTH ELEVATION (C)
SCALE: 1/16"=1'-0"



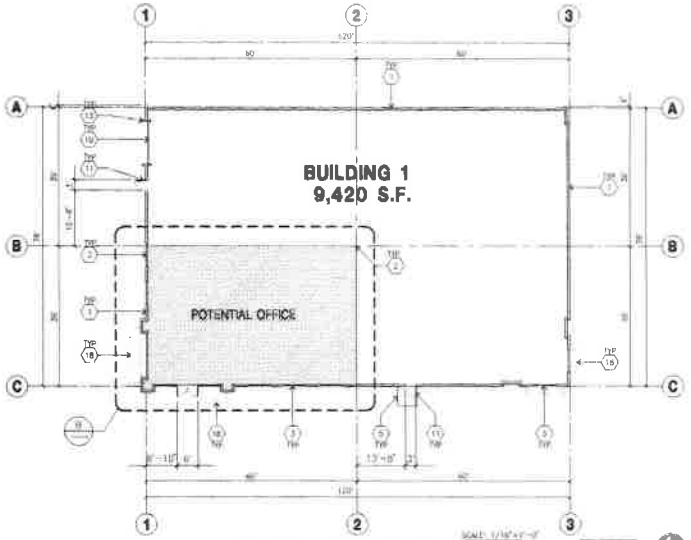
SOUTH ELEVATION (D)
SCALE: 1/16"=1'-0"



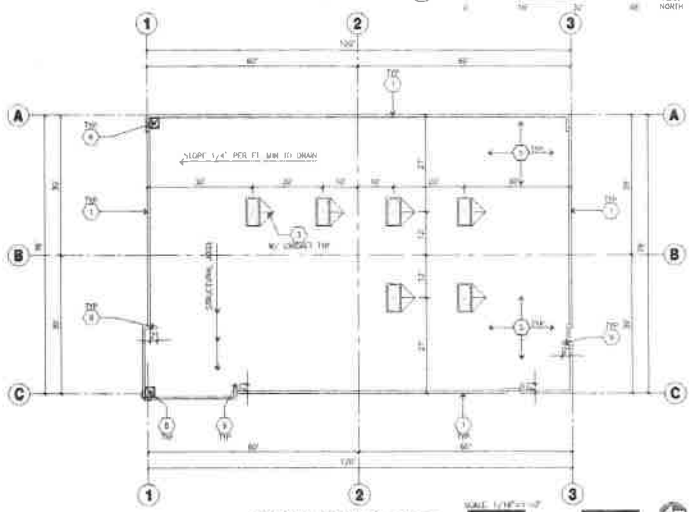
WEST ELEVATION (E)
SCALE: 1/16"=1'-0"



EAST ELEVATION (F)
SCALE: 1/16"=1'-0"



OVERALL FLOOR PLAN (A)
SCALE: 1/16"=1'-0"



OVERALL ROOF PLAN (B)
SCALE: 1/16"=1'-0"

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, UNLESS OR FACE OF STUD, U.N.O.
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" IN 1') PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "E" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN RELATION TO ROOF DRAINAGE
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR ALL ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/A2.1. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE SPECIFIED PER HVAC ENERGY CONSULTANT W/ STANDARD FRAMING, SUPPORTS AND CURBS MANUFACTURED TO CONFORM TO ROOFING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN OF 6" DIA. SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE TAPERED INSULATION AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT MIN.
11. ROOF TOP MOUNTING TO BE DESIGNED FOR 1.50 AND TO BE A U.L. CLASS A ROOF ASSEMBLY. BAY TYPE SHALL BE APPROVED BY SPECIFIC U.L. TYPE AS BUILT
12. ALL ROOFING FASTENERS SHALL MEET ALL LOCAL AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PROCEDURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN OF 10'-0" FROM RIGHT FACE OF PARAPET
14. USE WHITE SCRIM FOR INSULATION IN THE WAREHOUSE AREA
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMMODITY STORAGE
16. ROOF DRAINS, OVERFLOW DRAINS AND WARRANTER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR STORM DRAIN, WASTE AND VENT SYSTEMS
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOW SCUPPERS SHALL BE INSTALLED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. EXPANSION JOINT, TYPICAL
3. TYPICAL STAND-PIPE WATER AND HOSE LOCATION. SEE CIVIL PLANS FOR LOCATIONS
4. CONCRETE RAMP W/ 42" HIGH PIPE RAIL TO THE BUILDING FROM THE SOUTH SIDE OF PARKING AREA
5. 3'-0" X 6'-8" HM DOOR WITH CLOSER (ANODIZED ALUMINUM FOR ALL EXTERIOR DOOR LOCATED TO UNACCOMPANIED AREAS. PAINTED TO BE WOOD GRAIN FINISH THROUGH BACK TO PUBLIC WAY OR DRIVE WAY AS REQ BY CITY INSPECTION
6. EXTERIOR LIGHTING SHALL BE DESIGNED SUCH THAT NO LIGHT SPILL OR GLARE WILL BE PROJECTED INTO THE ADJACENT AREAS
7. 6" X 36" THICK CONC. RETAINING WALL
8. 6" X 6" CONCRETE CURB
9. 6" CONCRETE CURB & GUTTER TYPICAL
10. 12" X 18" CONC. TYPE "A" CURB & GUTTER, 6" STANDARD CURB
11. 3' X 7' MONTAGE METAL ENTRANCE MAN DOOR
12. 12'-0" CHAIN LINK GATE
13. CONC. FILLED STEEL PIPE @ 24" O.C. U.N.O. (TYP.)
14. EMPLOYEE SMOKING AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. 7' CANOPY
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY ABOVE
19. INTERIOR SHEAR WALL TYPICAL

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR PAVED FIRE ACCESS WITH FIRE ACCESS MAN DOORS APPROX. 150' MAXIMUM + SEPARATE PERMIT WILL BE REQUIRED FOR ANY MARKING/CONFIDEX SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "T" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. PROVIDE 8" CMU CONCRETE BULKHEAD AT ALL FIRE WALLS AND UNPROTECTED INTERIOR SHEAR WALLS
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE COLUMNS AND TO RECEIVE PRIMER ONLY. ALL CMU TO BE PAINTED
F. WAREHOUSE TO RECEIVE 1 COAT OF WHITE TILT LOVER
G. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL WAREHOUSE DOORS
H. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE FACES WALL, CMU/CMU, OR FACE OF STUD U.N.O.
I. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION
J. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A6.1. ALL DOORS FROM DOOR SCHEDULE ARE FINISH OPENINGS
K. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DELIVERED INCLUDING CARS AND TRUCKS
L. ALL EXIT DOORS TO WAREHOUSE TO HAVE 3 LEVER/PANIC EXIT DOOR HARDWARE.
M. LIGHT, FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
N. FIRE EXTINGUISHER AND DOOR SHALL BE IDENTIFIED BY A TACTILE SIGN LOCATED ON THE LATCH SIDE OF THE DOOR. THE MOUNTING HEIGHT FOR SIGNS SHALL BE SET AT 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
O. NON-ACCESSIBLE DOOR THROUGH WAREHOUSE SIGN LOCATED IN THE ANTERIOR SIDE PER CBC 11B-703.1.1
P. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

FLOOR SLABS ARE VERY SENSITIVE REQUIREMENT. SEE "S" DWG.'S FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION 95%
2. TRENCH COMPACTION 90%
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO INSULATION SLAB 4" FLOOR PER A.C. 5.5.1-99
5. CONCRETE SLAB TO HAVE STEEL TROWEL HARD FINISH, BROOMSWEEP FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURED OR SEAL CURING FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE INSPECTED
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FREE FROM LOOSE MATERIAL WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED MOISTURE VAPOR BARRIER (10MIL STEGO) OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE VAPOR PERMEABLE OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB IN TURNING TRUCK AREAS, AISLES AND DOCK HANDLERS ARE REQUIRED SHALL BE NATURALLY HYDRATED WITHOUT USE OF MAGNESIUM, THERMAL COMPOUND OR RELEASE AGENTS

CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SHRINK GROUT FILLED IN FUTURE OFFICE AREAS.

12. SEAL CONCRETE SLAB W/ TOPCOAT/LIN SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET TILT-UP PANELS FOR SCREENING
2. A/C UNIT, SEE "M" DRAWINGS FOR SCREENING. PROVIDE SUPPORT AT ROOF AS REQUIRED
3. 3' X 5' CURB MOUNTED SKYLIGHT, U.N.O.
4. ROOF MOUNTED EQUIPMENT BEHIND PARAPET WALL. SEE MECHANICAL DRAWINGS FOR SIZES
5. PROVIDE 6"+/- GRAVITY OVERFLOW DRAIN THROUGH PARAPET WALL. ROUTING TO BE 18"+/- BELOW ROOFTOP. PROVIDE SCUPPER WITH SPLASH BLOCK AT DISCHARGE. SEE DETAIL 10/A2.1
6. APPROXIMATE LOCATION OF SKYLIGHT TYP.
7. APPROXIMATE LOCATION OF ROOF DRAIN
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER
9. PARAPET HEIGHT
10. STRUCTURAL ROOF SEE "S" DRAWINGS
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER

ROOF LEGEND

- 4" X 8" CURB MOUNTED SKYLIGHT
- PLANT ROOF LINE SEE "S" DRAWINGS
- PARAPET WALL
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

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Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16490
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A2.1

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

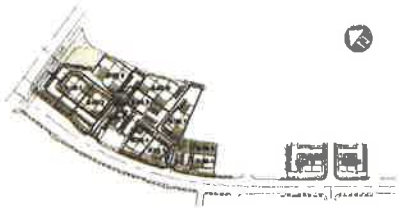
ELEVATION KEYNOTES

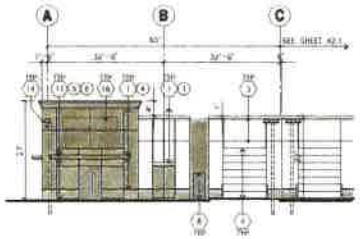
ELEVATION GENERAL NOTES

ELEVATION COLOR LEGEND/SCHED.

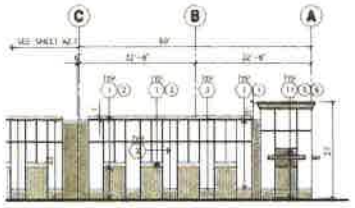
GLAZING LEGEND

KEY MAP

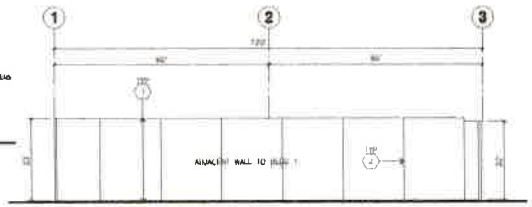




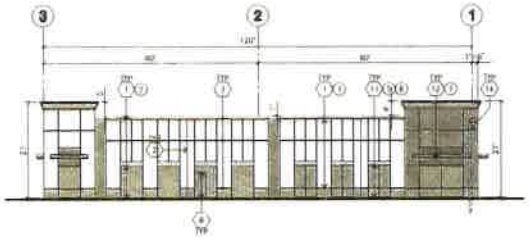
NORTH ELEVATION (C)
scale: 1/16"=1'-0"



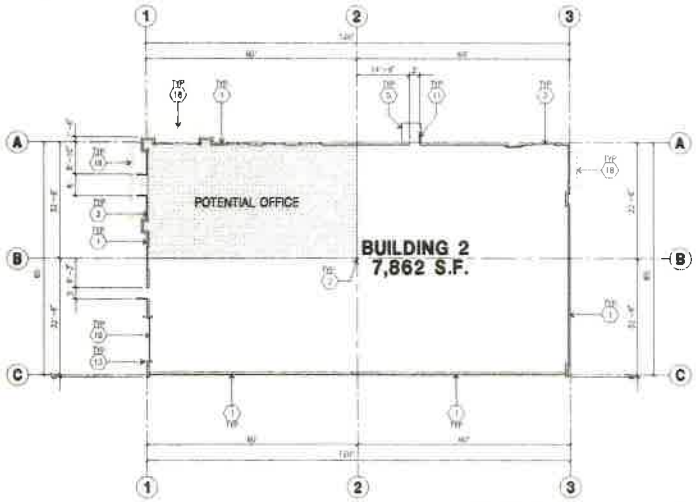
SOUTH ELEVATION (D)
scale: 1/16"=1'-0"



WEST ELEVATION (E)
scale: 1/16"=1'-0"

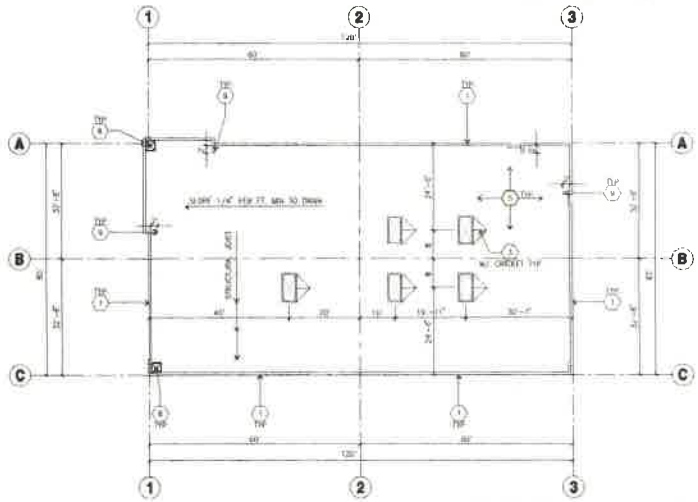


EAST ELEVATION (F)
scale: 1/16"=1'-0"



OVERALL FLOOR PLAN (A)
scale: 1/16"=1'-0"

SCALE: 1/16"=1'-0"
0 16 32 48
PLAN NORTH



OVERALL ROOF PLAN (B)
scale: 1/16"=1'-0"

SCALE: 1/16"=1'-0"
0 16 32 48
PLAN NORTH

FLOOR PLAN KEYNOTES

FLOOR PLAN GENERAL NOTES

FLOOR SLAB & POUR STRIPS REQ.

ROOF PLAN KEYNOTES

ROOF PLAN GENERAL NOTES

ROOF LEGEND

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Project:
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Meridan
Site D
Riverside, CA

Consultants:
SDM INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 15490
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A2.2

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PAINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MIN. OF 1/4" DIAMETER REVEAL COLOR TO MATCH ADJACENT MATERIAL FIELD COLOR, U.O.N. 3/4" DIA. REVEALS @ 8'-0" MAX. TYPICAL CONTROL JOINTS
4. RECESSED STOREFRONT SYSTEM W/ CLEAR GLAZING
5. 4" DIA. ALUMINUM DOWN SPOUT, COLOR TO MATCH ADJACENT MATERIAL
6. CONCRETE PLANTER WALL W/ SMOOTH FINISH, TYP. PAINTED
7. PROVIDE NON-SKID FLOORING TO MEET ADA REQUIREMENTS. PROVIDE LANDSCAPING LOCATED 3' WIDE MINIMUM STRIP INTEGRAL TO CONCRETE TO CONCEAL ANY EXPOSED EDGE OF SLAB
8. 4" X 8" METAL LOUVER OPENING FOR GENERATOR, PAINT TO MATCH BUILDING COLOR
9. PAINTED METAL SHADE CANOPY, PAINTED TO MATCH BUILDING COLOR
10. EXTERIOR SCONCE LIGHT
11. WALL MOUNTED LIGHT
12. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. INSTALLED ASPHALTIC TO GROUND AND SEALING WITH BOTTOM LEVEL TRIM 18" ABOVE. FINISH FLOOR ELEVATION.
13. METAL CANOPY
14. ANODIZED CAP FLASHING
15. PAINTED METAL SHADE CANOPY W/ 2 UNIFORM SLOPE PLANES
16. SMALL TRELLIS CANOPY PAINT TO MATCH BUILDING COLOR
17. PAINTED METAL SCUPPER AND DOWNSPOUT

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO occur AT PLANE CONTROL UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. PAINT ALL TOP OF PARAPET ELEVATIONS.
4. PAINT ALL FINISH FLOOR ELEVATIONS.
5. STONE/BRICK VENEER FOR WALL MOUNTED ATTACHMENTS AND LIGHTS SHALL BE LOCATED TO FIELD - NOTIFY ENGINEER OF RECORD CONSTRUCTION SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. WAINSCOTING SHALL MEET PAINT AND MATERIAL PANEL W/ ELEVATION COLORS ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BASE SEAL OF PANELS TO MAIL SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT
8. FOR SPANDREL GLAZING ALLOW SPACE BEHIND SPANDREL TO BRACE.
9. FOR PAINTING SMOOTH WOOD STRIPS FOR ALL REVEAL FINISH.
10. ALL FIRST FLOOR LOW PAINT TO BE REALLY-ON AND THE SECOND COAT TO BE SPRAYED ON

ELEVATION COLOR LEGEND/SCHED.

1	PAINT COLOR: DUNN EDWARDS DE6378
2	PAINT COLOR: DETAIL NATURAL
3	PAINT COLOR: DE6366 ZEST
4	PAINT COLOR: DE6347 SUN KISSED
5	BUILDING COLOR: CLAM SHELL
6	BUILDING COLOR: BLUE REFLECTION
7	METAL CANOPY PAINT COLOR: BENJAMIN MOORE HC-172 STONINGTON GRAY
8	PAINT COLOR: WOOD PERFORMANCE COATINGS SEMI-GLOSS BROWN

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — CLEAR GLASS

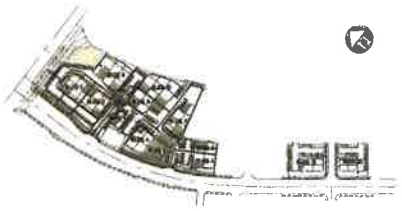
ALL GLAZING TO BE TEMPERED

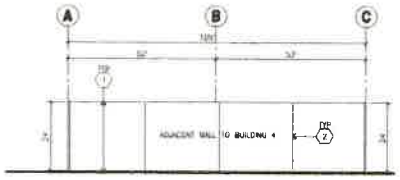
GLAZING TYPE SUBSTRATE (2) PILKINGTON + SUNGLASS 60 (3) CLEAR
U: 0.28 SHGC: 0.27 VLT: 58
C: LAMINATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

SPANDREL: 1/4" SUNGLASS PACIFIC SPANDRELL W/ FIREBRICK BLUE OPAQUE COAT PAINTED ON 2ND LITE

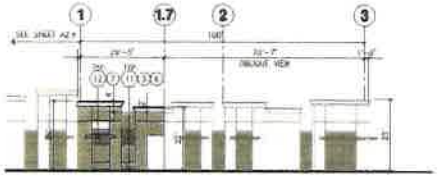
WILLIAMS WARMLITE CLEAR

KEY MAP

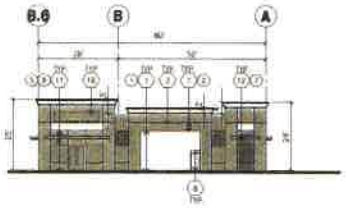




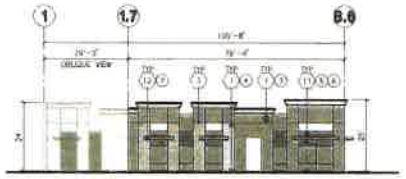
NORTH ELEVATION C
scale: 1"=20'-0"



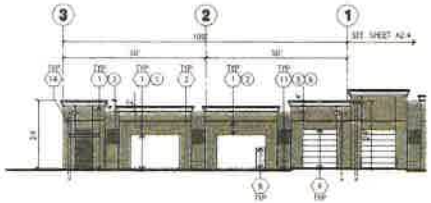
WEST ELEVATION D
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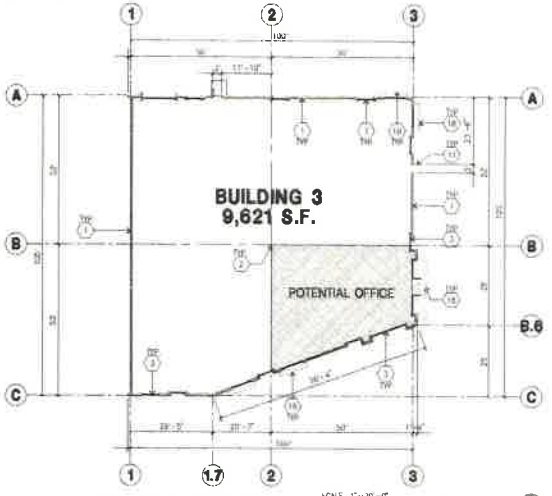
SOUTH ELEVATION E
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SOUTHWEST ELEVATION F
scale: 1"=20'-0"

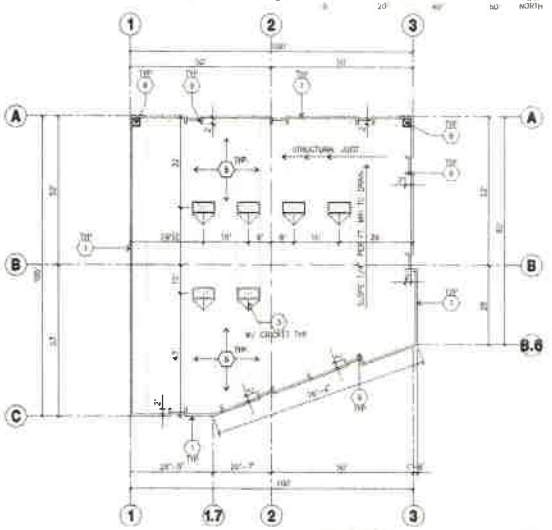


EAST ELEVATION G
scale: 1"=20'-0"



OVERALL FLOOR PLAN A
scale: 1"=20'-0"

SCALE 1"=20'-0"
0 20' 40' 80'
PLAN NORTH



ROOF PLAN B
scale: 1"=20'-0"

SCALE 1"=20'-0"
0 20' 40' 80'
PLAN NORTH

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD U.N.O.
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" PER 1') PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "E" DRAWINGS FOR ROOF MOUNT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
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5. TYP. ROOF PENETRATIONS, SEE DETAIL 5, 6, 12/A2.3. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS
7. CONTRACTOR TO COORDINATE EXACT INTERIOR LOCATION W/ THE SPRINKLER AND ROOF FRAMING CONSTRUCTION LOCATIONS OR DRAWINGS AS APPROPRIATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRUCTURE FRAMES, SUPPORTS AND LOADS MANUFACTURER TO CONFIRM IN WRITING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. OF DIA. SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE SLOPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. WHERE UP FLASHING TO BE INCREASED FROM 8" (MIN) TO BE A U.L. CLASS A ROOF FLASHING: BAP TYPE SHALL BE MODIFIED AP SHEETS U.L. TYPE 60 MIN
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 10'-0" FROM INSIDE FACE OF PARAPET
14. USE APPROPRIATE FOAM FOR INSULATION IN THE WAREHOUSE AREA
15. SKYLIGHT WELLS SHALL BE DESIGNED IF AREAS FOR "RESIDENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. ROOF DRAINS, OVERFLOW DRAINS AND SCUPPERS SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
17. ROOF DRAINS, OVERFLOW DRAINS AND SCUPPERS SHALL BE LOCATED IN ACCORDANCE WITH THE PLUMBING CODE FOR EXISTING DRAIN INLETS AND NOT INTERFERE WITH THE STRUCTURAL SYSTEMS.
18. MANUFACTURED ROOF DRAINS AND OVERFLOW DRAIN(S) SHALL BE APPROVED AND LISTED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. EXPANSION JOINT
3. STEEL STOREFRONT SYSTEM WITH CLEAR GLASS. SEE DETAIL 8/A2.3 FOR ADDITIONAL INFORMATION
4. CONCRETE RAMP W/ 42" HIGH GUARDRAIL SYSTEM AT ROLL UP DOOR. SEE DETAIL 8/A2.3 FOR ADDITIONAL INFORMATION
5. 6" X 6" CONCRETE FILLED BOLLARD PAINTED
6. 4" X 8" LOUVERED OPENING FOR VENTILATION
7. KNOX BOX
8. 42" HIGH GUARDRAIL SYSTEM AT COMMON LINES
9. 6" X 6" YELLOW METAL LOUVER AND DOOR
10. GATE AND FENCE
11. CONC. FILLED STEEL POST @ 6'-0" O.C. MAX.
12. TRASH ENCLOSURE AREA
13. 6" CURB
14. APPROXIMATE LOCATION OF ELECTRICAL ROOM
15. METAL CANOPY ABOVE
16. AWNING ABOVE

FLOOR PLAN GENERAL NOTES

A. TRASH ENCLOSURE IS DESIGNED FOR TRASH AND RECYCLING WITH FIRE ACCESS MAN DOORS APPROX. 1160' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY TRASH ENCLOSURE SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. DRAINAGE OF DRIVE, CONCRETE, WALKWAYS AT ALL FIRE HOSE AND UNPROTECTED INTERIOR ROOF DRAINS
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE COLUMNS AND TO RECEIVE PRIMER ONLY. ALL CMU TO BE PAINTED IN WAREHOUSE TO INCLUDE 1 COAT OF WHITE TO 10'-0" MIN.
F. SLOPE HOSE STAND 1/2" TO EXTERIOR AT ALL WAREHOUSE DOORS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING, ELECTRICAL, & MECHANICAL
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A2.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE STANDARD.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE CLEANED INCLUDING CARTS AND TRUCKS.
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M. EXIT SIGN WITH 100' RADIUS. SIGN TO BE MOUNTED ON A TACTILE EXIT SIGN WITH THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE NOT MORE THAN 6'-8" FROM FINISH FLOOR TO THE CENTER OF THE SIGN.
N. NON-WALLBOARD GYPSUM PRODUCTS MATERIAL SHALL BE LOCATED IN THE INTERIOR SIDE PER UBC 1133.3.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY NON-REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO INSTALL FOR CLASS 3 FLOOR PER A.C.I. 302-96-R6
5. CONCRETE SLAB TO HAVE STEEL FLOAT FINISH, TROWEL BURNISHED FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURED USING MEMBRANE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MATERIAL TO INCLUDE SHALL BE DESIGNED
8. NO CRACKED CONCRETE PATCHES OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE 4" THICK UNLESS NOTED OTHERWISE ON PLANS
10. NO JOY ASH IN THE CONCRETE
11. WHERE [redacted] INDICATED [redacted] (OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER'S RECOMMENDATION

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND VAPOR BARRIER IS REQUIRED SHALL BE NATURALLY HYDRATED WITHOUT USE OF GUM-LINE CURING COMPOUNDS OR MEMBRANE AGENTS
PAINTING/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SAG JOINT FILLER IN FUTURE OFFICE AREAS
12. SEAL CONCRETE SLAB W/ "SPEEDKOTE" SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "S" DRAWINGS FOR THICKNESS
2. ROOF HATCH, SEE "A" DRAWINGS. PROVIDE LADDER & HOOP AS REQUIRED
3. 4" X 8" CURB MOUNTED SKYLIGHT, TYP.
4. ROOF DRAINAGE SCUPPER, SEE DETAIL 6 ON SHEET A2.3 FOR SCUPPER SIZE (TYP.)
5. PROVIDE 4" PVC DRAIN FOR DRAINING OVER ROOF OVERHANG OVER ROOF OPENING. SEE DETAIL 12/A2.3 FOR DRAIN DETAIL
6. ROOF MEMBRANE SYSTEM TO BE INSTALLED BY A CERTIFIED APPLICATOR OF THE ROOFING MANUFACTURER. ROOF SYSTEM TO BE A 20 YEAR NON-PRORATED SYSTEM WITH NO DOLLAR LIMIT WARRANTY AND A 2 YEAR LABOR GUARANTEE
7. APPROXIMATE LOCATION OF EQUIPMENT TYP.
8. APPROXIMATE LOCATION OF ROOF HATCH
9. INTERIOR ROOF DRAIN WITH OVERFLOW LOCATION
10. PARAPET BEYOND
11. STRUCTURAL JOINT SEE "S" DRAWINGS
12. EXTERIOR ROOF DRAIN WITH OVERFLOW LOCATION

ROOF LEGEND

- 4" X 8" CURB MOUNTED SKYLIGHT
- ROOF ACCESS LADDER SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ UNDERFLOW SCUPPER

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Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16490
Drawn by: ZR
Date: 03/20/17
Revision:
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Sheet:
A2.3

ELEVATION KEYNOTES

ELEVATION GENERAL NOTES

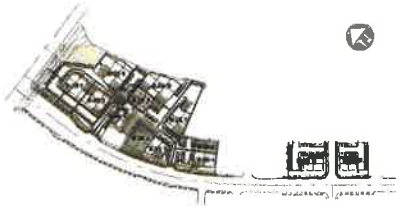
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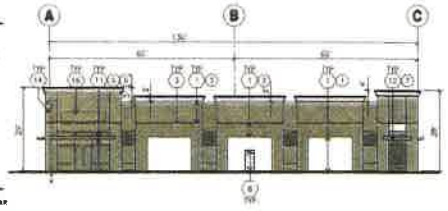
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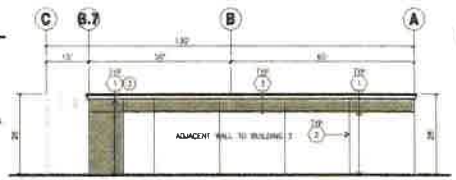
ROOF PLAN GENERAL NOTES

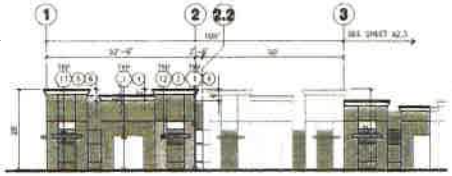
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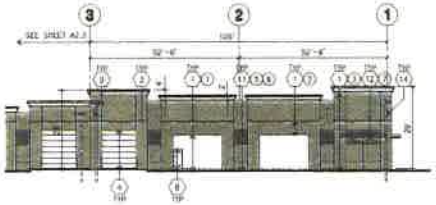
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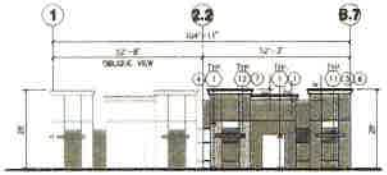


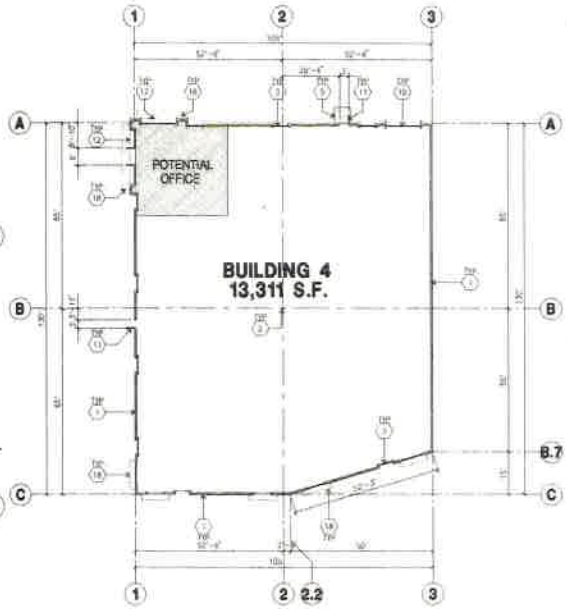


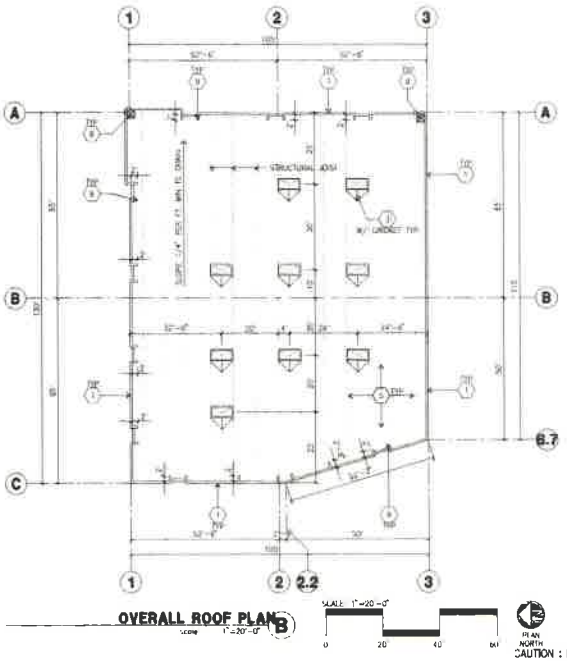












FLOOR PLAN KEYNOTES

FLOOR PLAN GENERAL NOTES

FLOOR SLAB & POUR STRIPS REQ.

ROOF PLAN KEYNOTES

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Meridan
Site D
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

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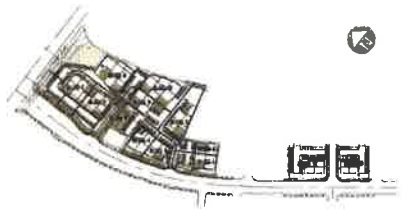
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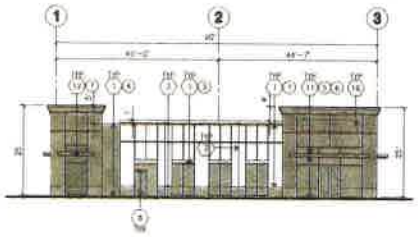
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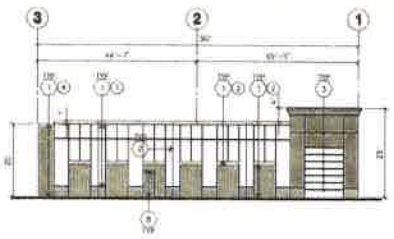
GLAZING LEGEND

KEY MAP

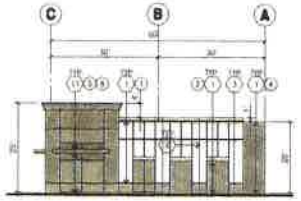




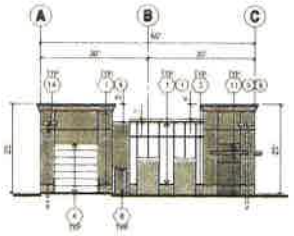
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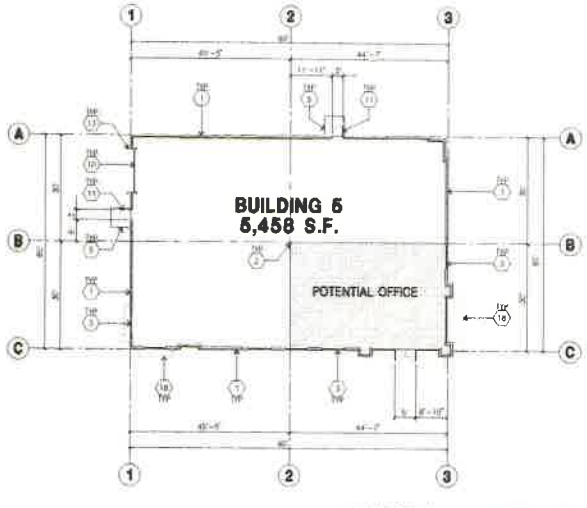
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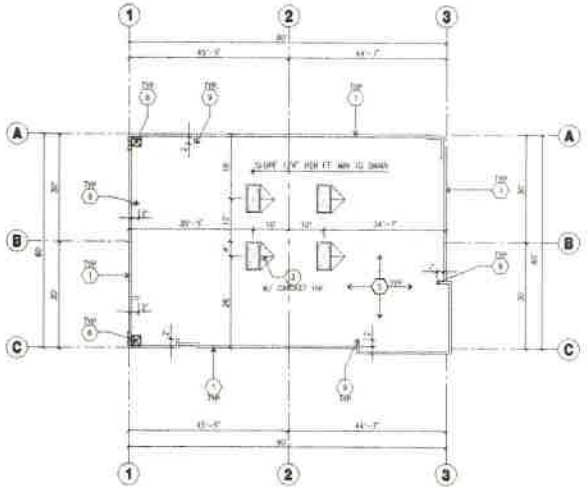
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EAST ELEVATION (F)
scale 1/16"=1'-0"



OVERALL FLOOR PLAN (A)
scale 1/16"=1'-0"



OVERALL ROOF PLAN (B)
scale 1/16"=1'-0"

ROOF PLAN GENERAL NOTES

FLOOR PLAN KEYNOTES

FLOOR PLAN GENERAL NOTES

FLOOR SLAB & POUR STRIPS REQ.

ROOF PLAN KEYNOTES

ROOF LEGEND

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ELEVATION KEYNOTES

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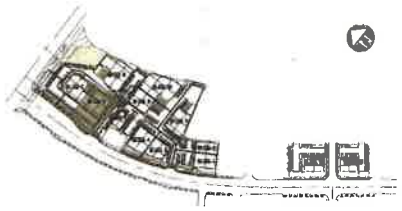
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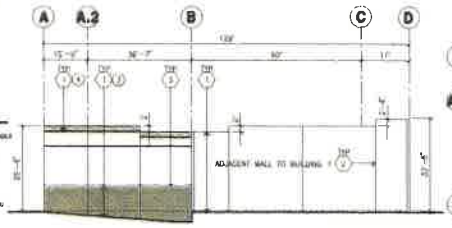
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ROOF PLAN GENERAL NOTES

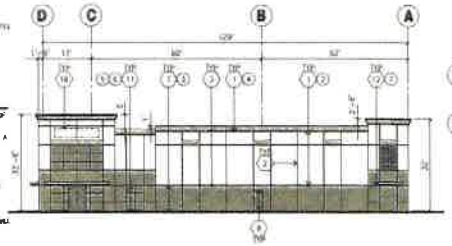
ROOF LEGEND

KEY MAP

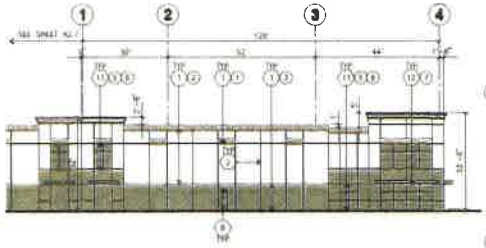




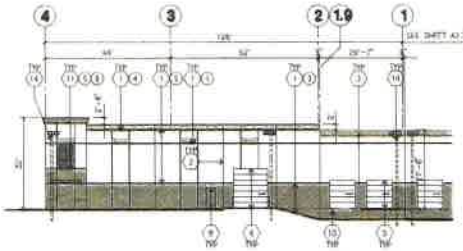
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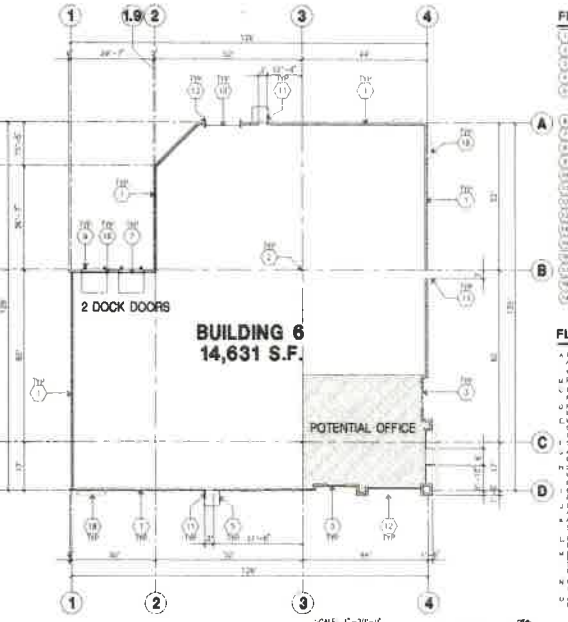
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WEST ELEVATION E
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EAST ELEVATION F
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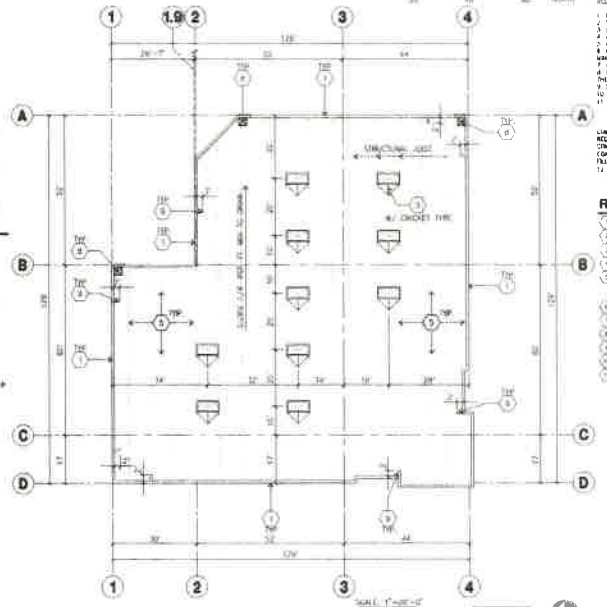
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PLAN NORTH

FLOOR PLAN KEYNOTES

FLOOR PLAN GENERAL NOTES

FLOOR SLAB & POUR STRIPS REQ.



OVERALL ROOF PLAN B
scale: 1"=20'-0"

PLAN NORTH

ROOF PLAN KEYNOTES

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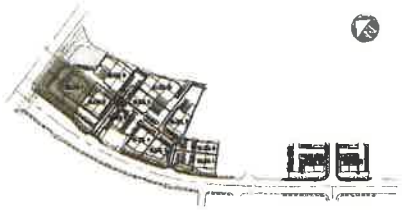
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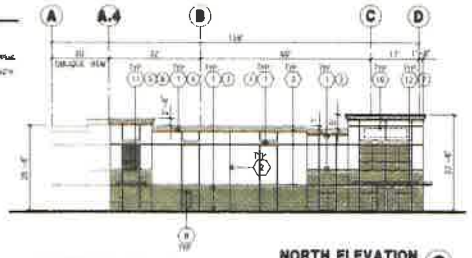
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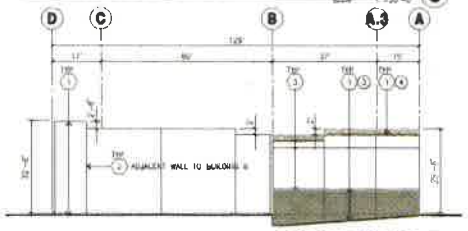
ROOF PLAN GENERAL NOTES

KEY MAP

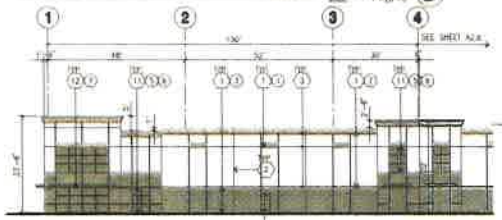




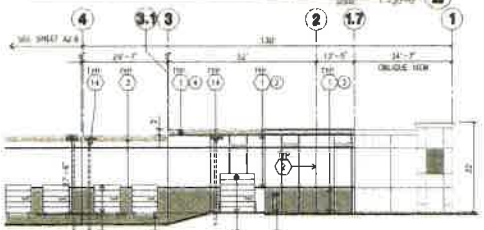
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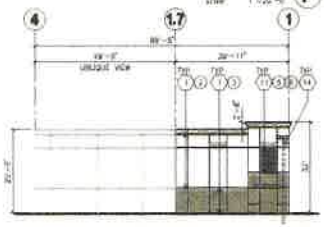
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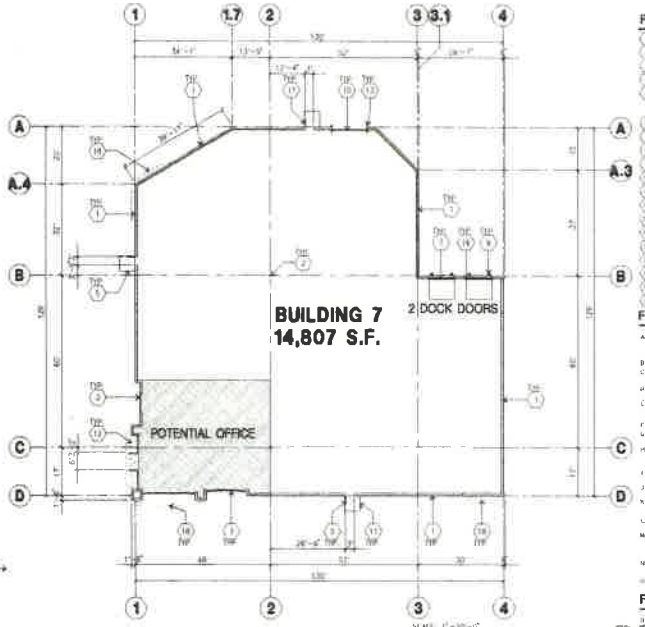
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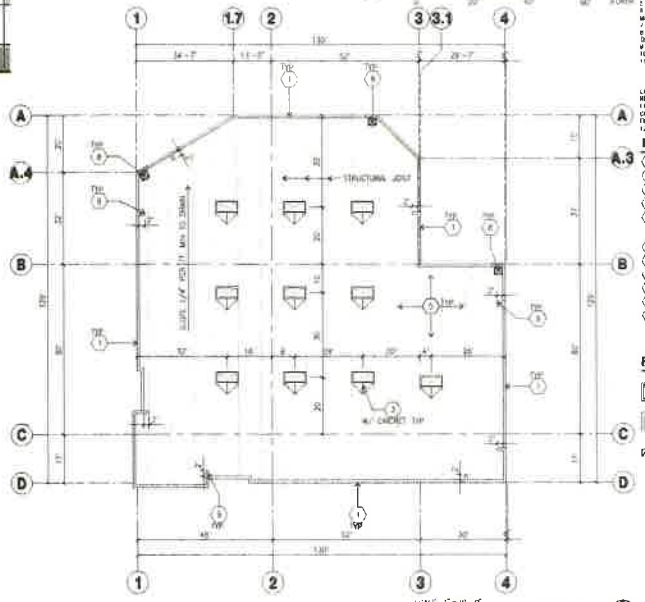
EAST ELEVATION F



NORTHEAST ELEVATION G



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

FLOOR PLAN KEYNOTES

FLOOR PLAN GENERAL NOTES

FLOOR SLAB & POUR STRIPS REQ.

ROOF PLAN KEYNOTES

ROOF LEGEND

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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Project:
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Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16490
Drawn by: ZR
Date: 03/20/17
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2ND SUBMITTAL 04/26/17

Sheet:
A2.7

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. VINYL AWNING
3. PAINT FINISH - ALL REVEALS TO PAINT A MIN. OF 1/8" DIAMETER. REVEAL COLOR TO MATCH ADJACENT BUILDING FACE COLOR U.N.O. TO A 10'-0" DISTANCE FROM A GRADE LEVEL FINISHED CONDITION.
4. MEDIUM-DIAMETER PROTECTION ALL AROUND
5. 8" TO SURROUND DOOR & DOOR JAMB, PAINT PROTECTIVE CONDITION
6. ELASTICIZED PROTECTION ALL AROUND
7. CONCRETE TILT-UP PANEL AND CONNECTION AT METAL PIPE HANDRAIL PANDOR RAIL AND MOUNTING TO MEET NON-REQUIREMENTS. PROVIDE CONTINUOUS LOCATION IF NON-BEARING STRIPS RETAINED TO CONCRETE TO TOP VARIOUS AND BOTTOM SIDES PER NON-REQUIREMENTS.
8. 8" METAL CANOPY BEYOND FOR ADDITIONAL POINT TO BOTTOM SIDE
9. YELLOW METAL PANEL PAINTED COMPLETE BEARING STRIPING ALL AROUND SIDE
10. EXTERIOR DOOR SHOWN W/ 3 HEARTED SIGNAGE
11. AREA DOOR NUMBER TYPICAL
12. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL WINDOW LOCATIONS FROM SIDE, STOOR AND CEILING WITH BOTTOM SILL TWO 10" ABOVE FINISH FLOOR ELEVATION
13. METAL COPING
14. ANGLE SET PANEL
15. ARCHED HEAD OPEN W/ 2 OVERHEAD SLOPINGS
16. SOLAR TUBE SKYLIGHT TYP. OF 3 TYP. WITH
17. PROVIDES LOCATION FOR AWNING

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR FINISHES TO OCCUR AT NEAR FINISHED GRADES NOTED OTHERWISE
2. ALL HARD FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. TOP OF TILT-UP PANEL ELEVATION
4. T.O. - FINISH FLOOR ELEVATION
5. INTERIOR PAINT VARIATIONS WALLS, METAL ATMOSPHERICS AND CASTELS SHALL BE DIVERSED TO ARCHIT - WITH CONSTRUCTION "C" GRADE CONSTRUCTION SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONSTRUCTION JOINTS, EACH PANEL AND CONCRETE PANEL W/ ARCHITECT COLORED, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PARTIAL ASSEMBLY OF BUILDING
7. GRADE BASE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH CLASTOMERIC PAINT
8. TOP APPEARING CLASTOL COLOR SPACE BETWEEN SHINGLES TO MATCH
9. ALL APPEARING BRICK WORK STRIPS FOR ALL REVEAL FORMS
10. THE FINAL COAT OF PAINT TO BE APPLIED ON AND THE APPLIED COAT TO BE SAMPLED ON

ELEVATION COLOR LEGEND/SCHED.

1. PAINT COLOR - DRYDEX PURE WHITE
2. PAINT COLOR - BENJAMIN MOORE
3. PAINT COLOR - BENJAMIN MOORE
4. PAINT COLOR - BENJAMIN MOORE
5. BENJAMIN COLOR - BLACK ANODIZED
6. LOADING DOOR - COLOR CHOSEN
7. METAL FLASHING CANOPY, PAINT - MATCH ADJACENT SURFACE
8. METAL SIDING WITH ANODIZED ENDPIECE SATIN (BLACK)

GLAZING LEGEND

NOTE ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS

ALL GLAZING TO BE TEMPERED

GLAZING - PPG SOLARBAN (2) PACIFICA + SOLARBAN 60 (2) CLEAR
U SLOPE, SHGC .27, VLT .53
T INSULATED GLASS UNIT WITH 1/2" ARGONNE AND (2) 1/8" LITE

SPANDREL - 1/4" SOLARGRAY PACIFICA SPANDRELL W/ HANDMADE BLUE GRADIENT PAINTED ON REFLECTIVE

WELDING ANTIQUITY GLASS

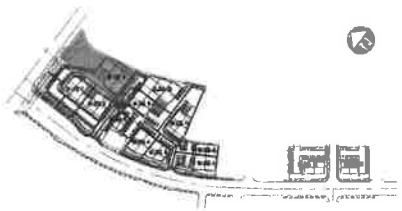
ROOF PLAN GENERAL NOTES

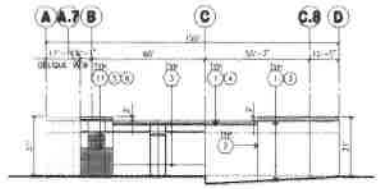
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, CENTERLINE, OR FACE OF STUD U.N.O.
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" I.P.) PRIOR TO ROOF INSULATION INSTALLATION
3. REFER TO "S" DRAWINGS FOR ROOF FRAMING ELEVATIONS IN REGARDS TO ROOF SLOPING.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TOP ROOF CONSTRUCTION, SEE DETAIL 6 & 7, 10/A2.0. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN LOCATIONS W/ "P" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
8. ALL SKYLIGHTS TO BE LOCATED PER ROOF SPECIFIED DESIGN CRITERIA W/ STRINGER HEADERS, SUPPORTS AND CURBS. MANUFACTURER TO COORDINATE W/ FRAMING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. OF DIA. ALL "P" DRAWINGS FOR EXACT SIZE.
10. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. BUILT UP ROOFING TO BE GUARANTEED FOR 1 OR AND 10 BY A U.L. CLASS A ROOF ASSEMBLY. BAT TYPE BUR MOPPED AT SHEET, U.L. TYPE 4.5 BUR
12. ALL ROOFING MATERIALS SHALL MEET ALL LOCAL AND ASSOCIATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) AND UPLIFT PRESSURE REQUIREMENTS.
13. ALL SKYLIGHTS TO BE PLACED A MIN. OF 10'-0" FROM INSIDE FACE OF PARAPET
14. USE WHITE SLURRY FOR INSULATION IN THE MAINTENANCE AREA
15. SLOPED VENTS SHALL BE RECESSED IN AREAS FOR "POTENTIAL OFFICE" WILL BE USED FOR FUTURE COMMERCIAL SPACE.
16. ROOF DRAINS, OVERFLOW DRAINS AND EMERGENCY PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOWS(IF NEEDED) SHALL BE INTERNALLY

ROOF LEGEND

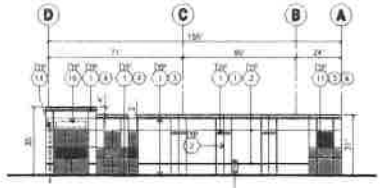
- 4" & 6" LONG BEARING SATURN
- ROOF JOIST LINE SEE "S" DRAWING
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

KEY MAP

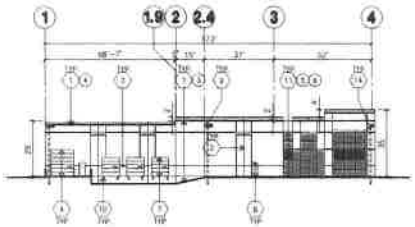




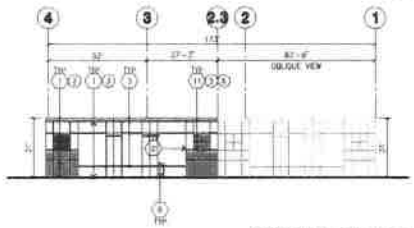
NORTH ELEVATION C
SCALE: 1"=20'-0"



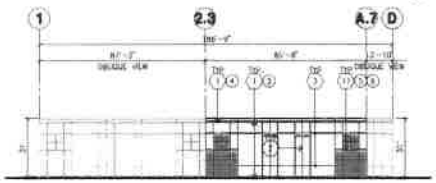
SOUTH ELEVATION D
SCALE: 1"=30'-0"



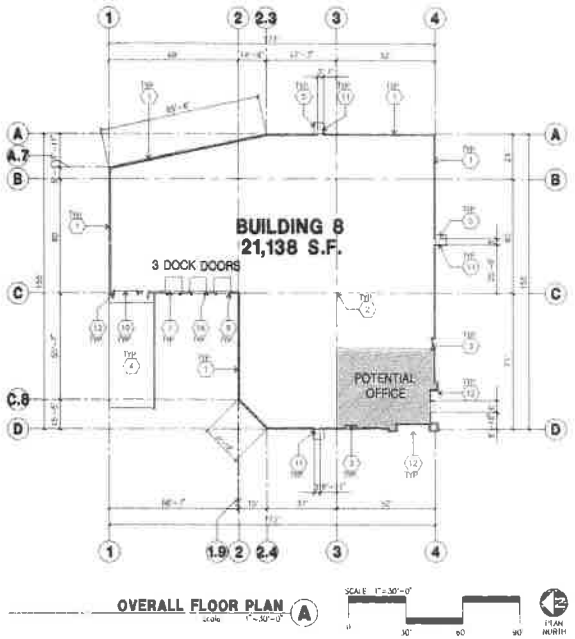
WEST ELEVATION E
SCALE: 1"=30'-0"



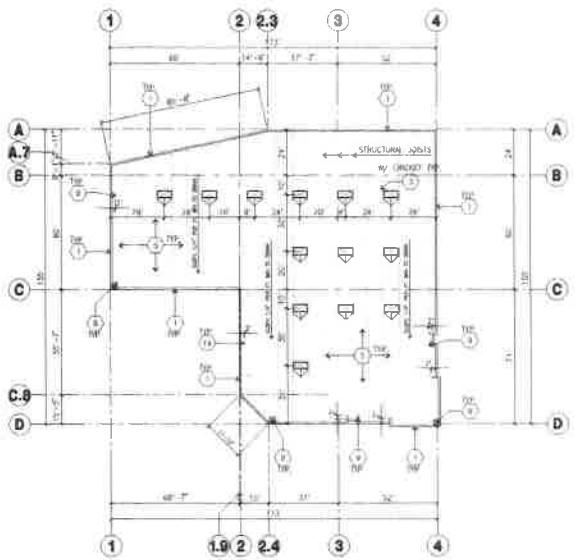
EAST ELEVATION F
SCALE: 1"=20'-0"



NORTHEAST ELEVATION G
SCALE: 1"=20'-0"



OVERALL FLOOR PLAN A
SCALE: 1"=30'-0"



OVERALL ROOF PLAN B
SCALE: 1"=30'-0"

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH CLEAR, 1/4" TEMPERED GLASS IN ALL DOOR AND SIDELIGHTS FOR SIZE, STYLE AND LOCATIONS.
4. CONCRETE RAMP W/ 6"HIGH CURB - SLOPE AS SHOWN ON PLANS
5. 5'-0"(D) X 6'-0" (W) CONCRETE LOADING DOCK PIT TYP. OF ALL LOADING DOCK DOORS TO CONTINUOUSLY GRADE FROM TOP OF DOCK BELOW DOCK TO FINISHED GRADE AND SLOPE AWAY AS NOTED ON GRADING PLAN
6. 8" X 10" TRUCK WELL LOCATION, SEE "S" DRAWINGS FOR ADDITIONAL INFORMATION
7. 6" X 8" CONCRETE CURB AT TOP OF DOCK WALL
8. 3'-0" X 8'-0" OVERHEAD DOOR W/ MANUAL OPERATION
9. 12'-0" X 14'-0" TRUCK DOOR, SECTIONAL TYP. (ORIENTED DOOR)
10. 3'-0" X 7'-0" HOLLOW METAL DOOR W/ FRAME
11. 3'-0" X 7'-0" HOLLOW METAL EXTERIOR MAN DOOR
12. 6" CONCRETE CURB
13. 2" GUARD
14. CONC. FILLED GUARD POST @ 24" O.C. U.N.O.
15. EMPLOYEE BREAK/SMOKING AREA
16. PRE-CAST CONCRETE WHEEL STOP
17. 6" CURB
18. APPROXIMATE LOCATION OF ELECTRICAL ROOM
19. METAL CANOPY ABOVE
20. INTERIOR DRY WELL TYPICAL

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ALTERNATIVE MAN FACADE APPROVED. ANY MODIFICATION TO PERMIT MAY BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
B. FINISH FLOOR ELEVATIONS SHALL BE APPROXIMATE FOR FINE GRADING
C. FINE BUILDING PLANS SHALL BE TO-DATE. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. PROVIDE 6" FOR CONCRETE BASE AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE COLUMNS ARE TO BECOME INNER UNIT AT CITY AND WALLS TO MAINTENANCE TO RECEIVE 1 COAT OF WHITE TO CEILING
F. SLOPE FLOOR SLOPE 1/2" TO EXTERIOR AT ALL MANDOOR LATS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL BALL CONCRETE OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS IN TRENCH/ELECTRICAL COORDINATION
I. FOR DOOR TYPES AND NOTES SEE INTERIOR SHEET A2.4 NOTE ALL DOORS PER DOOR SCHEDULE AND FINISH OPENINGS.
J. CONTRACTOR TO PROVIDE ALL NECESSARY SLEEVES FOR ELECTRICAL EQUIPMENT TO BE INSTALLED PRIOR TO SLAB POURS. ALL SLEEVES TO BE INSTALLED PRIOR TO POURING AND SHALL BE SEALED WATERTIGHT AFTER INSTALLATION.
K. ALL CUT AND FILLS TO BE PERFORMED TO THOSE ELEVATIONS ON SOIL ENGINEER
L. ALL FLOOR SLAB JOINTS WHERE THEY ARE EXPOSED AT A FACTORY FINISH SHALL BE CAULKED AT THE CONTRACTOR'S OPTION WITH A FACTORY FINISH COLOR TO THE SATISFACTION OF THE OWNER.
M. NON-SLIP FLOOR FINISH MATERIALS SHALL BE USED IN THE RESTROOM SEE PLAN FOR SPECIFICS.
N. ALL ROOF MECHANICAL MATERIALS SHALL BE FIELD SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE TENTATIVE REQUIREMENTS SEE "S" SHEETS FOR ACTUAL REQUIREMENTS

1. FLOOR CONFIGURATION - SLAB
2. FRENCH COMPLETION - NOT
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS 9 FLOOR PER A.C.I. 302-96-90
5. CONCRETE SLAB TO HAVE STEEL FIBER THAT MEANS WATERPROOFING TRUST
6. CONTRACTION TO CURE SLAB TO BE WET CURING USING BURLENE ITEM 7 (WET MIX)
7. ALL EQUIPMENT & MACHINERY WHICH WILL SHALL BE LANDSCAPED
8. NO CRANES CONCRETE TRUCKS OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FINISH TROWELED WITHIN 24 HOURS
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATES PROVIDE WATER BARRIER (TANK STOCK) OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND OVER SLAB & UNDER ON MANUFACTURER'S RECOMMENDATION
12. CONCRETE SLAB OR FOUNDATION WALLS WHERE SAND WITH MEMBRANE ARE REQUIRED. SHALL BE NATURALLY OCCURRED METHOD AND OF NATURAL GRAVEL COMPOUND OR HEATING AGENT, CONTRACTOR/INSTALLER SHALL NOT BE FILLED WITH NON-RE-USE FILLER IN FUTURE OFFICE AREAS.
13. SEAL CONCRETE SLAB W/ TOPSEAL 30 GALLON

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET SEE "S" DRAWINGS FOR THICKNESS
2. 6" CMU WALL SEE "S" DRAWINGS FOR SIZE OF REQUIRED
3. 8" X 8" LONG MONITOR WITH ROOF VENTS
4. ROOF MATERIAL PANELS BLACK W/ MIN. 45 - 1 MIL STRIPE PER LITTON
5. 6" CONCRETE CURB AT ROOF OPENINGS WHERE ROOF OPERATING OVER ROOF FRAMING TYPE. ROOFING TO BE MID-OR CAP FLASHED W/ 20#(G)-MINIMUM OR EQUAL (CLASS A RATED) 10 YEAR NO DEALER LIMIT WARRANTY AND 2 YEAR LABOR WARRANTY
6. APPROXIMATE LOCATION OF EXPANSION
7. APPROXIMATE LOCATION OF ROOF PATCH
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER
9. PARAPET KEYWAY
10. STRUCTURAL JOIST SEE "S" DRAWINGS
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER

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A2.8

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PAINT (TYP.)
3. PAINT REVEAL - ALL REVEALS TO HAVE A MIN. OF 1/4" DEPTH REVEAL (TYP.) TO MATCH ADJACENT BUILDING TILT SLAB (U.N.O.)
4. 12" X 12" ORNAMENTAL GRID @ DOOR, TYPE, FINISH, COMPLETE
5. 8" X 16" ORNAMENTAL GRID @ GABLE END, TYPE, FINISH, COMPLETE
6. ROOF/WALL FLASHING PROTECTION ALL AROUND
7. CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL FINISHES MAY VARY SLIGHTLY TO MEET NEW REQUIREMENTS. PAINTED CONCRETE GUARDRAIL 3'-6" HIGH MINIMUM UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL SHEET A1.1 FOR ADDITIONAL INFORMATION
8. 4" X 8" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR
9. ROLLUP METAL DOOR, PAINTED, COMPLETE, WEATHER STRIPPING ALL AROUND DOOR
10. EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS
11. MAIN DOOR ENTRY TYPICAL
12. ROOFTOP EQUIPMENT SCREENING PER ARCHITECT (SEE SECTION 4/ ALL SHEET), SCREEN MATERIAL TO MATCH BUILDING COLOR AND FINISH. SCREEN TO BE MIN. 1'-0" ABOVE HIGHEST PIECE OF EQUIPMENT
13. METAL CANOPY
14. RAISED CAP TRIM
15. INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS
16. CONC. FILLED STEEL BOLLARD PER DETAIL 4/A4.1
17. PROPOSED LOCATION FOR SIGNAGE

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO occur AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. EACH ELEVATION OF STAIRWELL CLEARLY.
4. U.O.N. = UNLESS OTHERWISE NOTED.
5. DIMENSIONS indicated FOR GLASS SILLS, PARAPET/HEIGHTS AND LINTELS SHALL BE CONSIDERED AS ABOVE - WITH APPROVAL "C" WHICH CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FIELD PAINT SAMPLE PANELS W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. SPLIT FACE OR PRIMPTED TO TAKE BREATH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, GLAZE WHITE BEHIND SPANDREL TO BREATH
9. SEE ARCHITECTURAL MAIN FLOOR PLANS FOR ALL DOOR TYPES.
10. ALL FIELD CUT OF PIPES TO BE WELDED OR PAINTED TO MATCH SURROUNDING SURFACE

ELEVATION COLOR LEGEND/SCHED.

1		PAINT COLOR - DARKER MAIN FIELD
2		PAINT COLOR - LIGHTER FIELDS
3		PAINT COLOR - ACCENT BUILDINGS
4		PAINT COLOR - ACCENT STRIPES
5		PAINT COLOR - ACCENT REVEALS
6		PAINT COLOR - CLEAR GLAZING
7		METAL FLASHING, CANOPY, PIPES, DOOR FRAMES, GUTTER, DOWNSPOUTS, RAILINGS AND TRELLIS AND MISCELLANEOUS METALS (BLACK)

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

- SPANDREL GLASS
- MAIN GLASS

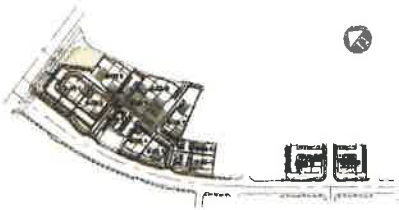
ALL GLAZING TO BE TEMPERED

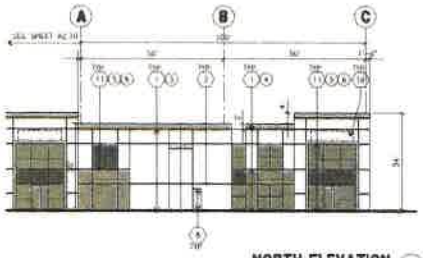
GLAZING: TYP. DUAL PANE GLASS (1) CLEAR + CLEAR OR (2) CLEAR + SOLAR GREEN (U.O.N.) PER SPEC

SPANDREL: 1/4" REFLECTIVE VACUUM SPANDREL W/ OPAQUE BLUE LAMINATION PAINTED ON REFLECTIVE

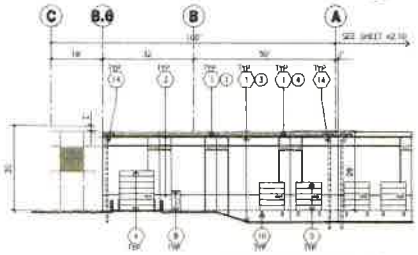
GLAZING MANUFACTURER:

KEY MAP

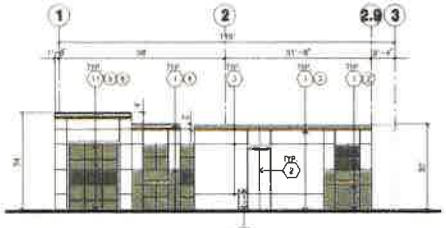




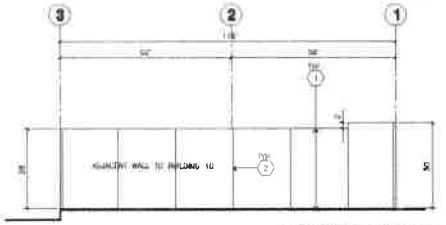
NORTH ELEVATION C



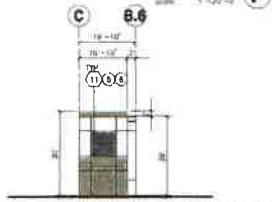
SOUTH ELEVATION D



WEST ELEVATION E



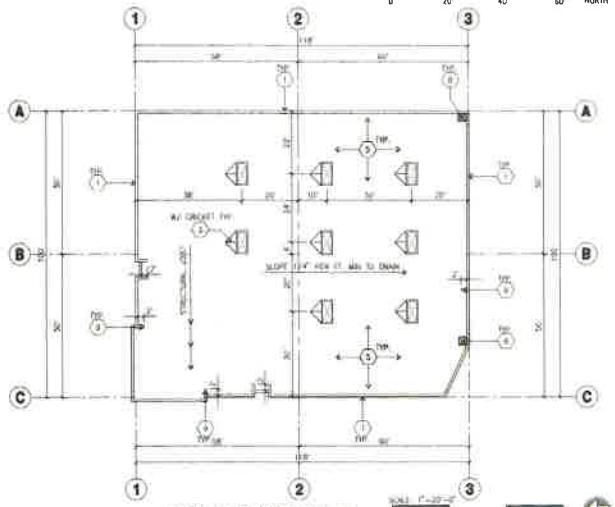
EAST ELEVATION F



SOUTHWEST ELEVATION G



OVERALL FLOOR PLAN A



OVERALL ROOF PLAN B

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. DRAINAGE: STEEL GRATING
3. TYPICAL LIGHTWAVE SYSTEM WITH WIRE GUARD. SET OFFSET FROM FACE OF WALL FOR EXPANSION FOR SIZE, COLOR AND LOCATION.
4. CONCRETE RAMP W/ BROOM FINISH. SLOPE PER ACCESS REQ. ON BOTH SIDE OF RAMP
5. STAIR W/ 42" HIGH METAL GUARDRAIL. CONTRACTOR CONFIRM LANDING SIZE TO BE 44" MIN. CLEAR BETWEEN HANDRAILS (MEASURED 2" ABOVE TREAD) TO BE CLEAR BROOM FINISH PAINTED RAILS TO MATCH BUILDING PAINT SCHEME PER A3.1 (U.O.N. BY ARCHITECT)
6. EXTERIOR CONCRETE STAIR W/ ALTERNATING TREAD DEVICE AND 42" HIGH GUARDRAIL ON BOTH SIDES OF RAMP
7. 6" X 12" CONCRETE GRADE BEAM FOUNDATION
8. TRUCK DOOR BUMPER TYPICAL
9. 12" X 24" GRADE LEVEL LOADING DOOR. STANDARD SIZE.
10. 3'-0" X 7'-0" HOLLOW METAL EXTERIOR MAN DOOR.
11. DOCK LIGHT SEALER
12. CONC. FILLED STEEL POST @ DOCK AND RAMP
13. EMPLOYEE BOARD BREAKER AREA
14. PRE-CAST CONCRETE WHEEL STOP
15. 2 HOURS
16. APPROXIMATE LOCATION OF ELECTRICAL PANEL
17. METAL CANOPY ABOVE
18. INTERIOR MAN DOOR TYPICAL

FLOOR PLAN GENERAL NOTES

A THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 150' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
B THE DOOR LOCATIONS SHOWN ARE APPROVED FOR FIRE DEPARTMENT ACCESS ONLY.
C THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D PROVIDE 8" DIA CONCRETE BOLLARD AT ALL FIRE RISER AND COMPOSITE/D INTERIOR ROOF DRAIN
E WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL CMU BR WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TILL COVER.
F SLIGHT POUR STRIP 1'-0" TO EXTERIOR AT ALL MANDOOR EXITS
G ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL AND GRIDLINE, OR FACE OF STUD U.N.O.
H SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS, PLUMBING/FIXTURING COORDINATION.
I FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A6.4 & NOTE ALL DOORS PER DOOR SCHEDULE AND FINISH OPTIONALS.
J CONTRACTOR TO PROTECT AND KEEP THE FLOOR AND CLEAN ALL EQUIPMENT TO BE IMPERFECTED INCLUDING CARS AND TRUCKS.
K ALL EXIT MAN SIGNS TO MAINTENANCE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
L HOUSE FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M PAINT COLOR SHALL BE APPROVED BY A TACTILE SAMPLE. THE BOTTOM HEIGHT FOR SIGN SURFACE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
N NON-ADDRESSABLE DOOR IDENTIFIER SIGNAGE SHALL BE LOCATED IN THE INTERIOR SIDE OF THE DOOR.
O ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE ALSO FOR INFORMATIONAL. SEE "S" SERIES FOR ADDITIONAL REQUIREMENTS.

1. FLOOR COMPACTION - 95%
2. PERIMETER COMPACTION - 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD TEST CYLINDER PER A.C.I. 301-96-3.6
5. CONCRETE SLAB TO HAVE STEEL TROWEL FINISH, BROOM FINISH
6. CONTRACTOR TO CURE SLAB TO BE WET CURED USING MEMBRANE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MATERIAL SHALL BE CONFINED
8. NO CONCRETE CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE ITEM FLOS MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. REBAR: [ ] #4@24"O.C. EACH WAY CENTERED IN SLAB (TEMP. STEEL) OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE MORE PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND FREE VENEER ARE REQUIRED SHALL BE MECHANICALLY TROWELED WITHOUT USE OF SURFACE CHEMICAL COMPOUND OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-RE JOINT FILLER IN FUTURE OFFICE AREAS.
12 SEAL CONCRETE SLAB W/ EPOXY/UTH SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET, SEE "C" DRAWINGS FOR HEIGHTS.
2. ROOF DRAIN, SEE "M" DRAWINGS. PROVIDE SUMP AT ROOF AS REQUIRED
3. 8" X 8" CLOSE MOUNTED DOWNSPOUT, TYPICAL
4. ROOF ACCESS PANELS MINIMUM 2'-6" WIDE CLEAR FOR LATER
5. PROVIDE 4"x12" BOLT OR WELDED WIRE ROOF OPENINGS OVER ROOF OPENINGS, SEE DETAIL 5/A4.1 FOR ROOF MOUNTED EQUIPMENT SCREENING
6. SKYLIGHT MANUFACTURER LOCAL (CLEAN & WATER) TO TEAM NO LEAKAGE LIMIT WARRANTY AND 7 YEAR LABOR GUARANTEE
7. APPROXIMATE LOCATION OF EXHAUST FAN
8. APPROXIMATE LOCATION OF ROOF HATCH
9. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
10. 8" PARAPET RETURN
11. STRUCTURAL JOINT SEE "S" DRAWINGS
12. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL UNLESS OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" IN 1') PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "B" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP ROOF PENETRATIONS, SEE DETAIL 6, 9, 10/A4.1 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS
7. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRUCTURAL FRAME, SUPPORTS AND FRAMES MANUFACTURER TO CONFIRM AS NEEDED
9. ROOF GRADES AND DRAINAGE DIAGRAMS TO BE A MIN OF 1/4" PER FOOT. SEE "P" DRAWINGS FOR EXACT SLOPE
10. PROVIDE SLOPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT MIN.
11. SKYLIGHT ROOFING TO BE DESIGNED FOR 1.60 AND TO BE A UL CLASS A ROOF FLASHING BAT TYPE AND MEMBER AS SHEET U1 TYPE A3 SKM
12. ALL BEARING FASTENERS SHALL MEET ALL USER AND REGULATION REQUIREMENTS PROPER REQUIREMENTS MET IN PROJECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED 6 MIN OR 10'-0" FROM ROOF FACE OF PARAPET
14. USE WHITE SCRIM FOR INSULATION IN ARE SKYLIGHT AREA
15. SEISMIC JOINTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICE" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE
16. ROOF DRAINS, OVERFLOW DRAINS AND SCUPPERS WITHIN 2ft INTERIOR OF THE BUILDING SHALL BE TIED IN ACCORDANCE WITH THE PREMISIONS OF THE PLUMBING CODE FOR TOTAL DRAIN WASTE AND VENT SYSTEMS
17. ROOF DRAINS OVERFLOW PIPING WITHIN THE BUILDING SHALL USE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOW(S) SHALL BE INSTALLED

ROOF LEGEND

- 6" X 8" LOUVER MOUNTED SKYLIGHT
- ROOF JOIST LINE "SEE 'S' DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- CANTILEVER METAL OVERHANG W/ OVERFLOW SCUPPER

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDM INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16490
Drawn by: ZR
Date: 03/29/17
Revision:
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Sheet:
A2.9

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PAINT - TYP.
3. STEEL CANOPY - SEE DETAILS
4. STEEL CANOPY - SEE DETAILS
5. PAINT - TYP.
6. PAINT - TYP.
7. PAINT - TYP.
8. PAINT - TYP.
9. PAINT - TYP.
10. PAINT - TYP.
11. PAINT - TYP.
12. PAINT - TYP.
13. PAINT - TYP.
14. PAINT - TYP.
15. PAINT - TYP.
16. PAINT - TYP.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. TOP OF PARAPET ELEVATION.
4. TOP OF FINISH FLOOR ELEVATION.
5. ALL STONE VENEER CONSTRUCTION JOINTS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST 30PSI LATERAL PRESSURE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. ONLY USE OF PRIMERS TO HAVE SMOOTH FINISH AND BE PAINTED WITH FLAT/MATTE PAINT.
8. FOR STORAGE, LOADING, SOLAR SHALL REMAIN UNPAINTED TO BREATH.
9. USE MORTAR, WALL WASH STAINS FOR ALL BRICK PAVERS.
10. ALL EXPOSED STEEL TO BE PAINTED W/ ONE PRIMER COAT AND ONE FINISH COAT TO BE APPROVED BY OWNER.

ELEVATION COLOR LEGEND/SCHED.

1		PAINT COLOR - SW7005 PURE WHITE
2		PAINT COLOR - SW7064 PASSIVE
3		PAINT COLOR - SW7043 WORLDLY GRAY
4		PAINT COLOR - SW7069 IRON ORE
5		BUILDING COLOR - BLACK ANODIZED
6		GLAZING COLOR - CLEAR GLAZING
7		WHITE CANOPY PAINT VISTA PROTECH ACRYLIC EMULSION BRONZE STEEL ANODIZED BRONZE SATIN (BLACK)

GLAZING LEGEND

WITH ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS

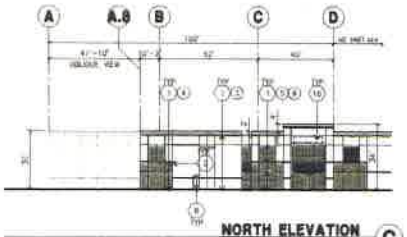
VISION GLASS

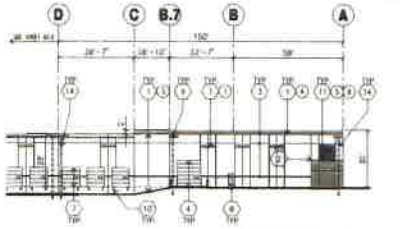
ALL GLAZING TO BE COMPLETED

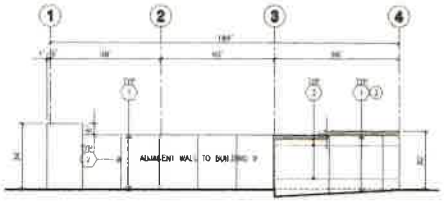
GLAZING: MFG: SOLARGUARD (2) PACE 64 - SOLARBAN 60 (2) CLEAR
U-VALUE: 0.27, VLT: 36
1" INSULATED GLAZING UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES

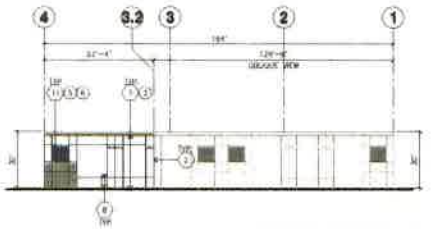
SUNSCREEN: 1/4" ANODIZED PACE 64 SUNSCREEN, W/ TRANSLUCENT BLACK GRADUALLY PAINTED ON REFLECTIVE

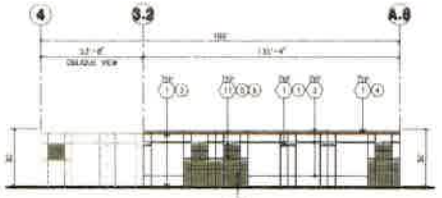
BUILDING NUMBERS SHOWN

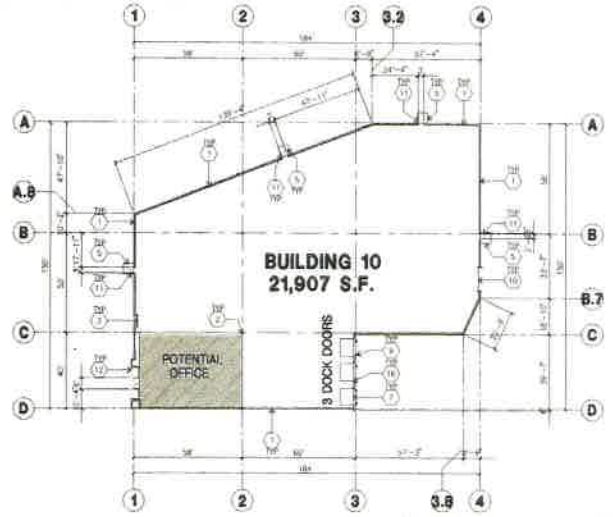


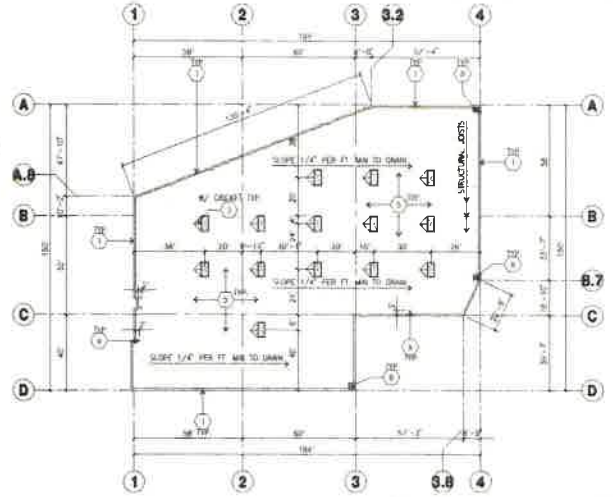




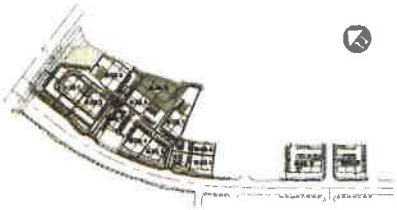








KEY MAP



ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GARDEX, OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" PER FT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF WEIGHT ELEVATIONS OR RECESSES TO ROOF DRAINAGE.
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF PENETRATIONS.
5. FOR TILT WALL PENETRATIONS, ALL DETAIL 6, 8, 10/A4.0) CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
7. CONTRACTOR TO COORDINATE EXACT ARCHITECT LOCATION OF FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTOR, (CURTAIN, OR DRAWING) AS APPROPRIATE.
8. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRUCTURAL ENGINEER, SUBMITTED AND SHOP'S SPECIFICATIONS TO CONFORM TO WORKING.
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. OF DIA. SEE "P" DRAWINGS FOR EXACT SIZE.
10. PARAPET SHAPED CONCRETE AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. ROOF CRICKETS TO BE DESIGNED FOR 1 IN AND TO BE A 1:1 CLASS A ROOF FINISHED BUT PIPE SHALL BE VERIFIED AT SHEET METAL TYPE AS BUR.
12. ALL ROOFING PENETRATIONS SHALL MEET ALL LOCAL AND REGULATORY REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) WIND UPLIFT PRE-CLOSE REQUIREMENTS.
13. ALL SKYLIGHTS TO BE PLACED A MIN OF 10'-0" FROM INSIDE FACE OF PARAPET.
14. USE WHITE WARM FUEL INSULATION IN THE WAREHOUSE AREA.
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS EXCEED 10M "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMMODITIES STORAGE.
16. ROOF CURBS, OPENINGS, PENETRATIONS SHALL BE APPROVED PRIOR WORK BY ARCHITECT OF THE PROJECT AND SHALL BE FLUSH IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PLYMOUTH TABLE FOR EXISTING CURBS, INSERT AND SEAL OPENINGS.
17. ROOF DRAINS, OVERFLOW DRAINS WITHIN THE BUILDING WALL CHASE APPROVED DRAINAGE FITTINGS.
18. UNDERSLOPED ROOF DRAINS AND OVERFLOW DRAINS SHALL BE PAINT CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT USED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE ELEVATION AND ELEVATIONS FOR STEEL COLOR AND LOCATION.
4. CONCRETE RAMP AT ENTRANCE DOOR. PITCH AS SHOWN WITH 1/4" PER FOOT MAX. SLOPE.
5. 3'-0" X 7'-0" TUBE CANOPY. CANOPY LENGTHS MAY VARY AT ALL LOCATIONS AND SHOULD BE VERIFIED WITH ARCHITECT. PAINT TO BE SELECTED BY ARCHITECT.
6. EXTERIOR CONCRETE STAIR W/ 42" HIGH LIGHT WEIGHT METAL GUARD RAIL OR GUARDED RAIL AS REQUIRED BY CODE AT RAMP.
7. 8' X 10' PRECAST CAPTIVE CONCRETE SCREEN WALL.
8. 3' X 7' DOUBLE DOOR OPENING FOR VENTILATION.
9. 3'-0" X 7'-0" SINGLE DOOR. SECTIONAL O.H. OVERHEAD DOOR.
10. 12' X 14' SLIDE DOOR. SECTIONAL O.H. OVERHEAD DOOR.
11. 3' X 7' HOLLOW METAL EXTERIOR DOOR FRAME.
12. DOUBLE DOOR.
13. 4" CONC. FILLED STEEL POST AT 24" O.C. MAX. NOTE
14. EMPLOYEE ENTRANCE/PARKING AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. 6" CURB
17. APPROXIMATE LOCATION OF ELECTRICAL PANEL
18. METAL CANOPY ABOVE
19. ENTRANCE DOOR AREA TYPICAL

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS DESIGNED TO BE FIRE FULLY SPRINKLED WITH FIRE ACCESS MAN DOORS REMOVED THAT MAINTAIN A SEPARATE PERMIT WILL BE REQUIRED FOR ANY HANGING/CONVEYOR SYSTEMS.
B. FIRE HOSE LOCATIONS SHALL BE APPROVED WITH FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB IS SLOPED. SEE SITE GRADING FOR FINISH SURFACE ELEVATIONS
D. PERIMETER OF THE CONCRETE BUILDING AT ALL FIRE WALLS AND UNPROTECTED INTERIOR ROOF DRAIN.
E. HARD/SMOOTH EXTERIOR CONCRETE WALLS ARE PAINTED WHITE COLORING AND TO REDUCE POWER COST. ALL OFF WHITE WALLS IN BUILDING TO RECEIVE 1 COAT OF WHITE TO COVER
F. SLOPE FROM STAIR 1/2" TO LATERAL AT ALL HANDICAP LAND
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL GARDLINE OR FACE OF STUD WALL
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ALONG UTILITY CONNECTIONS PLUMBING/ELECTRICAL CONFIRMATION
I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A0.4 NOTE ALL DOORS PER DOOR SCHEDULE ARE FINISH OPTIONAL.
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DAMPERED INCLUDING FORKS AND TRUCKS.
K. ALL EXIT MAN DOORS TO WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE (E)
L. TRUCK TRAMMARKS AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
M. DOOR HARDWARE AND DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE BRAILLE EXIT.
TAG MOUNTING HEIGHT FOR EACH DOORWAY SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN
N. NON-ACCESSIBLE DOOR THUMPER WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.5.1.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN REQUIREMENT SEE "S" DRAWING FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB PER STRUCTURAL DRAWINGS
4. CONTRACTOR TO SAWCUT FOR CRACK 'V' FLOOR PER ALL 3M-16-96
5. CONCRETE SLAB TO HAVE WELL FLAT AND TROWEL FINISHED FINISH
6. CONTRACTOR TO COVER SLAB TO BE WET CURING USING BURLAP FOR 7 DAYS MIN
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAMPENED
8. NO DRAINED CONCRETE TRUCKS OR ASPHALTIC MIXER WILL BE PLACED ON THE SLAB.
9. SLAB TO BE ITEM 7120 REGRADED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATED PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PLACE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATIONS.

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND OVER VAPOR BARRIER ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURNTIME CHEMICAL COMPOUNDS, OR RELEASE AGENTS
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-RIGID JOINT FILLER IN FUTURE OFFICE AREAS.
12. SAW CONCRETE SLAB W/ 1/4 DIAMOND BLADE

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET SEE "S" DRAWINGS FOR THICKNESS.
2. ROOF TOP UNIT, SEE "M" DRAWINGS. PROVIDE SUPPORT W ROOF AS REQUIRED
3. 8" X 8" CURB MOUNTED SKYLIGHT, SEE DETAIL
4. ROOF ACCESS PANELS SEE A 10.4 W. 1" MIN. STEEL FRAME PER DETAIL
5. PARAPET SCUPPER WITH 8" MIN. WIDE X 8" MIN. HEIGHT OPENING. OPENING TO BE SIZED TO DRAIN ROOF AT 1" PER FOOT MAX. REFER TO ROOF PLAN FOR SCUPPER LOCATIONS.
6. APPROXIMATE LOCATION OF EXHAUST FAN
7. APPROXIMATE LOCATION OF ROOF HATCH
8. METAL MAN DOOR LEADER WITH OVERFLOW SCUPPER.
9. PARAPET ABOVE
10. STRUCTURAL ROOF SEE "S" DRAWINGS
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER.

ROOF LEGEND

- 4" X 8" CURB MOUNTED SKYLIGHT
- ROOF ACCESS DOOR SEE "S" DRAWINGS
- BUILDING PARAPET LINE
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

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Meridian
Site D
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16490
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A2.10

ELEVATION KEYNOTES

1. CONCRETE TILT UP PANEL
2. PANEL REVEAL
3. PANEL REVEAL - TYP. RETURN TO PANEL + MIN. OF 3/4" CHAMFER REVEAL TYPICAL TO WINDOW MULLIONS, BUILDING FIELD COLOR, U.N.O.
4. 10" X 10" CONCRETE COLUMN W/ SMOOTH FINISH, PAINTED COMPLETE
5. WEATHER-CONTROL PROTECTION AT ALL OPENINGS
6. CONCRETE FOOTING, LANDING AND CLEARANCE W/ METAL PIPE HANDRAIL PER CODE REQUIRED TO MEET ADA REQUIREMENTS, PROVIDE CONTINUOUS HANDRAIL 2" MIN. PROJECTION STRUCTURAL ENGINEER TO COORDINATE W/ ROOF FASCIA AND SOFFIT AS REQUIRED
7. 4" X 8" METAL LOUVER OPENING FOR VENTILATION, PAINT TO MATCH BUILDING FIELD
8. FOLLOW METAL FASCIA, PARAPET, COPING, GUTTER, DOWNSPOUT ALL PAINTED TRIM
9. EXTERIOR FLOOR SPACES W/ 2" DIAMETER BOLLARDS
10. DECK DRAIN SCUPPER TYPICAL
11. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING W/ ALL GLAZING MULLIONS TO MATCH WINDOW MULLIONS AND PAINTED WITH BOTTOM LEAD FRAME 10" ABOVE FINISH FLOOR ELEVATION
12. METAL CANOPY
13. HANDRAIL PER DETAIL
14. EXTERIOR ROOF DRAIN W/ 2 DOWNSPOUT SCUPPERS
15. SOLAR PANELS MOUNTED ON TOP OF ROOF, REFER TO ELECTRICAL ENGINEER'S PLANS
16. PAINTED ADDRESS NUMBERS

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR SCHEMES TO BASED ON MANUFACTURER'S COLOR CHARTS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. LIGHT FIXTURES ARE TO BE FLAT UNLESS NOTED OTHERWISE
4. ALL EXTERIOR FINISHES TO BE APPLIED AFTER ALL EXTERIOR PLASTER WORK IS COMPLETE
5. STOREFRONT CONSTRUCTION WORK, METAL ATTACHMENTS AND ANCHORS SHALL BE DESIGNED TO RESIST WIND LOADING PER CBC. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO FABRICATION OF ANY ITEMS
7. ALL EXPOSED METAL FLASHING, GUTTERS, DOWNSPOUTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE
8. USE APPROVED BACK BOARD STRIPS FOR ALL DETAIL FURRING
9. ALL EXPOSED WOOD TRIM TO BE PAINTED
10. ALL EXPOSED METAL TO BE PAINTED
11. ALL EXPOSED CONCRETE TO BE PAINTED
12. ALL EXPOSED STEEL TO BE PAINTED
13. ALL EXPOSED GYPSUM BOARD TO BE PAINTED
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15. ALL EXPOSED STUCCO TO BE PAINTED
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17. ALL EXPOSED CONCRETE BLOCK TO BE PAINTED
18. ALL EXPOSED CONCRETE TILT UP PANELS TO BE PAINTED
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99. ALL EXPOSED CONCRETE WALLS TO BE PAINTED
100. ALL EXPOSED CONCRETE CEILINGS TO BE PAINTED

ELEVATION COLOR LEGEND/SCHED.

1. PAINT: COLOR - DUNN EDWARDS DEW 381 "SAGE"
2. PAINT: COLOR - DUNN EDWARDS DEW 382 "SAGE"
3. PAINT: COLOR - DUNN EDWARDS DEW 383 "SAGE"
4. PAINT: COLOR - DUNN EDWARDS DEW 384 "SAGE"
5. PAINT: COLOR - DUNN EDWARDS DEW 385 "SAGE"
6. PAINT: COLOR - DUNN EDWARDS DEW 386 "SAGE"
7. PAINT: COLOR - DUNN EDWARDS DEW 387 "SAGE"

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

GLAZING: PPG SOLARBAN (2) PACIFICA + SOLARBAN 60 (2) CLEAR
1/4" GLASS SPEC: U.F.: 0.31 SHGC: 0.27 VLT: 58
1" INSULATING GLASS UNIT WITH 1/8" ARGON/CEL AIR (3) 1/4" LITES

SPANDREL: 1/4" SOLARCOOL PACIFICA SPANDRAIL W/ PERMANENT BLUE OPAQUE COATING ON REFLECTIVE

MULLIONS: ANODIZED CLEAR

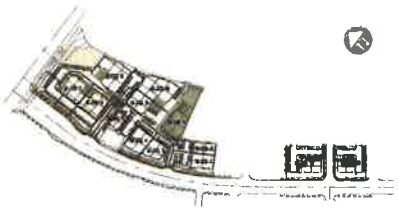
ROOF PLAN GENERAL NOTES

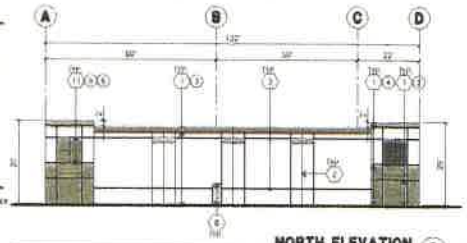
1. ALL IMPROVEMENTS ARE TO TOP OF CONCRETE WALL, CEILING, OR FACE OF STUD WALL
2. VERIFY THAT ALL ROOF DRAIN PIPE, PLUMBING UNDERSLAB(1/4" FALL FROM TO ROOF DRAIN) BE INSPECTED BY PLUMBING INSPECTOR PRIOR TO POURING CONCRETE
3. REFER TO "S" DRAWINGS FOR ROOF FRAMING ELEVATIONS AS REQUIRED TO MEET CRITERIA
4. COORDINATION TO VERIFY AND COORDINATE WITH ALL MANUFACTURERS ALL LOCATIONS AND SIZES OF ROOF OPENINGS
5. LIGHT PITCH ROOF TRANSITIONAL SEE DETAIL 6, 8, 10/A3.3 CONNECTION TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DOWNSPOUTS W/ "S" DRAWINGS
7. COORDINATE TO MECHANICAL EQUIPMENT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL OUTLETS TO BE LOCATED PER WIND SPEED DESIGN CRITERIA W/ STRUCTURAL ENGINEER. SUPPORTS AND DUCTS MANUFACTURED TO CONFORM TO SHEARING
9. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA. SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE SIMPLEX CLEANOUTS AS REQUIRED FOR PROPER ROOF DRAINAGE OF LOW PITCH ROOFS
11. BUILT-UP ROOFING TO BE DESIGNED FOR 1.5# PSI AND TO BE A U.L. CLASS A ROOF. FLASHING: 24# TYP. SHEET MATERIAL OF SHEET U.L. TYPE AS SHOWN
12. ALL ROOFING MATERIALS SHALL MEET ALL LEAD AND ASBESTOS REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND MUST FACTORY NOTICE (24) HOUR DEPOT PRELIMINARY REQUIREMENTS
13. ALL ATTACHMENTS TO BE PLACED A MIN. OF 10'-0" FROM INSIDE FACE OF CHANNEL
14. USE SHEET SHOWN FOR INSULATION IN THE WAREHOUSE AREA
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR PLASTIC SKYLIGHT WILL BE USED FOR HIGH PILE COMMODITIES STORAGE
16. ROOF DRAINS, OVERFLOW DRAINS AND DOWNSPOUTS PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED CORROSION RESISTANT MATERIALS
17. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED CORROSION RESISTANT MATERIALS
18. MANUFACTURED ROOF DRAINS AND OVERFLOW(S)(WEIRS) SHALL BE APPROVED LISTED

ROOF LEGEND

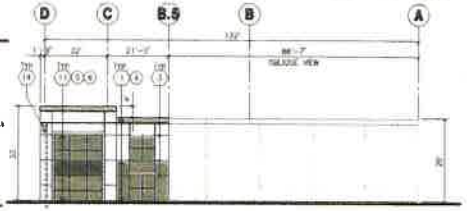
- 4' X 8' CLEAR SKYLIGHT W/ SKYLIGHT CURB
- ROOF JOIST SPAC. SEE "S" DRAWINGS
- BUILDING PARAPET LESS
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

KEY MAP

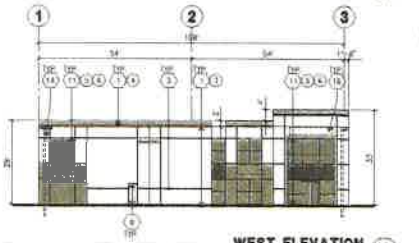




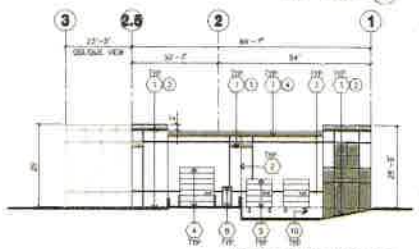
NORTH ELEVATION C



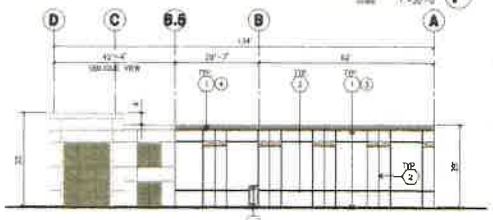
SOUTH ELEVATION D



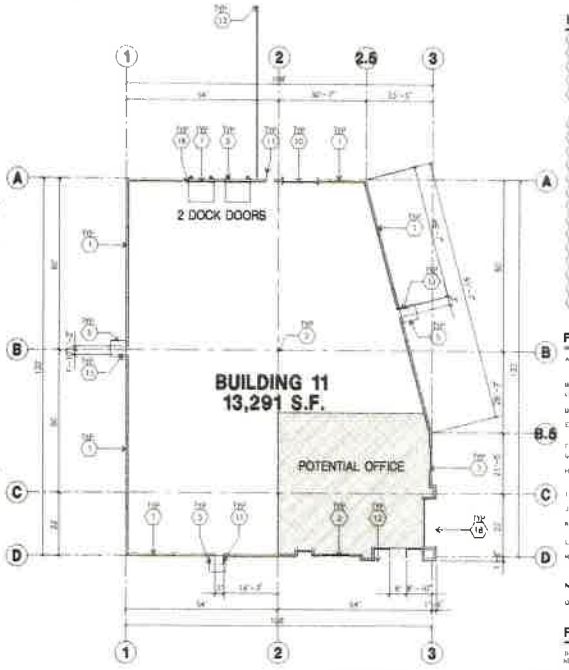
WEST ELEVATION E



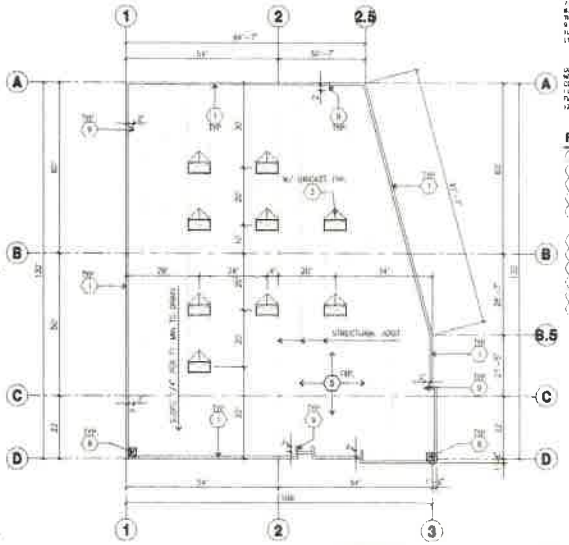
EAST ELEVATION F



SOUTHEAST ELEVATION G



OVERALL FLOOR PLAN A



ROOF PLAN A

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. EXPOSED STRUCTURAL STEEL BEAM AND ROOF DECK ABOVE
4. ELEVATIONS FOR SIZE, COLOR AND LOCATIONS
5. CONCRETE RAMP AT MAIN ENTRY WITH 12" CURB WALL ON EXTERIOR SIDE, TOP OF CURB WALL AT BUILDING WALL TO BE 6" ABOVE TOP OF RAMP
6. 5'-0" X 6'-0" TYPE 'A' CONCRETE LANDING WITH TOP AT ALL EXTERIOR DOOR THRESHOLDS, SLOPE TO BE MAXIMUM 1/4" PER FOOT AT ALL LANDINGS AND STEPS TO DRAIN AWAY FROM BUILDING WALLS TO PUBLIC WAY OR DRIVE AISLE AS PER CBC REGULATIONS
7. 4" X 8" METAL LOUVER OPENING FOR VENTILATION
8. DOOR FRAME REVEALS TYPICAL
9. 12" X 18" SEMI TRUCK LOADING DOCK
10. EXPANSION JOINT
11. 6" X 6" CONCRETE CURB
12. HOSE BIBB
13. APPROXIMATE LOCATION OF ELECTRICAL METER
14. METAL CANOPY ABOVE
15. MIRROR AND SOAP DISPENSER

FLOOR PLAN GENERAL NOTES

A. THIS BUILDING IS UNSUITABLE FOR PUBLIC USE/OCCUPANCY WITH FREE ACCESS MAN DOORS APPROVAL FOR MAXIMUM 4 SEPARATE PERMIT MAY BE REQUIRED FOR ANY NON-A/C/CONVECTOR SYSTEMS
B. FIRE HOSE LOCATIONS SHALL BE APPROVED FOR FIRE DEPARTMENT
C. THE BUILDING FLOOR SLAB TO BE SLOPED SEE "S" DRAWINGS FOR FINISH SURFACE ELEVATIONS
D. PROVIDE 6" MIN CONCRETE BOLLARD AT ALL FIRE HOSES AND UNPROTECTED INTERIOR ROOF DRAIN
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE COLUMNS ARE TO RECEIVE PRIMER ONLY ALL CMU BU WALLS TO WAREHOUSE TO RECEIVE 1 COAT OF PAINT TO COVER
F. SLOPE FLOOR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR UNITS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL GRIDLINE OR FACE OF STUD U.N.O.
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION
I. FOR DOOR TYPES AND NOTES SEE DETAIL SHEET A2.6 NOTE ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS
J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN ALL EQUIPMENT TO BE DISPERSED INCLUDING VANS AND TRUCKS
K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE
L. PAINTS / STAINS AND CONSTRUCTION MATERIAL SHALL NOT BE TOXIC OR STORED IN TYPE BUILDING
M. FLOOR SLOPING AND DRAIN, WHERE AS INDICATED AT A TACTILE WARNING MEANS FOR DOOR OPENING SHALL BE NO MORE THAN FINISH FLOOR LEVEL TO THE CENTER OF THE SWA
N. NON-ACCESSIBLE DOOR SHOULD BE MARKED WITH LOCATED IN THE INTERIOR SIDE PER CBC 11B-703.5.1
O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE FOR MIN REQUIREMENT SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR CLASSIFICATION CLASS
2. TOPPING COMPACTION 95%
3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO SAWCUT FOR CRACK 'A' FLOOR PER ACI 302.1R-96
5. THICKEST SLAB TO HAVE STEEL FIBER MESH TRUCK REINFORCED FIBERS
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING SEALING FOR 7 DAYS MIN
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DRAPERED
8. NO CRANES CONCRETE TRUCKS OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FLY ASH IS NOT TO EXCEED 15% BY WEIGHT OF CEMENT
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] INDICATES PARAPET WALL WITH [ ] OR EQUAL BAND PER SLAB'S CALCULATION ON MANUFACTURER'S RECOMMENDATION
12. SEAL CONCRETE SLAB W/ CHEMICAL SEALER

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE AREAS WHERE WALLS ARE REQUIRED SHALL BE NATURALLY MITIGATED WITHOUT USE OF MATERIAL CHEMICAL COMPOUNDS OR RELEASE AGENTS
UNFINISHED/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-BU JOINT FILLER OR FUTURE OFFICE AREAS

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET SEE "S" DRAWINGS FOR THICKNESS
2. ROOF JOIST SEE "S" DRAWINGS PROVIDE SUPPORT @ HEAT AS REQUIRED
3. 4' X 8' CLEAR SKYLIGHT W/ SKYLIGHT CURB
4. ROOF ACCESS PAINTED BLACK 4" MIN W/ 1" MIN SPACING FOR LETTER
5. PROVIDE 4" HIGH CONCRETE BLOCK WALL WITH ROOF OPENING FOR ROOF FRAMING STEEL SLOPING TO BE NO LESS THAN 1/4" PER FOOT AT ROOF DRAIN AREAS 6" MIN @ EQUAL SPACES 6 ANGLES TO TEAR TO BELOW ROOF MEMBERS SEE 2 FOR FRAME DIMENSIONS
6. APPROXIMATE LOCATION OF OVERFLOW DRAIN
7. APPROXIMATE LOCATION OF ROOF DRAIN
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER
9. PARAPET OPENING
10. STRUCTURAL JOINT SEE "S" DRAWINGS
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

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Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16480
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A2.11

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. CONC. SILL
3. PAINT FINISH - ALL REVEALS TO HAVE A MIN. OF 1/2" DIAMETER REVEAL WHERE IT MEETS ADJACENT BUILDING FACE COLOR, U.N.O. 1/2" X 1" ENGINEERED WOOD W/ METAL FLASHING COMPLETE
4. WEATHER CONCEPTS PROTECTION ALL OPENINGS
5. 8" X 12" ENGINEERED WOOD W/ SAND FINISH COMPLETE
6. WEATHER CONCEPTS PROTECTION ALL OPENINGS
7. CONCRETE TILT-UP PANEL PAINTED ALL SIDES
8. CONCRETE TILT-UP PANEL PAINTED ALL SIDES
9. PAINTED METAL CANOPY W/ METAL PIPE MOUNTS
10. PAINTED METAL CANOPY W/ METAL PIPE MOUNTS
11. METAL CANOPY
12. CONCRETE TILT-UP PANEL
13. EXTERIOR WOOD BEAM W/ 2 LOCATION SCUPPERS
14. CONC. FILLED WOOD POST, 8" DIA. U.N.O. PAINTED
15. PAINTED METAL CANOPY W/ METAL PIPE MOUNTS

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE
3. TOP OF PARAPET ELEVATION
4. T.O. = FINISH FLOOR ELEVATION
5. STUCCO/EIFS CONSTRUCTION CONTROL, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO ALLOW - 40PSI DEFLECTION. "C" WORK CONSTRUCTION SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION
6. CONTRACTOR SHALL FIELD PAINT ONE CONCRETE PANEL W/ SELECTED COLORS, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. SEE SHEET A6 FOR ENLARGED TYPICAL AND ALL SIGNAGE SHALL BE PAINTED WITH FLUORESCENT PAINT
8. FOR SPANDREL GLAZING, YELLOW SPACE BEHIND WINDOWS TO BE PAINTED
9. THE PAINTING SHALL BEGIN STARTS FOR ALL PUBLIC VIEWS
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

1	PAINT COLOR	SW/7008 ALABASTER
2	PAINT COLOR	SW/342 MARIANEL
3	PAINT COLOR	SW/744 ZEUS
4	PAINT COLOR	SW6141 SORREL HAN
5	MULLIONS COLOR	CLEAR ANODIZED
6	GLAZING COLOR	BLUE REFLECTIVE
7	METAL CANOPY PAINT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSSY HIGH PERFORMANCE SW/7571 DORMER BROWN

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED

SPANDREL GLASS — VISION GLASS

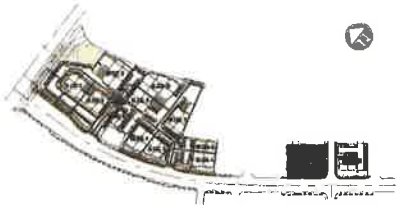
ALL GLAZING TO BE DUPONT

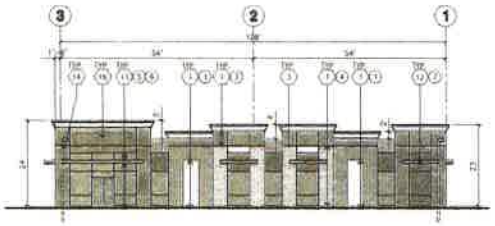
EXTERIOR: PPG SOLARBRONZE (2) PANE/AIR + SOLARBRON 50 (2) CLEAR
U: 0.28, SHGC: 0.1, VLT: 38
1" INSULATED GLASS UNIT WITH 1/2" ARGAPHEX AND (2) 1/4" LITE

SPANDREL: 1/4" ARGAPHEX PANEL/AIR SPANDREL W/ HARMONY BLUE GRADIENT PAINTED ON RETLECTIVE

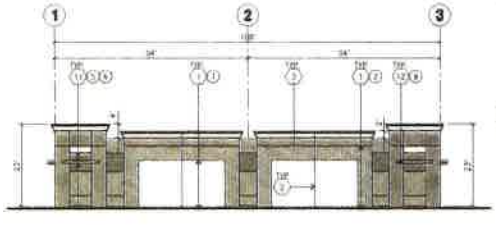
WELDING WASHERS CLEAR

KEY MAP

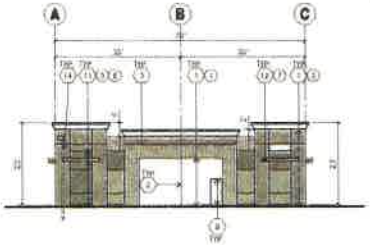




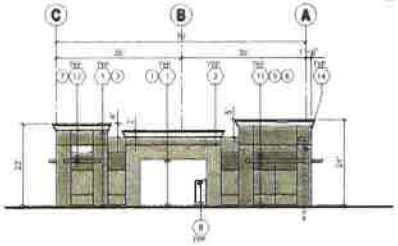
EAST ELEVATION (C)
SCALE: 1"=16'-0"



WEST ELEVATION (D)
SCALE: 1"=16'-0"



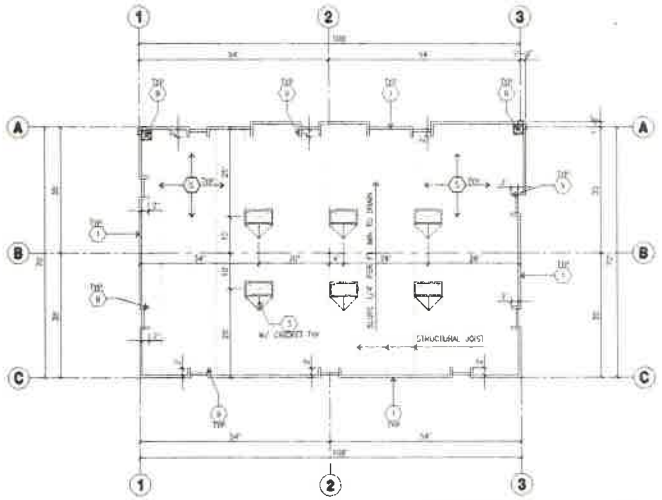
NORTH ELEVATION (E)
SCALE: 1"=16'-0"



SOUTH ELEVATION (F)
SCALE: 1"=16'-0"



OVERALL FLOOR PLAN (A)
SCALE: 1/16"=1'-0"



OVERALL ROOF PLAN (B)
SCALE: 1/16"=1'-0"

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL UNLESS OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" PT.) PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE
4. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS
5. TYP. FOR ROOF PENETRATIONS, SEE DETAIL 6, 8, 10/A9.3. CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS.
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS
7. CONTRACTOR TO COORDINATE EXACT MASTER LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE
8. ALL MATERIALS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGBACK FRAMING, SUPPORTS AND TOOLS MANUFACTURED TO CONFORM TO WIND
9. ROOF HATCHES AND ENTRY/EXIT DOORS TO BE A MIN. OF 36A. SEE "P" DRAWINGS FOR EXACT SIZE
10. PROVIDE SLOPED CONCRETE AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN.)
11. MUST UP FLASHING TO BE DESIGNED FOR 1 HR AND TO BE A U.L. CLASS A ROOF FLASHING BAY TYPE THAT MEETS AP CRITT. U.L. TYPE 81 BUR
12. ALL ROOFING PENETRATIONS SHALL MEET ALL CODE AND INSULATION REQUIREMENTS PROPER REQUIREMENTS, MEP, & PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PERFORMANCE REQUIREMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN OF 10'-0" FROM ADJACENT FACE OF PARAPET
14. USE WHITE SLURRY FOR INSULATION IN THE MAINTENANCE AREA
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "INDUSTRIAL OFFICES" ARE BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
16. MANUFACTURED ROOF DRAINS AND OVERFLOWS(TYPICAL) SHALL BE INTAKE TYPE

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. STRUCTURAL STEEL COLUMN
3. TYPICAL STOREFRONT SYSTEM WITH CLEARING SEE DETAIL 6/A9.1 AND ELEVATIONS FOR SIZE, COLOR AND LOCATION
4. CONCRETE RAMP W/ 6" HIGH CURB. RAMP SLOPE NOT TO EXCEED 8.33% OR 1:12
5. 5'-0" X 5'-0" MIN. CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR DOOR LOCATIONS. SLOPE TO DRAIN AWAY FROM BUILDING AT 1/4" PER FOOT MAX. TO UNLANDSCAPED AREAS. TROUT TO BE MEDIUM BROOM FINISH. PROVIDE RAILS TO MATCH RAILS ON DOORS, BUT AS REQUIRED BY CITY INSPECTOR
6. EXTERIOR CONCRETE STAIR W/ 6" HIGH CURB, 12" TOP LANDING AND 11" TREADS AND 7" OR EVEN SIZE OF RISER
7. 8" X 12" WOOD POST, EXTERIOR FINISH, PAINTED
8. 8" X 8" CONCRETE COLUMN, PAINTED
9. BRICK SOLAR SHADING TYPICAL
10. 12" X 14" CONC. LINTEL, RECTANGULAR STANDARD LINTEL
11. 8" X 8" TYPICAL METAL CANOPY AND LINTEL
12. CANOPY SEE SHEET
13. SOME TILT-UP PANEL PAINT 8" DIA. U.N.O. PAINTED
14. COMPLETE LANDSCAPING AREA
15. PRE-CAST CONCRETE WHEEL STOP
16. 6" CURB
17. APPROXIMATE LOCATION OF ELECTRICAL ROOM
18. METAL CANOPY PAINT
19. INTERIOR WOOD BEAM PAINTED

FLOOR PLAN GENERAL NOTES

A TENANT BUILDING IS DESIGNED FOR INDUSTRIAL STORAGE WITH FIRE ACCESS MAN DOORS APPROX. EVERY MAXIMUM 4 SEPARATE PERMIT WILL BE REQUIRED PLAN AND BUILDING CONDITION VISITORS.
B. THE FIRE LOCATIONS SHALL BE APPROVED WITH THE DEPARTMENT
C. THE SPRINKLING FLOOR LOAD IS GIVEN SEE "S" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
D. THICKNESS OF ALL CONCRETE INCLUDING AT ALL TILT WALLS AND UNPROTECTED INTERIOR WOOD BEAMS
E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WITH CONCRETE AND TO RECEIVE PRIMER COAT AT CITY AND WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO CONSIDER
F. SLOPE FLOOR SLAB 1/2" TO ENTRANCE AT ALL MANDOOR LOCATIONS
G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PAINT WALL ENGINE, OR FACE OF STUD (U.N.O.)
H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
I. PLUMBING/FIRE/MECHANICAL COORDINATION
J. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET A9.1. NOTE ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS
K. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN ALL EQUIPMENT TO BE SUPPLIED INCLUDING CARS AND TRUCKS
L. ALL TENANT SIGNS AND IDENTIFICATION SHALL BE FULLY ILLUMINATED
M. ANY LIGHTING TO BE USED WHILE IN CONSTRUCTION MATERIAL SHALL NOT BE USED ON SHALL NOT BE ALLOWED
N. NOTE: ALL WALLS LOCATED WITHIN 24 INCHES OF THE MOUNTING HEIGHT OF THE DOOR LEVER SHALL BE NO FROM FINISH FLOOR LEVEL TO THE CENTER OF THE DOOR
O. NOTE: ALL WALLS LOCATED WITHIN 24 INCHES OF THE INTERIOR SIDE PAIR DOOR LEVER
P. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT SEE "S" SHEETS FOR ADDITIONAL REQUIREMENTS

1. FLOOR CONFIGURATION - SLAB
2. FINISH CONSTRUCTION - SLAB
3. BUILDING FLOOR SLAB - SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO SCALE FOR CLEAR & FLOOR PER ALL - 3/4"-#8-28
5. CONCRETE SLAB TO HAVE STEEL FLOAT FINISH, TROWEL, BROOM FINISH
6. CONTRACTOR TO CURE SLAB TO NOT HAVE CURING COMPOUND FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MATERIAL VEHICLES SHALL BE DAMPENED
8. NO CRANES, CONCRETE TRUCKS OR MATERIAL HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FINISH FLOOR MEASURED WITHIN 24 INCHES
10. NO FLY ASH IN THE CONCRETE
11. WHERE [ ] PARKABLE, PROVIDE VAPOR BARRIER (10MIL YELLOW OR EQUAL) UNDER THE CONCRETE SLAB. PARKING AREAS PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION
12. SEAL CONCRETE FLOOR

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND OVER VAPOR BARRIER IS REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF DAMPENING CHEMICAL OR MILLAGE AGENT.
CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH NON-SAND ASPHALT FILLER IN FUTURE OFFICE AREAS.
12 SEAL CONCRETE FLOOR W/ TRANSLITH SEALER

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET SEE "S" DRAWINGS FOR THICKNESS
2. [illegible]
3. 8" X 8" CONC. BEAM SEE "S" DRAWINGS FOR SIZE
4. [illegible]
5. [illegible] HUNTER LANDSCAPE
6. APPROXIMATE LOCATION OF SKYLIGHT
7. APPROXIMATE LOCATION OF ROOF HATCH
8. INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
9. PARAPET BEYOND
10. STRUCTURAL GRID SEE "S" DRAWINGS
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS

ROOF LEGEND

- 6" X 6" CURB MOUNTED SKYLIGHT
- BUILDING PERIMETER LINE
- ROOF HATCH SEE "S" DRAWINGS
- INTERIOR ROOF DRAIN W/ OVERFLOW SCUPPER
- CATEGORY MECH. EQUIPMENT W/ SCREEN SCUPPER

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Project:
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Meridan
Site D
Riverside, CA

Consultants:
SCH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

Project Number: 16490
Drawn by: ZR
Date: 03/20/17

Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A2.12

ELEVATION KEYNOTES

1. CONCRETE TILT-UP PANEL
2. PANEL JOINT
3. PANEL REVEAL - ALL REVEALS TO HAVE A MIN. OF 3/4" DIMENSION
4. METAL COPING - WHITE ALUMINUM BUILDING STANDARD COLOR FINISH - 12" X 14" OVERHEAD DOOR W/ SMOKE VISION PANELS - COMPLETE
5. WEATHER-STRIPPING PROTECTION ALL AROUND
6. 3' X 7'0" OVERHEAD DOOR W/ SMOKE VISION PANELS - COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND
7. CONCRETE SERVICE LANDING AND WASHDOWN W/ METAL PIPE HANDRAIL - PROVIDE NON SKID FINISH TO MEET ADA REQUIREMENTS - PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPS AT LEADS TO CONCRETE
8. 4" TOP VARIANCE AND BOTTOM BRACE PER ADA REQUIREMENTS
9. 4' X 8' METAL LOUVER OPENING FOR VENTILATION PAINT TO MATCH BUILDING COLOR
10. ROLLUP METAL DOORS, MANUAL OPERATED, WEATHER STRIPPING ALL AROUND DOOR
11. EXTERIOR DOWN SPOUTS W/ 3 DIMENSION DOWNSPOUTS
12. DARK GRAY MURPHY FINISH
13. ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL GLASS. SMOOTH ALUMINUM TO MATCH AND CLEARED WITH MATCHING TRIM FROM 18" ABOVE FINISH FLOOR ELEVATION
14. METAL CANOPY
15. PAINTED CAP FLASHING
16. INTERIOR WALL MOUNTED DOWNSPOUT
17. 4' X 8' METAL LOUVER OPENING FOR VENTILATION PAINT TO MATCH BUILDING COLOR
18. PRECAST CONCRETE SILL
19. PRECAST CONCRETE HEADER

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO occur AT INSIDE CORNER UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. TOP ELEV. TOP OF PARAPET ELEVATION.
4. F.F.E. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONFIGURATION SHOWN. METAL ATTACHMENTS AND LINTELS SHALL BE CONCEALED TO MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FIELD PAINT ALL CONCRETE WALLS W/ SEALER TO CLOSING, ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING BEGINNING OF BUILDING.
7. SEE SHEET OF FINISHES TO FIELD VERIFY FINISH AND BE FAMILIAR WITH LIGHTHOUSE TYPE.
8. FOR EXTERIOR CEILING, SOFFIT SHALL REFER TO DETAILS.
9. ALL EXPOSED METAL SHALL BE PAINTED.
10. ALL FIELD PAINT TO BE SELECTED BY THE OWNER AND THE COLORS TO BE APPROVED BY THE ARCHITECT.

ELEVATION COLOR LEGEND/SCHED.

1	PAINT COLOR	SW/6108 ALABASTER
2	PAINT COLOR	SW/7042 NATUREL
3	PAINT COLOR	SW/744 ZELOS
4	PAINT COLOR	SW/6141 SOFTEN TAN
5	MULLIONS COLOR	CLEAR ANNODIZED
6	GLAZING COLOR	BLUE REFLECTIVE
7	METAL CANOPY PAINT	SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM, HIGH GLOSS, HIGH PERFORMANCE SW/7521 DOMINEER BROWN

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

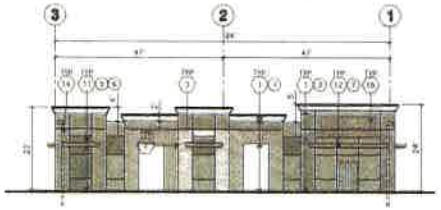
SPANDREL GLASS — VISION GLASS

ALL GLAZING TO BE TEMPERED

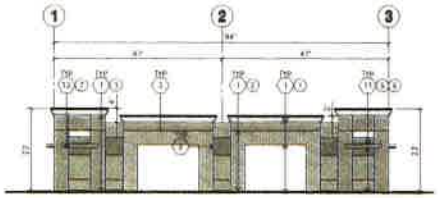
GLAZING: PPG SOLARBRONZE (24" MINIMUM) + SOLARBAN 60 (2) CLEAR W/ CLEAR SPACER AT 1/2" SB 1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" THICK

SPANDREL: 1/4" SOLARBLADE PROFILE SPANDRAIL W/ HARMONY BRIGHT SPANDRAIL PAINTED OR ANODIZED

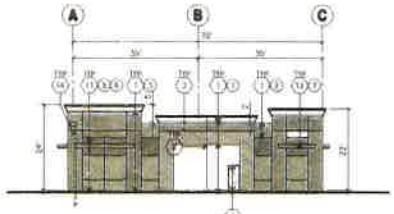
BUILDING IDENTIFICATION SIGNAGE



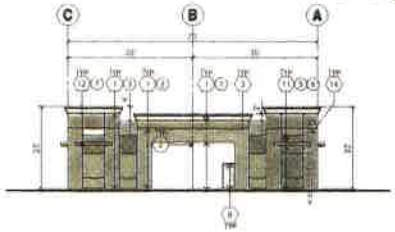
EAST ELEVATION (C)
scale 1/16"=1'-0"



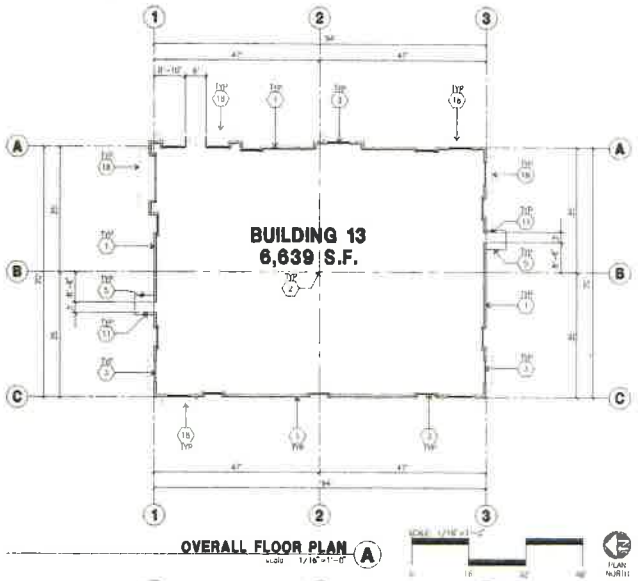
WEST ELEVATION (D)
scale 1/16"=1'-0"



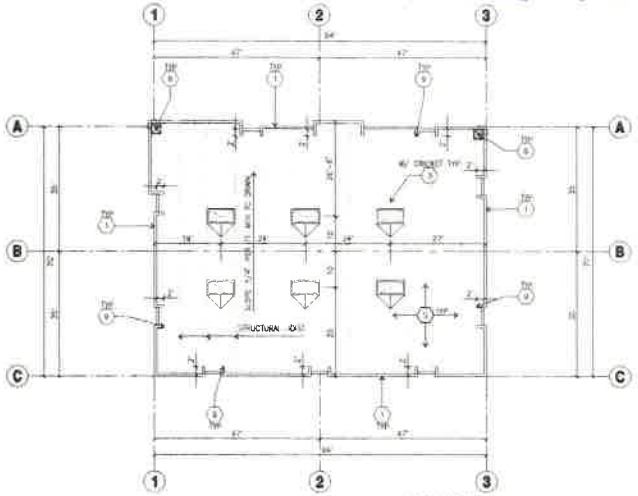
NORTH ELEVATION (E)
scale 1/16"=1'-0"



SOUTH ELEVATION (F)
scale 1/16"=1'-0"



OVERALL FLOOR PLAN (A)
scale 1/16"=1'-0"



OVERALL ROOF PLAN (B)
scale 1/16"=1'-0"

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD (U.N.O.)
2. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE (1/4" PER 1') PRIOR TO ROOF INSULATION INSTALLATION.
3. REFER TO "S" DRAWINGS FOR ROOF WEIGHT DISTRIBUTIONS OR RELIEVERS TO ROOF DRAINAGE.
4. COORDINATION TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
5. FOR TYP. ROOF PENETRATIONS SEE DETAIL 8, 9, 10/A13) COORDINATION TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
6. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ 5" CLEARANCE
7. CONTRACTOR TO COORDINATE FINAL SWITCHES LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING. SUBCONTRACTORS, LOCATIONS, OR CHANGES ARE APPROPRIATE
8. ALL SKYLIGHTS TO BE RECESSED PER MANUFACTURER'S CRITERIA W/ TEMPERED GLASS. SUPPORTS AND CURBS MANUFACTURED TO CONFORM TO ROOFING.
9. SLOPE VARIES AND DEPRESSED DRAINS TO BE A MIN. OF 1/4", ALL 5" DRAINAGES PER EXACT SLOPE
10. ROOFING SHALL COMPLY TO REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT MIN.
11. SHEET METAL FLASHING TO BE DESIGNED FOR 1.5# AND TO BE A U.L. CLASS A ROOF FLASHING. NOT TYPE WAS SERVED AT WEST U.L. TYPE ALL BUR
12. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND ASSOCIATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN ARCHITECTS JURISDICTION AND ALSO FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE ADJUSTMENTS
13. ALL SKYLIGHTS TO BE PLACED A MIN OF 10'-0" FROM ROOF TALL OF PARAPET
14. USE WHITE GRAVEL FOR REFLECTION IN THE WHITE ROOF AREA
15. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR PLUMBING VENTS ARE NOT APPROVED DRAINAGE FITTINGS
16. SOLID GRAVEL, UNDERLINE DRAINS AND IMPERMEABLE MEMBRANE WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING CODE FOR TESTING DRAIN WASTE AND VENT SYSTEMS.
17. ROOF DRAINS, OVERFLOW DRAINS WITHIN THE INTERIOR SHALL UTILIZE APPROVED DRAINAGE FITTINGS
18. MANUFACTURED ROOF DRAINS AND OVERFLOW DRAINS SHALL BE INSTALLED AS LISTED

FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL
2. SANDBLASTED JOINT REVEAL
3. TYPICAL STOREFRONT SYSTEM WITH CLEAR GLASS AND ALUMINUM FRAMING
4. ALUMINUM STOREFRONT DOOR SYSTEM WITH CLEAR GLASS AND HARDWARE
5. CONCRETE RAMP BY ARCHITECT WITH 1" MAX. RISE AND 12" MIN. LANDING
6. 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME
7. EXTERIOR WALL MOUNTED LIGHT FIXTURE
8. 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME
9. CONCRETE FILLED STEEL POST AT ALL EXPOSED CORNERS
10. 6" CONCRETE CURB
11. CONCRETE WHEEL STOP
12. PAINTED STRIPING
13. SIGNAGE
14. APPROXIMATE LOCATION OF ELECTRICAL PANEL
15. METAL CANOPY ABOVE
16. PAINTED BOLLARD
17. EXTERIOR WALL MOUNTED LIGHT FIXTURE

FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS OCCUPANCY TYPE GROUP S-1 STORAGE WITH ONE ACCESS MAN DOORS, NFPA13R FULLY SPRINKLER & CLEARANCE SHOWN WILL BE REQUIRED FOR ANY PACKAGE/CONVEYOR SYSTEMS.
2. FINE MESH LOCATIONS SHALL BE APPROVED FROM FIRE DEPARTMENT
3. THE BUILDING FLOOR SLAB TO BE LAID AT 12" MINIMUM FOR FINISH SURFACE ELEVATION.
4. PROVIDE 8" THK CONCRETE BULKHEAD AT ALL FIRE WALLS AND UNPROTECTED INTERIOR ROOF BEAMS
5. MAINTENANCE INTERIOR CONCRETE WALLS AND PANELS WHITE COLORING ARE TO RECEIVE PRIMER ONLY ALL CMU TO WALLS AS INDICATED TO RECEIVE 1 COAT OF WHITE TO COVER
6. SLOPE FLOOR STRIP 1/2" TO DETERMINE AT ALL MANHOLE LIDS
7. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL GRIDLINE OR FACE OF STUD U.N.O.
8. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
9. PLUMBING/ELECTRICAL COORDINATION
10. FOR DOOR TYPES AND SIZES SEE DETAIL SHEET A6.4. NOTE ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
11. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE LAUNDERED INCLUDING TIRES AND TRACKS
12. ALL EXIT MAN DOORS AT WAREHOUSE TO HAVE ELECTRONIC EXIT DEVICE HARDWARE.
13. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
14. [illegible]
15. A NON-ACCESSIBLE DOOR PROVIDING MAINTENANCE ACCESS TO THE INTERIOR SIDE PER CBC 1133B.1.1
16. ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE CLEAR AND REQUIREMENT SEE "S" SHEETS FOR ADDITIONAL REQUIREMENTS

1. FLOOR CLASSIFICATION - [illegible]
2. TRENCH COMPACTION - [illegible]
3. BUILDING FLOOR SLAB TO STRUCTURAL DRAWINGS.
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-96
5. CONCRETE SLAB TO HAVE STEEL TROWEL FINISH TROWEL BURNISHED FINISH
6. CONTRACTOR TO CLOSE SLAB TO AT WET CURING USING SEALING FILM 7 DAYS MIN
7. ALL EQUIPMENT & MATERIAL VEHICLES SHALL BE UNLOADED
8. NO CONCRETE CONCRETE TRUCKS OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FLOOD FLOOD WATERED WITHIN 24 HOURS.
10. NO CURING AGENTS ON THE CONCRETE
11. WHERE [illegible] APPLICABLE PROPER MOISTURE BARRIER SYSTEM SPECIFIED (10 MIL EQUAL) UNDER THE CONCRETE SLAB. PROPER SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE FLOOR COVERINGS ARE REQUIRED SHALL BE APPROVED WITHOUT USE OF HUMIDITY CURING COMPOUNDS OR RELEASE AGENTS.

CONTROL CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH SAND JOINT FILLER IN FUTURE OFFICE AREAS.

12. SEE CONCRETE SLAB PLAN FOR JOINTS LAYOUT

ROOF PLAN KEYNOTES

1. CONCRETE PARAPET SEE "S" DRAWINGS FOR THICKNESS
2. [illegible]
3. [illegible]
4. [illegible]
5. MINIMUM 4-MIL MULTI-LAYER MATERIAL UNDER SLAB SEPARATING SLAB FROM FRAMING WHICH SHALL BE TO BE NO-24 GAP MINIMUM BY APPROVED MANUFACTURER (TYVEK 4 MATERIAL TO MEET NO WARRANTY AND 2 YEAR LABOR WARRANTY)
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. EXTERIOR ROOF DRAIN WITH OVERFLOW SCUPPER

ROOF LEGEND

4" X 8" FLUSH MOUNTED SKYLIGHT

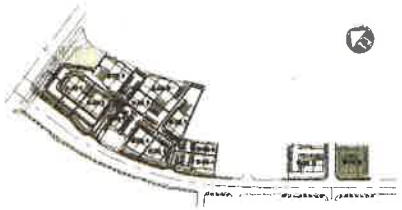
ROOF ACCESS LADDER 24" X 36" MINIMUM

BUILDING PARAPET LINE

OVERFLOW ROOF DRAIN W/ OVERFLOW SCUPPER

EXTERIOR METAL DOWNSPOUT W/ OVERFLOW SCUPPER

KEY MAP



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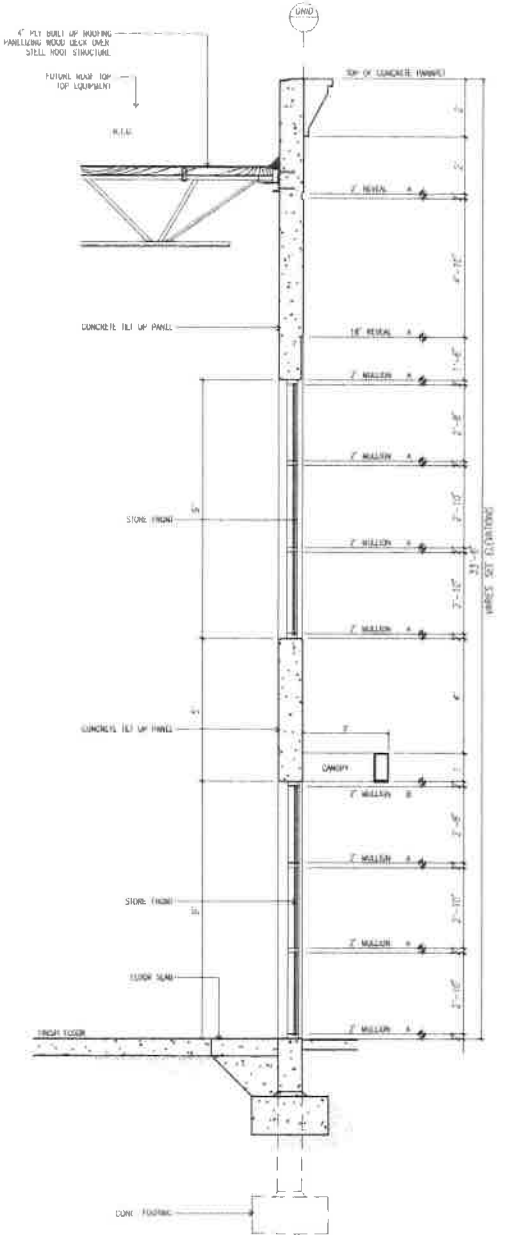
Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDH INC.
HUNTER LANDSCAPE

Title: Overall Floor Plan

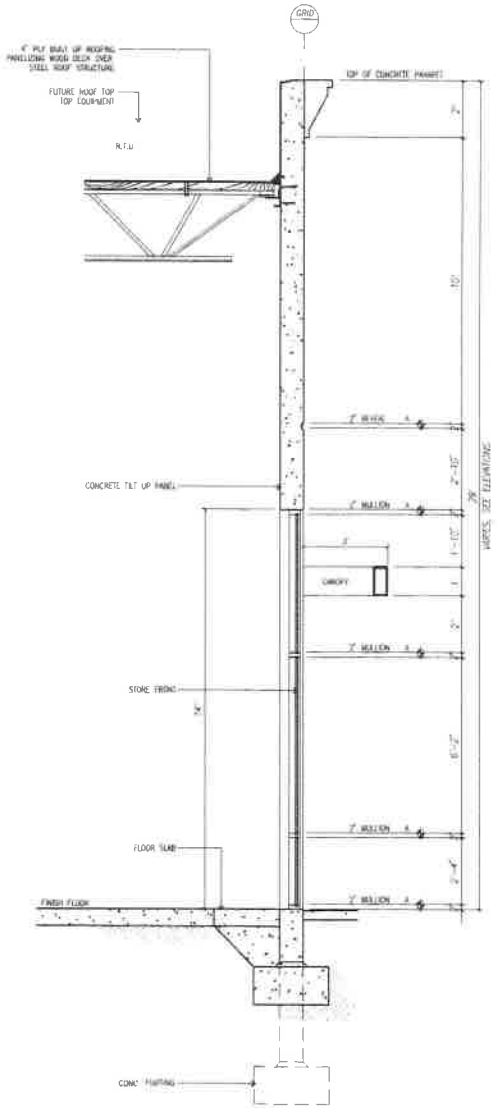
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Drawn by: ZR
Date: 03/20/17
Revision:
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Sheet:
A2.13



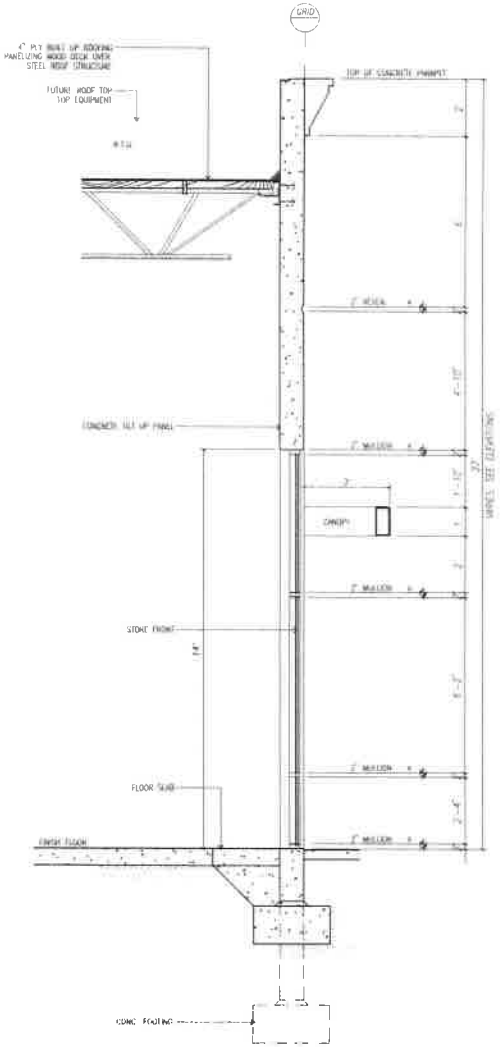
TYP. STOREFRONT ELEVATION AT BLDG. 3,4,12,13, (C)

scale: 1/8" = 1'-0"



TYP. STOREFRONT ELEVATION AT BLDG. 6,7, (B)

scale: 1/8" = 1'-0"



TYP. STOREFRONT ELEVATION AT BLDG. 1,2,5, (A)

scale: 1/8" = 1'-0"

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HPA architecture
hpa, Inc.
18831 bardeen avenue, - ste. #100
Irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:

SDM

101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 91703
TEL: (805) 494-1228

Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:

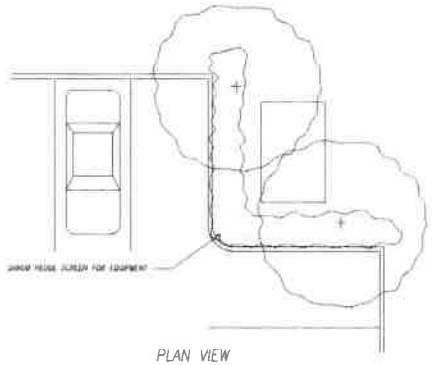
SDH INC.
HUNTER LANDSCAPE

Title: Section

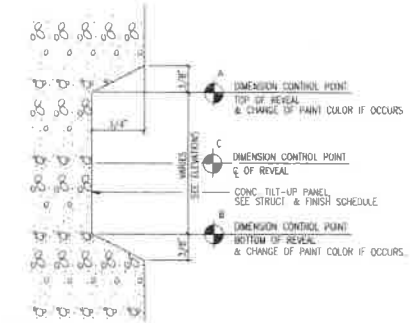
Project Number: 16490
Drawn by: ZR
Date: 03/20/17

Revision:
2ND SUBMITTAL 04/26/17

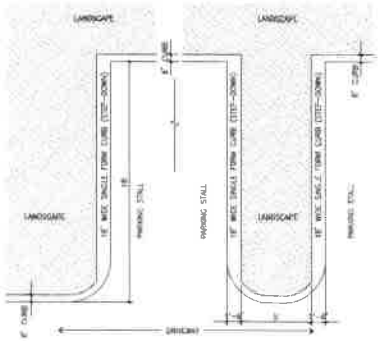
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A3.1



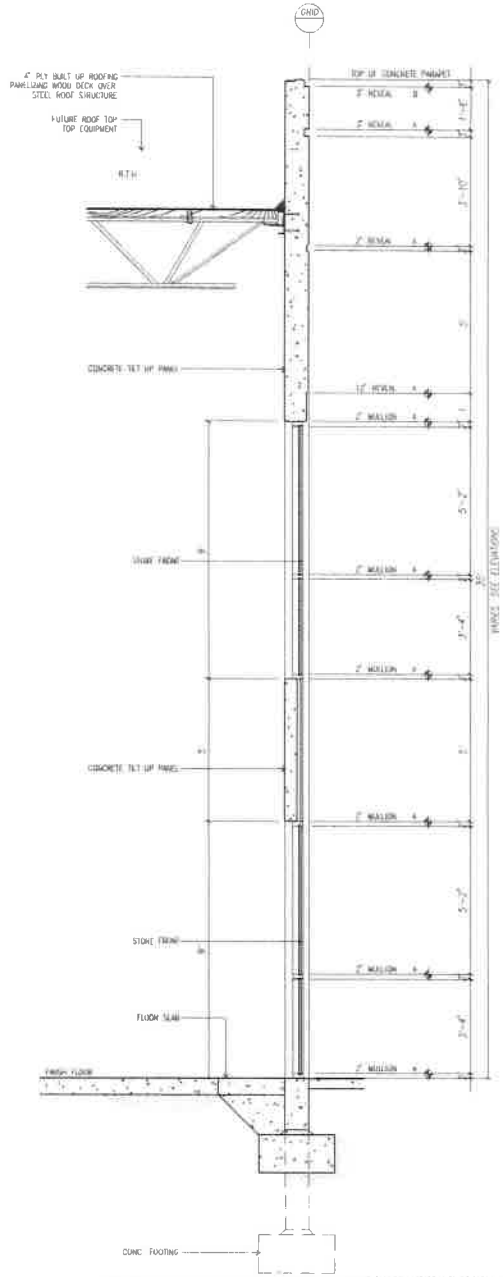
GROUND MOUNTED EQUIPMENT SCREENING, TYP. (C)
scale: N.T.S.



TYP. CONCRETE REVEAL (B)
scale: N.T.S.



STEP-DOWN AT END PARKING STALL (C)
scale: 1/8"=1'-0"



TYP. STOREFRONT ELEVATION AT BLDG. 8,9,10,11, (A)
scale: 1/8"=1'-0"

CAUTION : IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

HPA architecture
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18831 bardeen avenue. - ste. #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0651
email: hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
CIVIL: SDH INC.
LANDSCAPE: HUNTER LANDSCAPE

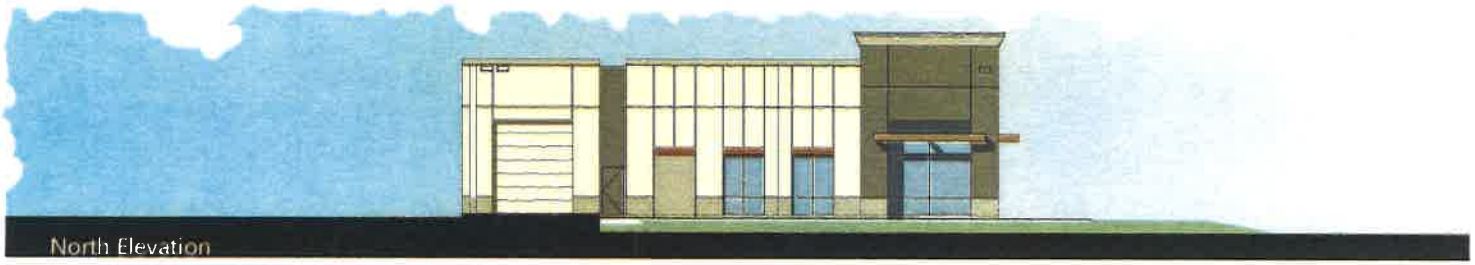
Title: Section

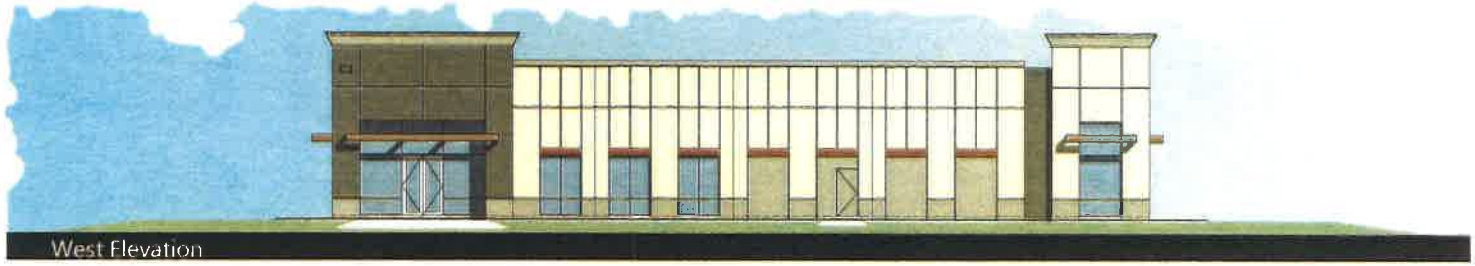
Project Number: 16490
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

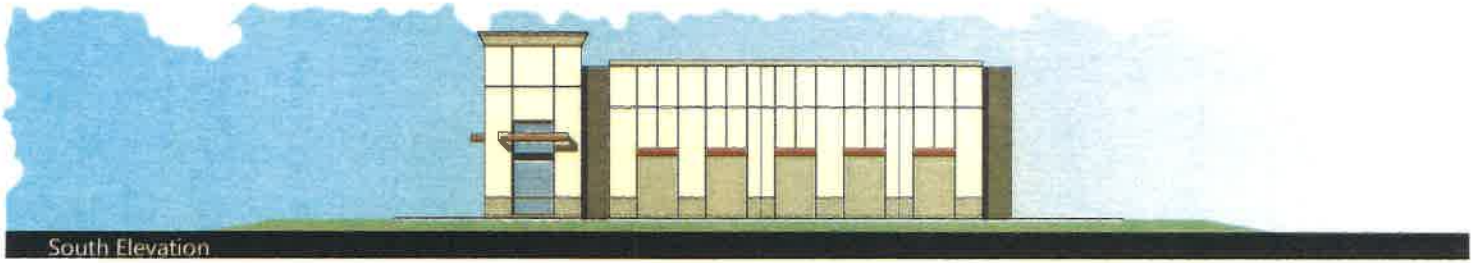
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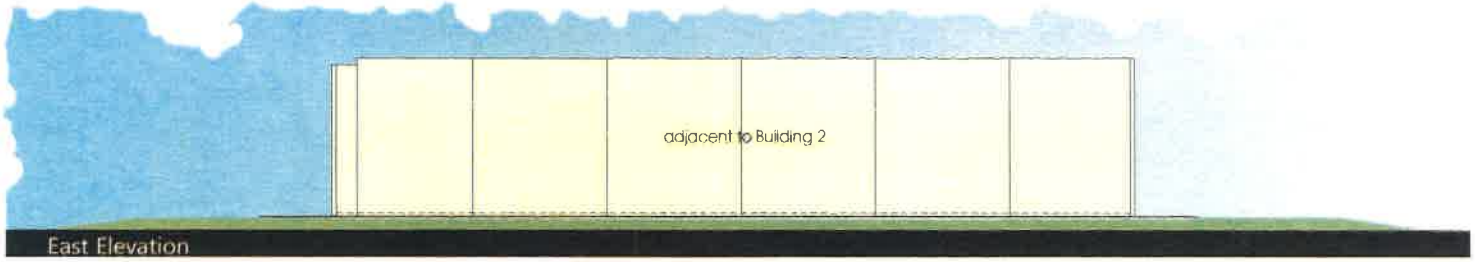
EXHIBIT A 7

Reduced Colored Building Elevations









M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

HPA architecture

SDM

Lee & Associates

COMMERCIAL REAL ESTATE SERVICES

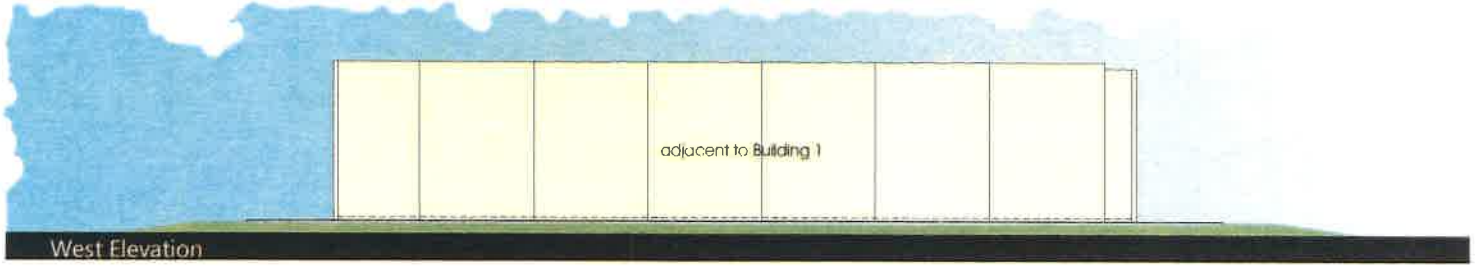
Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 1

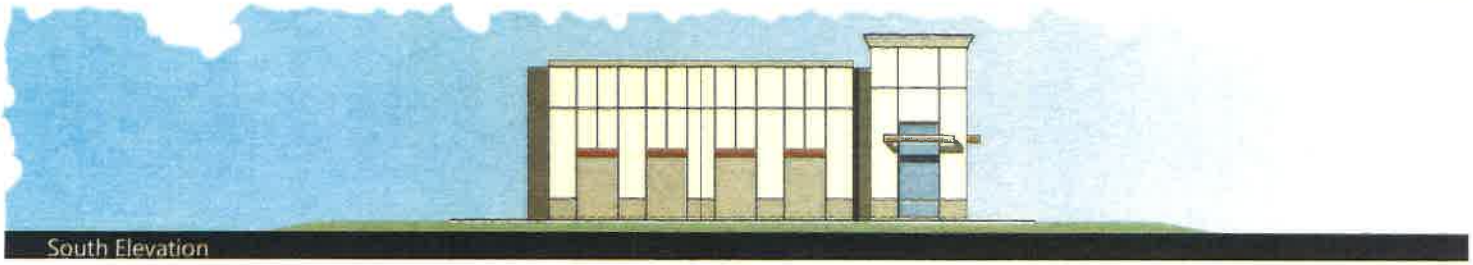
03.17.2017



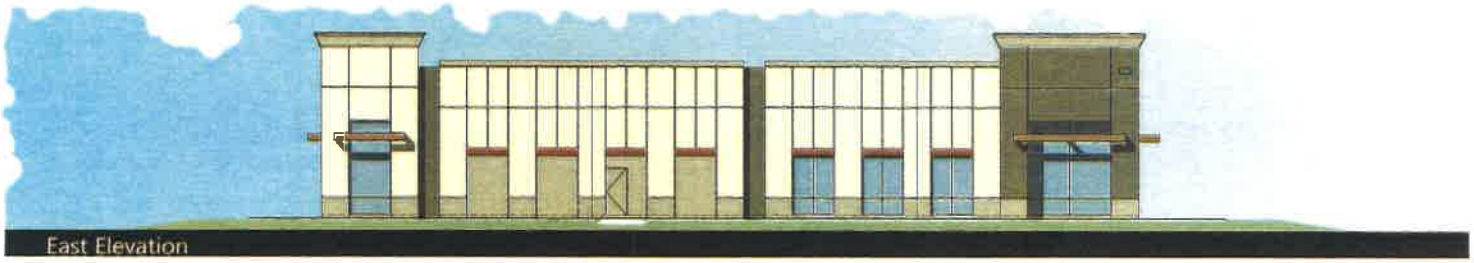
North Elevation



West Elevation



South Elevation



East Elevation

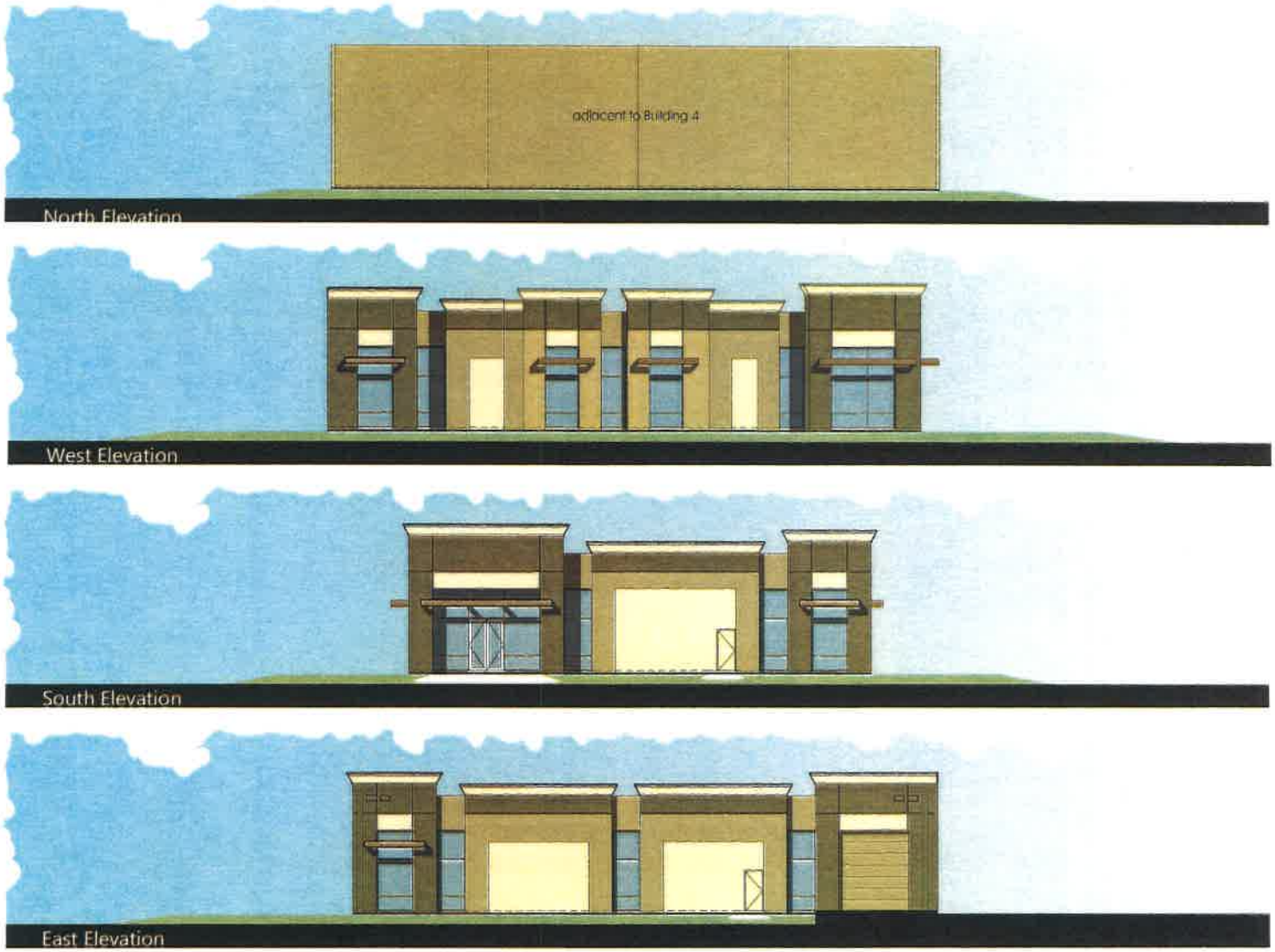
M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 2

03.17.2017



M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

HPA architecture

SDM

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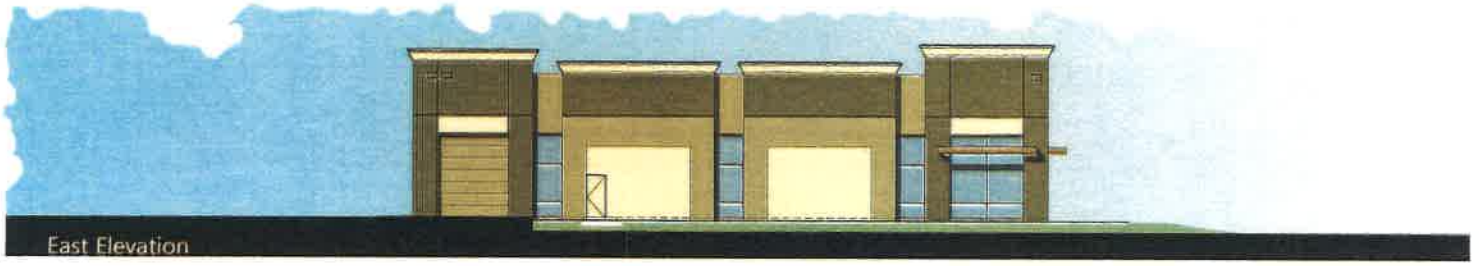
COMMERCIAL REAL ESTATE SERVICES

Job No. 16490.00 | CONCEPTUAL COLORED ELEVATIONS - Building 3 | 03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

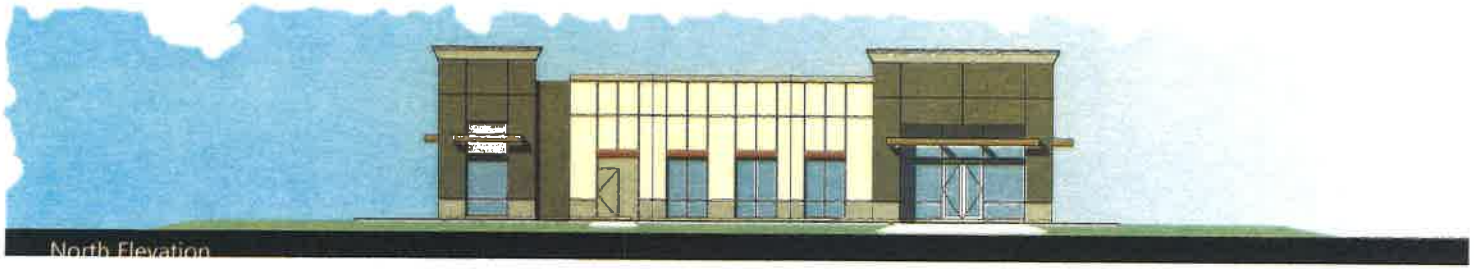
SDM

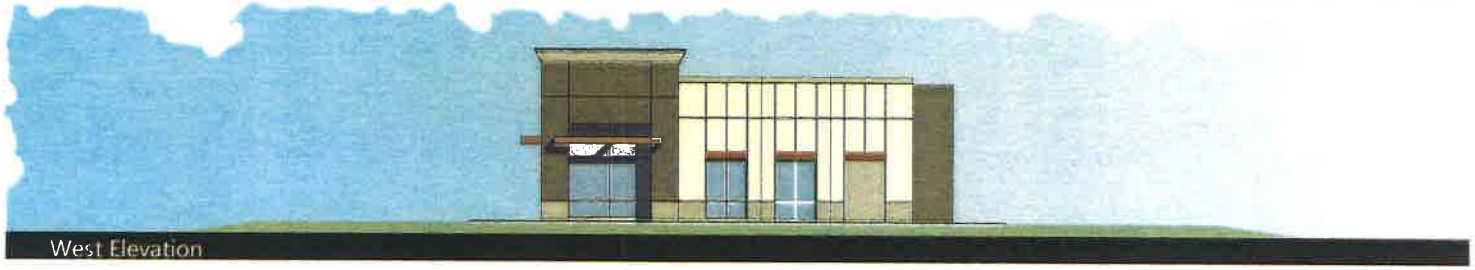
Lee & Associates

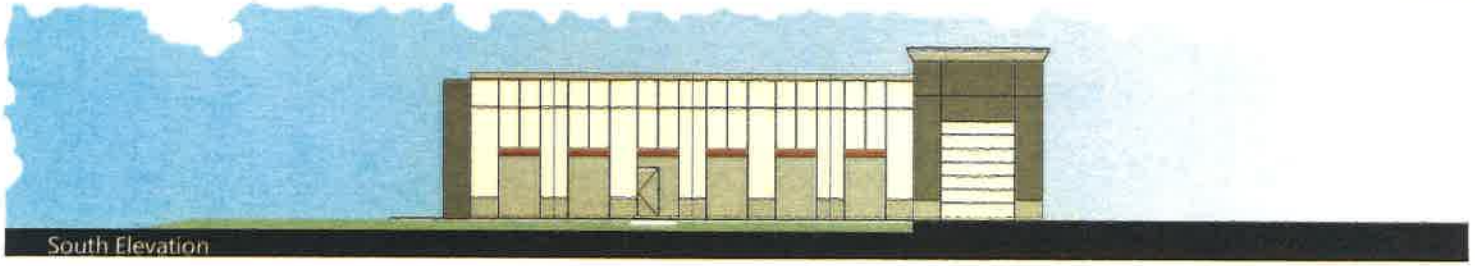
Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 4

03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

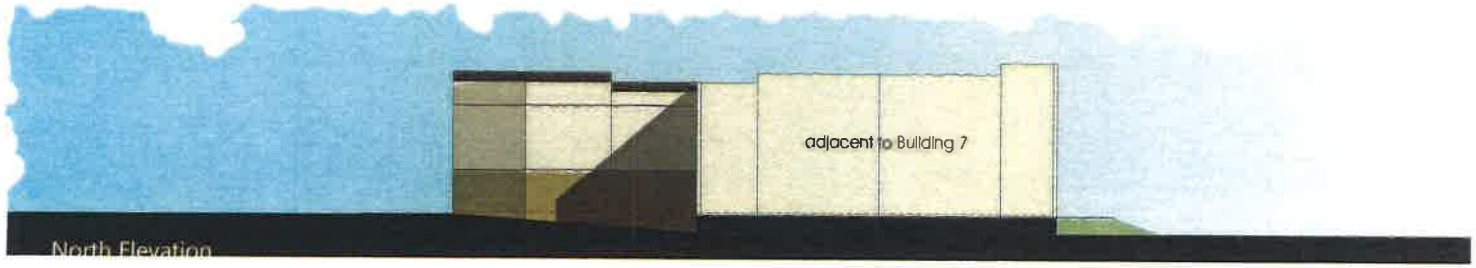
SDM

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

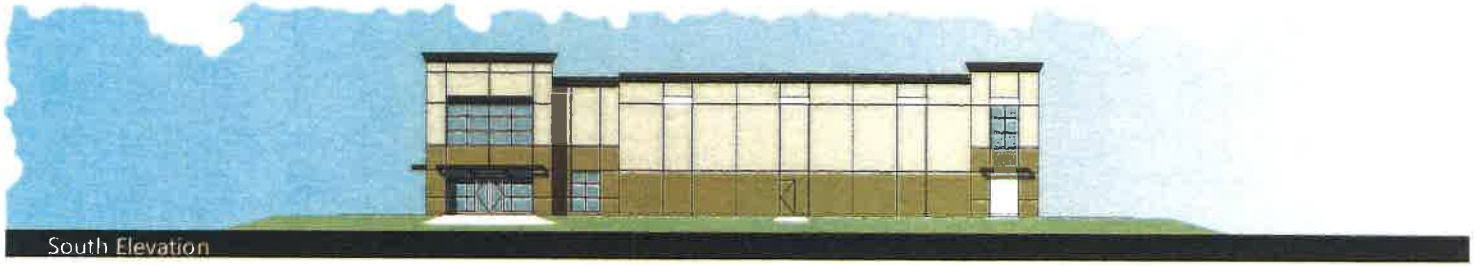
Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 5

03.17.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

SDM

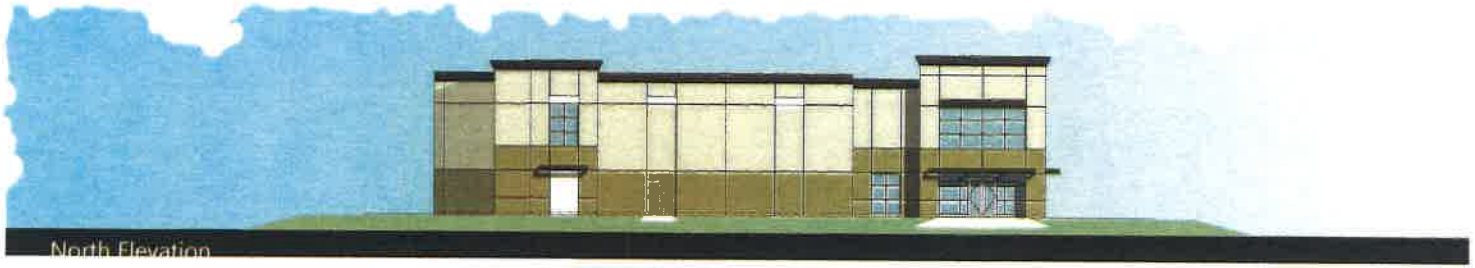
Lee & Associates

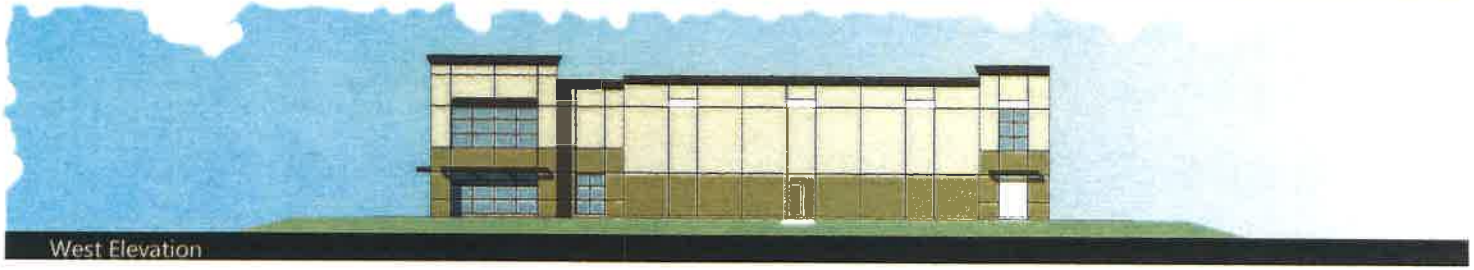
COMMERCIAL REAL ESTATE SERVICES

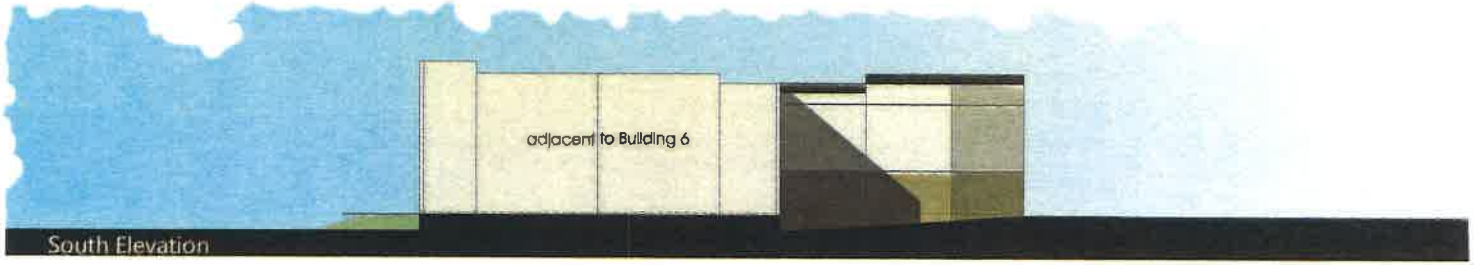
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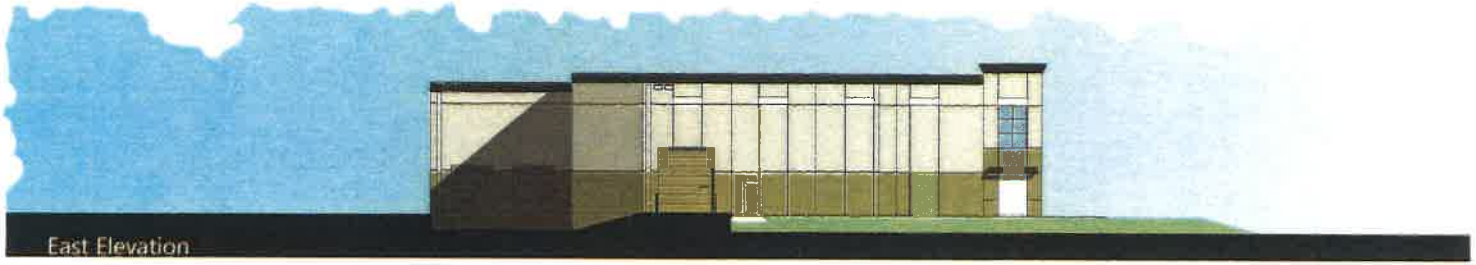
CONCEPTUAL COLORED ELEVATIONS - Building 6

03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

SDM

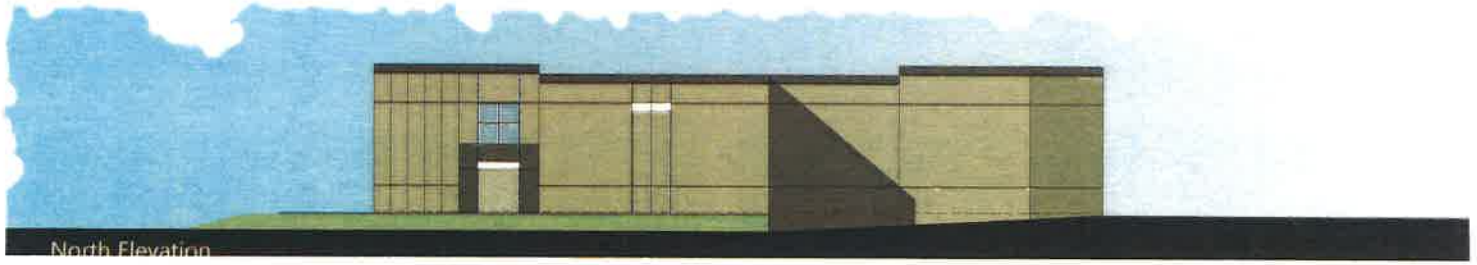
Lee & Associates

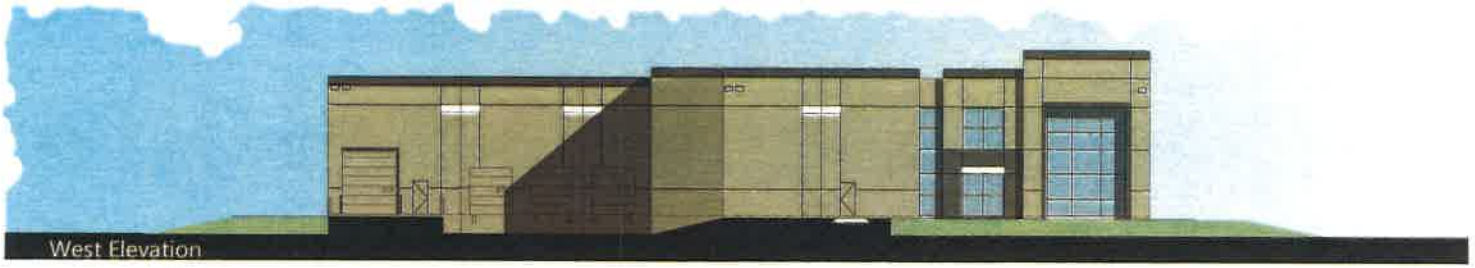
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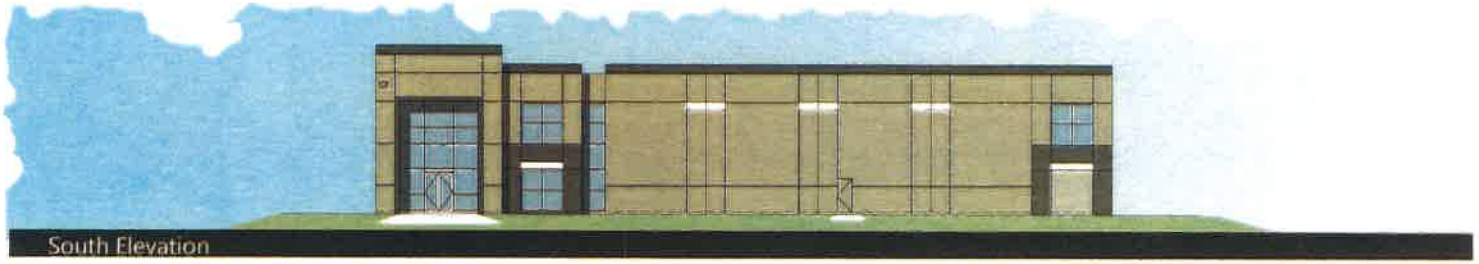
Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 7

03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

SDM

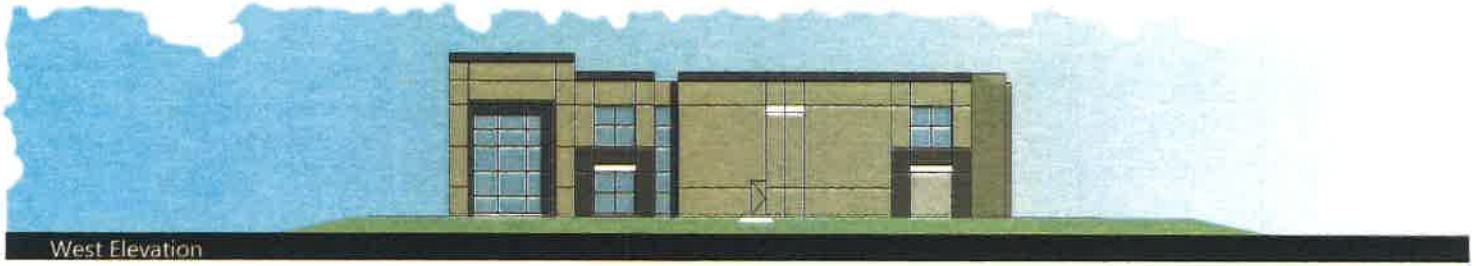
Lee & Associates

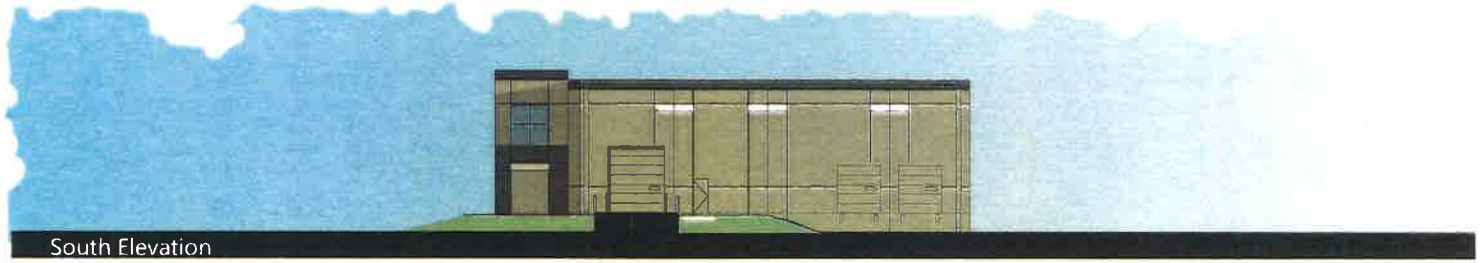
Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 8

04.24.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

SDM

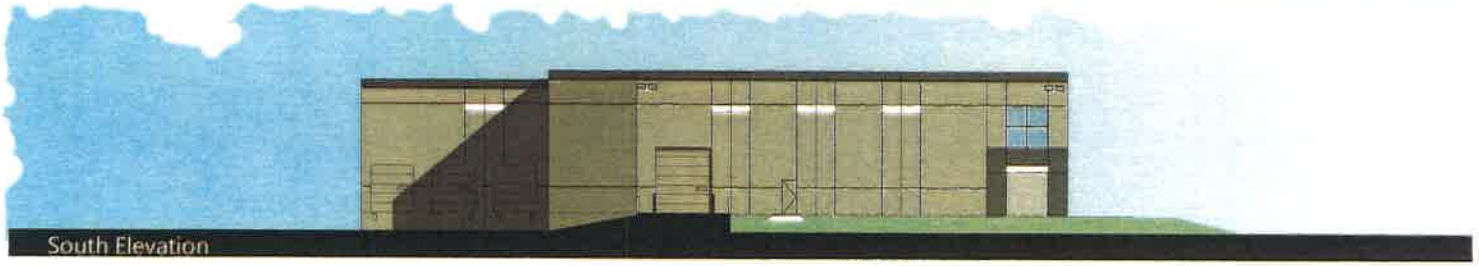
Lee & Associates

COMMERCIAL REAL ESTATE SERVICES

Job No. 16490.00 | CONCEPTUAL COLORED ELEVATIONS - Building 9 | 03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

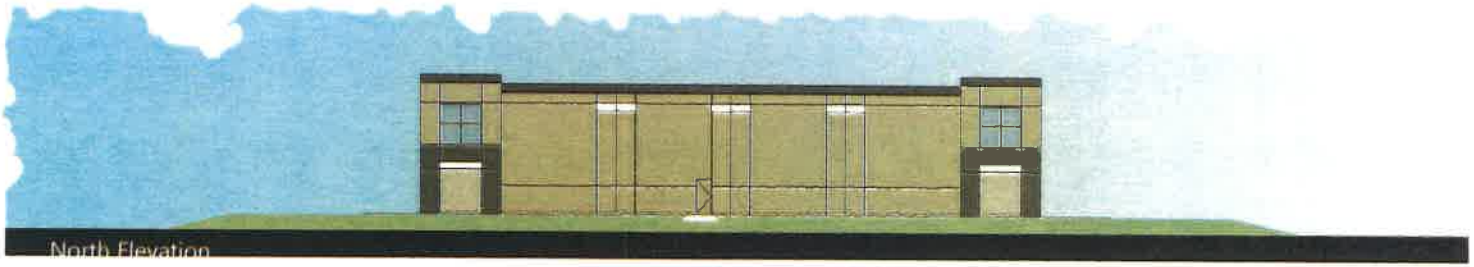
SDM

Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

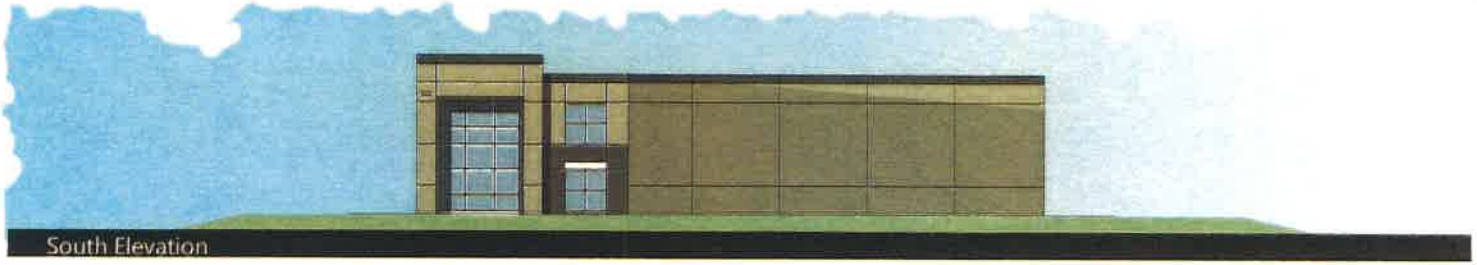
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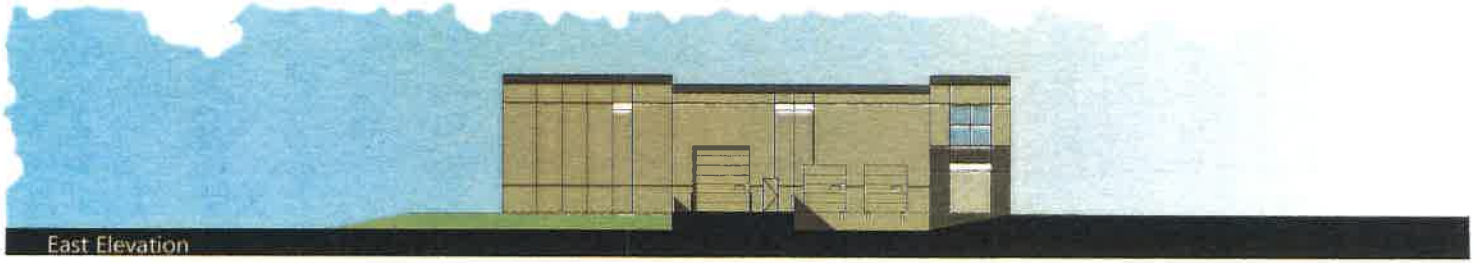
CONCEPTUAL COLORED ELEVATIONS - Building 10

04.24.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

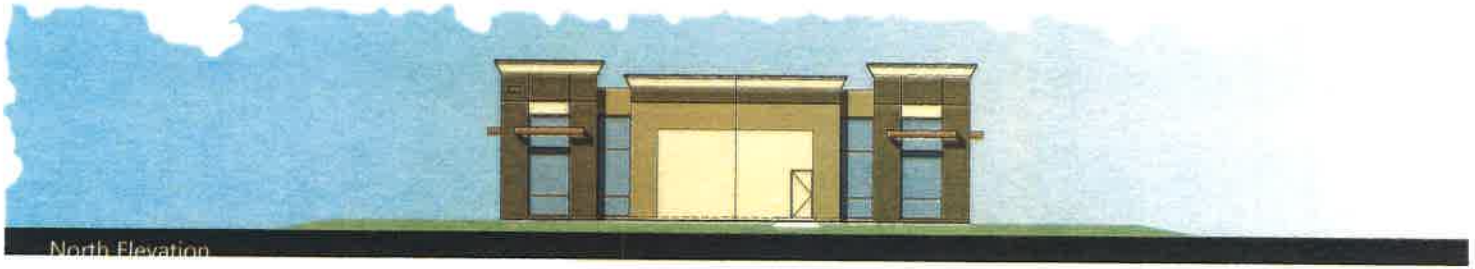
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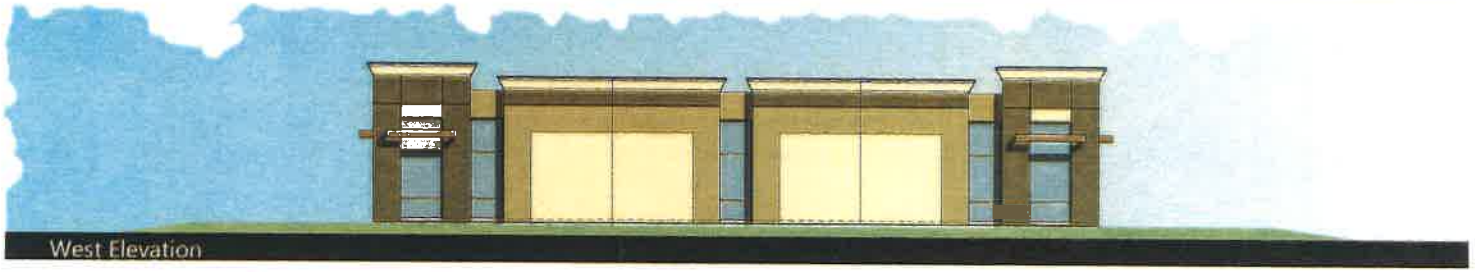
Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

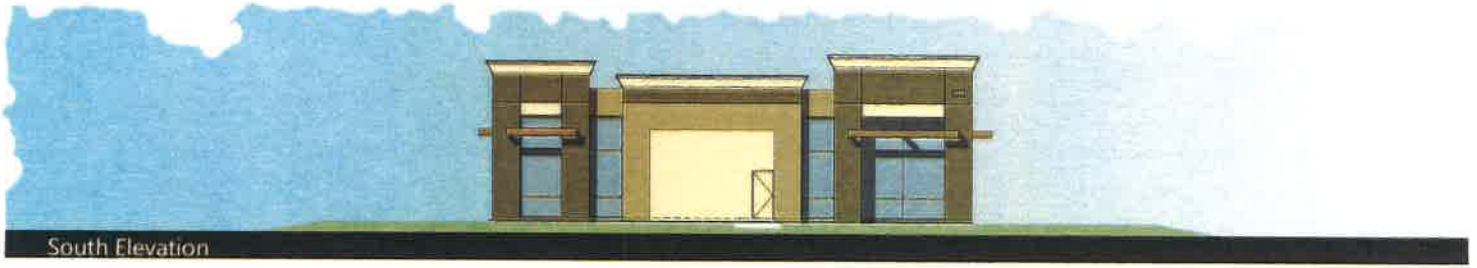
Job No. 16490.00

CONCEPTUAL COLORED ELEVATIONS - Building 11

03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

SDM

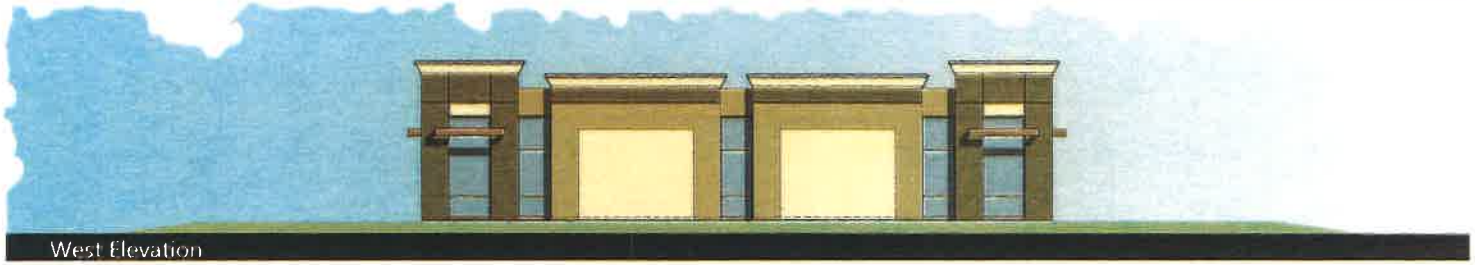
Lee & Associates
COMMERCIAL REAL ESTATE SERVICES

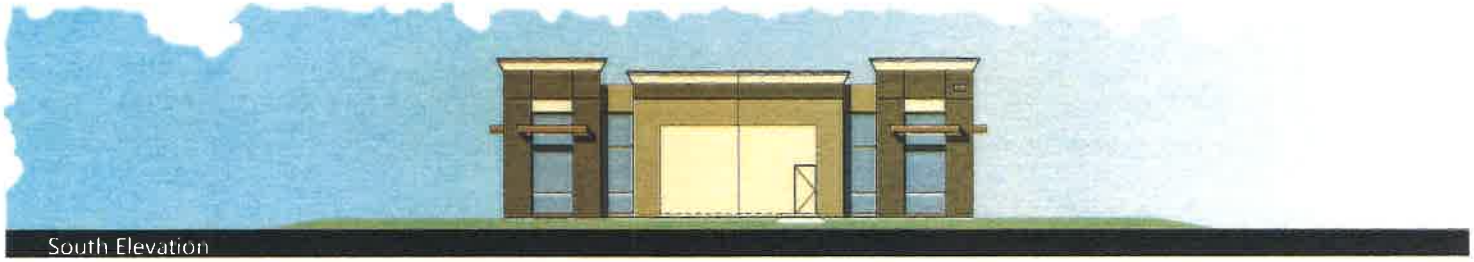
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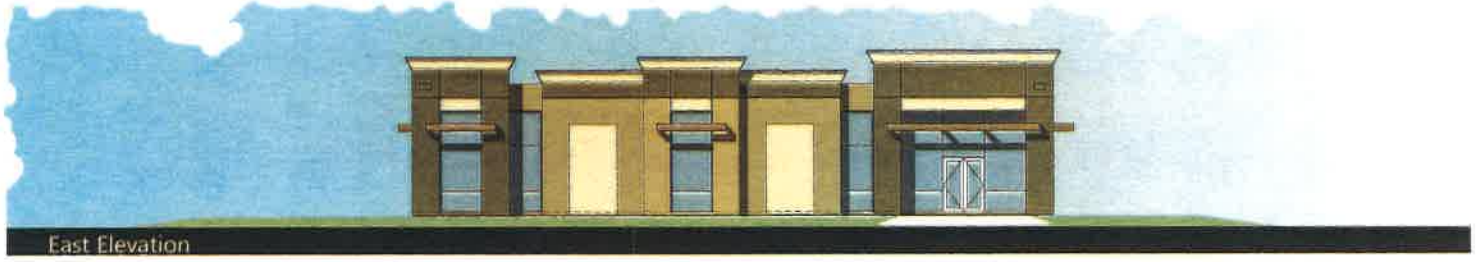
CONCEPTUAL COLORED ELEVATIONS - Building 12

03.14.2017









HPA architecture

M S Development D - 10.76 acres

COUNTY OF RIVERSIDE, CA

SDM

Lee & Associates

COMMERCIAL REAL ESTATE SERVICES

EXHIBIT A 8

Reduced Landscape Plans



PLANTING LEGEND

NOTE

N

0 30 60 120

Meridian Development D

MF Alessandro LLC

Riverside March JPA, California

HUNTER LANDSCAPE
711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

EXHIBIT A 9

Reduced Preliminary Grading and Drainage Plans

COUNTY OF RIVERSIDE, CA

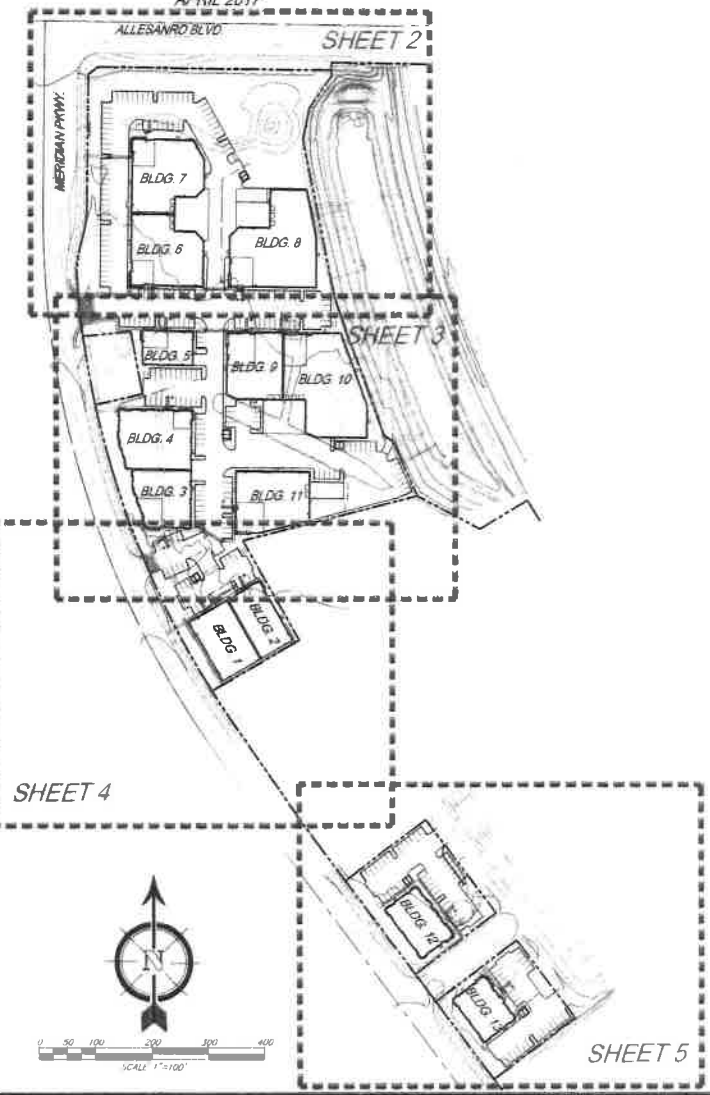
PRELIMINARY GRADING PLAN - TPM 37313

SEC. 15, T3S, R4W, SBM

APRIL 2017



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 710, MAP GRID 11-5 & 11-6



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
1	30°32'01"	1500.00'	892.28'	459.38'
2	02°02'48"	1344.00'	47.44'	23.72'
3	09°53'11"	1344.00'	232.07'	116.30'
4	10°36'25"	1344.00'	248.81'	124.80'
5	04°30'22"	1344.00'	121.43'	60.75'
6	03°43'30"	1344.00'	87.38'	43.69'
7	01°36'01"	1344.00'	37.55'	18.78'
8	21°38'31"	177.00'	66.81'	33.80'
9	58°51'11"	210.00'	215.71'	118.29'
10	2°04'03"	1850.00'	66.96'	34.07'
11	2°04'03"	1844.00'	66.74'	33.37'

LINE	BEARING	DISTANCE
1	N00°03'12"W	23.76'
2	N00°03'12"W	16.47'
3	N00°03'12"W	13.29'
4	S39°34'36"E	61.92'
5	N10°29'40"E	96.12'
6	N12°12'24"W	28.78'
7	N09°31'48"W	20.34'
8	N00°28'32"E	22.24'

OWNER/APPLICANT

MS ALESSANDRO, LLC
101 HUDSONYARD #U
THOUSAND OAKS, CA 91360
TEL (805) 494-7104

ARCHITECT

HPA ARCHITECTURE
18831 BARDEEN AVE. STE #100
IRVINE, CA 92612
VOICE (949) 863-1700

ENGINEER

SDH & ASSOCIATES, INC.
3230 CANYON CREST DRIVE #1430
RIVERSIDE, CA 92507
VOICE (951) 683-3681
FAX (951) 788-2314

LEGAL DESCRIPTION

PARCELS 1,2,3,7 AND 10 OF TRACT 30857-2
MB 422/4-11

SOURCE OF TOPO

AERIAL TOPOGRAPHY
BY AMERIMAP MAPPING
DATED: 11-25-16

BOUNDARY

BOUNDARY SURVEY
BY: SDH & ASSOCIATES INC
DATED: 1-27-17

SOILS ENGINEER

NORCAL ENGINEERING
10641 HUMBOLDT ST.
LOS ALAMITOS, CA 90720
(562) 598-9403
RTE# 19284-16
DATED: 1-18-17

PROJECT INFO

SEE TENTATIVE PARCEL MAP 37317
(SUBMITTED CONCURRENTLY)
FOR PROPOSED PARCEL LINES

SURROUNDING ZONING

NORTH	INDUSTRIAL (CITY OF RIVERSIDE)
EAST	R4M R/W AND MJTC
SOUTH	SP-1 (BUSINESS PARK)
WEST	(BUSINESS PARK AND UNZONED)

ZONING AND LAND USE

EXISTING ZONING	MULTI-USE AND COMMERCIAL
PROPOSED ZONING	MULTI-USE AND COMMERCIAL
EXISTING LAND USE	VACANT

SURROUNDING LAND USE

NORTH	INDUSTRIAL (CITY OF RIVERSIDE)
EAST	R4M R/W AND MJTC
SOUTH	SP-1 (BUSINESS PARK)
WEST	(BUSINESS PARK AND UNZONED)

EARTHWORK

RAW CUT= 110,000 C.Y.
RAW FILL= 110,000 C.Y.

SCHOOL DISTRICT

RIVERSIDE UNIFIED
SCHOOL DISTRICT

UTILITY PURVEYORS

WATER	MWD
GAS	SOCAL GAS
ELECTRICAL	SO CAL EDISON
TELEPHONE	PACIFIC BELL
SEWER	RWMD
CABLE	CHARTER

LEGEND

T.C.B.	TOP CATCH BASIN
F.G.	FINISHED GRADE
F.L.	FLOW LINE
H.P.	HIGH POINT
EXIST.	EXISTING
M.E.	MSD ELEVATION
U.U.	UNDER UNREAD

TRACT BOUNDARY
CENTERLINE
CURB AND GUTTER
1280 EXISTING CONTOUR LINE
LOT LINE
SLOPE

EASEMENTS & COVENANTS

7 AN EASEMENT FOR HIGH LINES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, RECORDED JUNE 5, 1948 IN BOOK 911, PAGE 345, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID EASEMENT CANNOT BE DETERMINED FROM RECORD DATA

8 AN EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, RECORDED APRIL 13, 1960 AS INSTRUMENT NO. 135506, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (TO BE VACATED)

14 AN EASEMENT FOR AVIATION AND INCIDENTAL PURPOSES IN FAVOR OF MARCH AIR RESERVE BASE AND MARCH INLAND PORT RECORDED JUNE 6, 2006 AS DOCUMENT NO. 2006-0404813, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA SAID EASEMENT BEING BLANKET IN NATURE.

17 AN EASEMENT SHOWN OR DEDICATED ON TRACT 30857-2 MB 422/4-11 FOR DRAINAGE, ACCESS, LANDSCAPE, MAINTENANCE AND FLOOD CONTROL AND INCIDENTAL PURPOSES IN FAVOR OF MARCH JOINT POWERS AUTHORITY. THE FLOOD CONTROL EASEMENT RIGHTS WERE TRANSFERRED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY QUITCLAIM DEED RECORDED SEPTEMBER 1, 2011 AS DOCUMENT NO. 2011-0389222 OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

19 ABUTTERS RIGHTS OF INGRESS AND EGRESS, TO OR FROM MERIDIAN PARKWAY & ALESSANDRO BOULEVARD, EXCEPT ACCESS GRANTED, HAVE BEEN DEDICATED OR RELINQUISHED ON THE MAP OF TRACT 30857-2 M.B. 422/4-11

20 AN UNRECORDED 30.00 FEET AND ACCESS EASEMENT IN FAVOR OF SOUTHERN SOUTHERN TRAILS PIPELINE CO. DISCLOSED ON TRACT 30857-2 M.B. 422/4-11

22 AN EASEMENT FOR HEMET VALLEY PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA RECORDED MAY 9, 2007 AS DOCUMENT NO. 2006-0271189, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" CMP IN CURB FOR UNDERAGE CONVEYANCE
5. CONSTRUCT 3' WIDE HARDSCAPE GUTTER
6. CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7. CONSTRUCT P.V.C. STORM DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT HIGH OVERFLOW INLET
10. CONSTRUCT COBBLE HIGHWAY PAD (1'-0" GROUTED)

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE

PREPARED BY
ROBERT VAN DANTEN
RCE NO. 62325 EXP. 9-30-17

DATE

SEAL

PREPARED BY

SDH
SDH & ASSOCIATES, INC.
3230 CANYON CREST DRIVE #1430
Riverside, California 92507
TEL (951) 683-3681 FAX (951) 788-2314

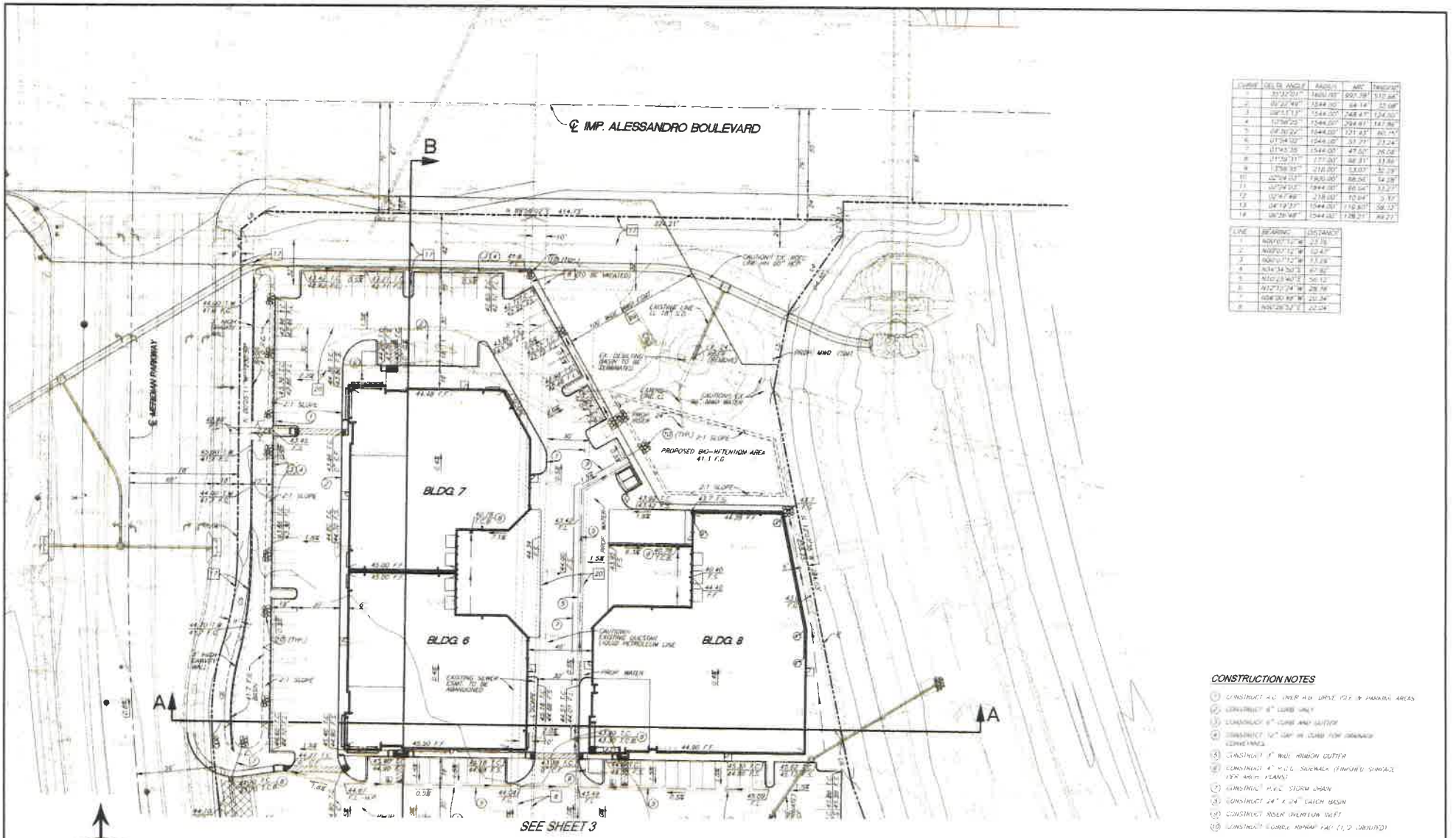
SCALE 1"=100'

DATE APRIL 2017

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313

1 OF 6 SHEETS



LINE	DELTA ANGLE	RADIUS	ARC	TANGENT
1	33°32'01"	1460.00'	997.38'	515.66'
2	05°22'49"	1544.00'	64.14'	32.08'
3	08°13'13"	1544.00'	248.47'	124.50'
4	12°56'25"	1544.00'	348.87'	167.86'
5	08°30'22"	1544.00'	229.37'	114.87'
6	01°34'02"	1544.00'	42.27'	21.14'
7	10°45'35"	1544.00'	289.90'	145.58'
8	11°39'11"	1544.00'	314.21'	157.80'
9	1°58'35"	210.00'	7.24'	3.62'
10	02°04'03"	1820.00'	65.74'	32.87'
11	02°34'02"	1844.00'	82.64'	41.32'
12	02°47'48"	218.00'	10.64'	5.32'
13	04°19'37"	1544.00'	116.83'	58.43'
14	06°36'48"	1544.00'	178.21'	89.21'

LINE	BEARING	DISTANCE
1	N05°01'12"W	23.78'
2	N05°01'12"W	52.47'
3	N05°01'12"W	33.28'
4	N74°34'30"E	61.82'
5	N10°23'40"E	56.12'
6	N12°11'24"W	28.78'
7	N08°30'48"W	20.34'
8	N76°28'24"E	22.24'

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" CMP OR EQUAL FOR DRAINAGE CONNECTIONS
5. CONSTRUCT 5' WIDE RIBBON GUTTER
6. CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7. CONSTRUCT P.C.C. STORM DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT RISER (RETENTION INLET)
10. CONSTRUCT CONCRETE RIPRAP PAD (1'-0" GROUTED)

N

SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT MANAGER
	DESCRIPTION				

DATE

PREPARED BY

DATE

ROBERT VAN ZANTEN
R.C.E. NO. 62105 EXP. 9-30-11

SEAL

PREPARED BY

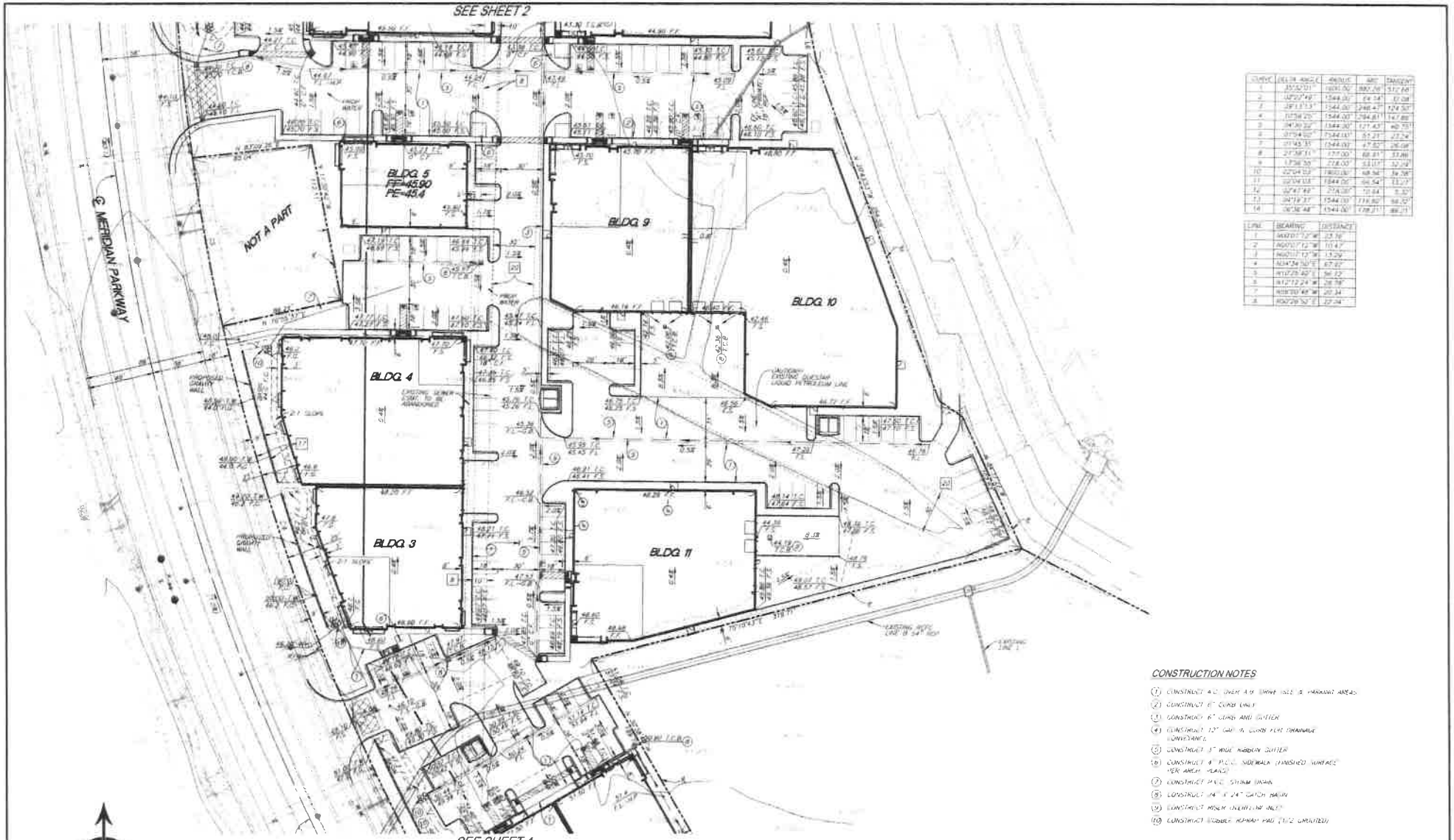
SCALE 1"=30'

DATE APRIL 2011

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313

2 OF 6 SHEETS

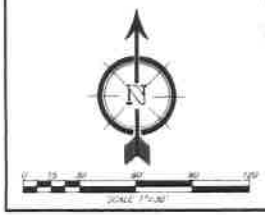


CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
1	35°57'01"	1001.00'	880.58'	457.68'
2	02°27'49"	1544.00'	64.54'	32.28'
3	28°11'13"	1544.00'	760.47'	388.50'
4	11°58'25"	1544.00'	294.81'	147.89'
5	04°30'22"	1544.00'	121.43'	60.75'
6	01°04'02"	1544.00'	51.21'	25.61'
7	01°45'35"	1544.00'	47.82'	23.91'
8	21°58'11"	175.00'	68.91'	34.86'
9	1°36'50"	218.00'	13.01'	6.51'
10	22°04'03"	1800.00'	693.36'	350.38'
11	02°04'03"	1544.00'	64.54'	32.27'
12	02°47'49"	214.00'	10.44'	5.22'
13	04°19'37"	1544.00'	116.80'	58.42'
14	06°36'48"	1544.00'	178.21'	89.21'

LINE	BEARING	DISTANCE
1	S63°01'12"W	23.76'
2	N60°01'12"W	110.47'
3	N60°01'12"W	13.29'
4	N34°34'50"E	67.82'
5	N10°25'40"E	94.12'
6	N12°12'24"W	28.78'
7	N55°03'48"W	20.34'
8	N30°29'50"E	27.04'

CONSTRUCTION NOTES

1. CONSTRUCT 4" C. OVER A.B. DRIVE AISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" CMP R. CURB PER DRAINAGE CONVEYANCE
5. CONSTRUCT 3" MIN. ASPHALT BERM
6. CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7. CONSTRUCT P.C.C. SWALE DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT MASH CRIB (TOP OF INLET)
10. CONSTRUCT ROCKERY ASPHALT PAD (TYP.) (UNLESS)



PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS			DATE
MARK	DESCRIPTION	BY	DATE
DESIGNED BY: S.S.	DRAWN BY: S.S.		
CHECKED BY: R.V.E.	PROJECT MANAGER: S.S.		

PREPARED BY
ROBERT VAN ZANTEN
R.C.E. NO. 62325 EXP. 6-30-17
DATE

SEAL

PREPARED BY

SDH
SDH AND ASSOCIATES Etc INC.
3320 CANYON CREST DRIVE 714-8
Riverside, California 92507
TEL (951) 680 3481 FAX (951) 780-4314

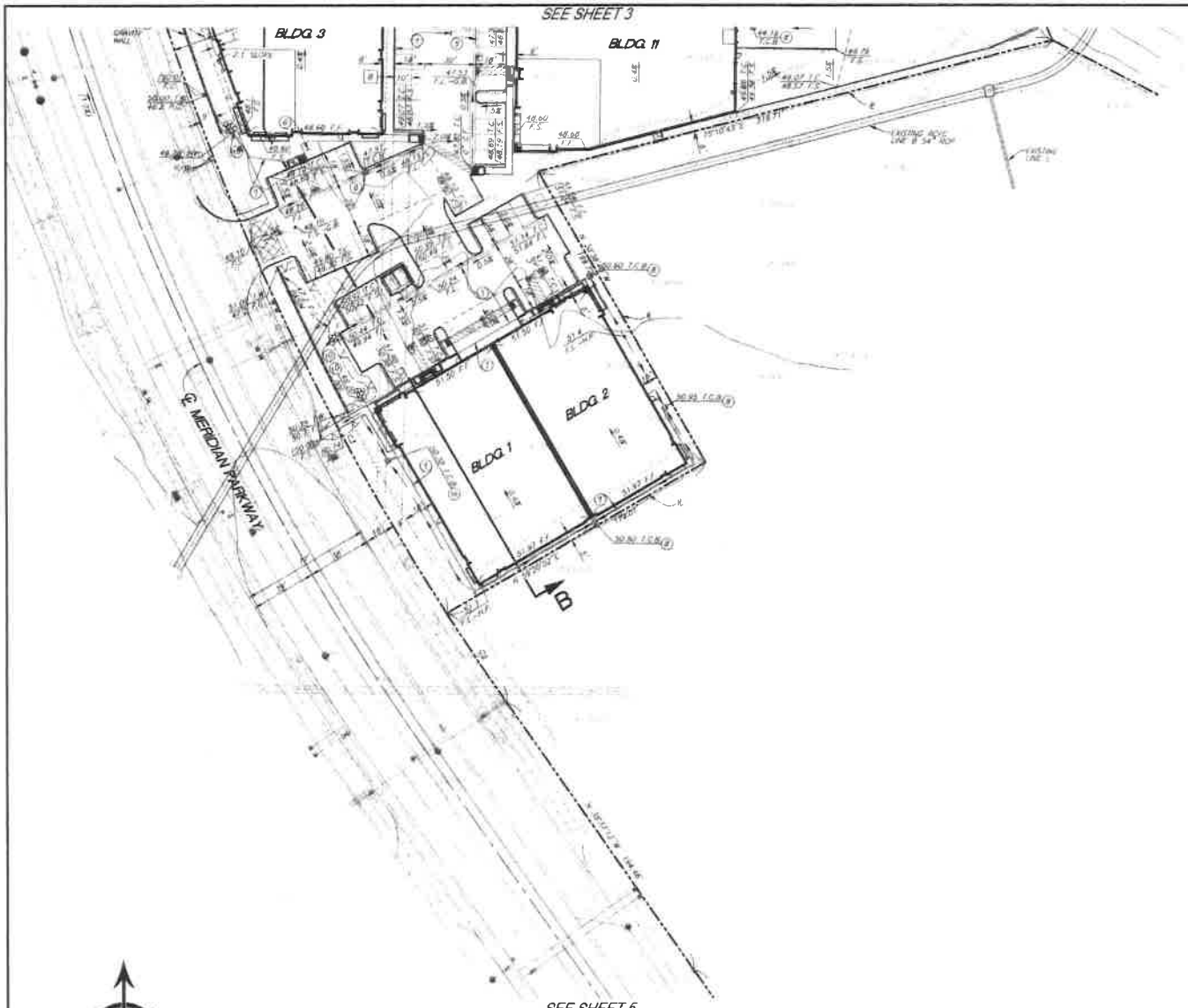
SCALE 1"=30'
DATE MARCH 2017

BENCHMARK
BEING AN ANGLE IN A CATCH BASIN LOCATED ON THE NORTHERLY SIDE OF CACTUS AVENUE, 53' EAST OF THE CENTERLINE OF MERIDIAN PARKWAY, 1.5' EAST OF THE WEST END OF A CONCRETE HEADWALL, 1.5' SOUTH OF THE NORTHERLY FACE OF THE HEADWALL AND 0.5' ABOVE THE FLOW LINE.
ELEVATION = 1504.11'

MARCH - 2017

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313

3
OF
6
SHEETS



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
1	35°32'01"	1600.00'	991.76'	512.68'
2	25°27'49"	1544.00'	686.14'	32.08'
3	09°13'13"	1544.00'	248.47'	124.50'
4	10°56'25"	1544.00'	294.81'	147.86'
5	04°39'22"	1544.00'	127.63'	63.75'
6	01°34'02"	1544.00'	33.21'	23.74'
7	07°49'10"	1544.00'	210.72'	210.08'
8	21°38'11"	177.00'	66.81'	33.84'
9	13°56'35"	278.00'	67.37'	33.79'
10	02°04'33"	1400.00'	68.94'	34.48'
11	30°04'31"	1944.00'	186.14'	93.21'
12	06°47'49"	278.00'	110.64'	55.92'
13	34°19'37"	1344.00'	116.80'	58.50'
14	08°26'48"	1344.00'	198.21'	99.27'

LINE	BEARING	DISTANCE
1	N00°07'57.2"W	23.76'
2	N00°07'57.2"W	32.47'
3	N00°07'57.2"W	53.26'
4	N24°34'20"E	87.92'
5	N10°22'40"E	36.72'
6	N12°12'29"W	28.78'
7	N08°00'48"W	20.24'
8	N10°28'52"E	22.04'

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE ISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5. CONSTRUCT 3" WIDE RIBBON GUTTER
6. CONSTRUCT 4" P.C.C. SIDEWALK (TEXTURED SURFACE PER ARCH. PLANS)
7. CONSTRUCT P.V.C. STORM DRAIN
8. CONSTRUCT 24" X 24" CATCH BASIN
9. CONSTRUCT MASLIN OVERFLOW INLET
10. CONSTRUCT COBBLE HORSE PAD (1/2" GROUTED)

N

0 15 30 60 90 120
SCALE 1"=30'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

MARK	DESCRIPTION	BY	APP'D	DATE

DESIGNED BY: S.S. DRAWN BY: S.S.
CHECKED BY: R.V.Z. PROJECT MANAGER: R.V.Z.

DATE

PREPARED BY
ROBERT VAN ZANTEN
R.C.E. NO. 67305 EXP. 6-30-17

DATE

SEAL

PREPARED BY

SDH

SDH AND ASSOCIATES Inc.
5225 CANYON CREST DRIVE, Suite 71-420
Riverside, California 92507
TEL: (951) 880-3601 FAX: (951) 780-4334

SCALE 1"=30'

DATE APRIL 2017

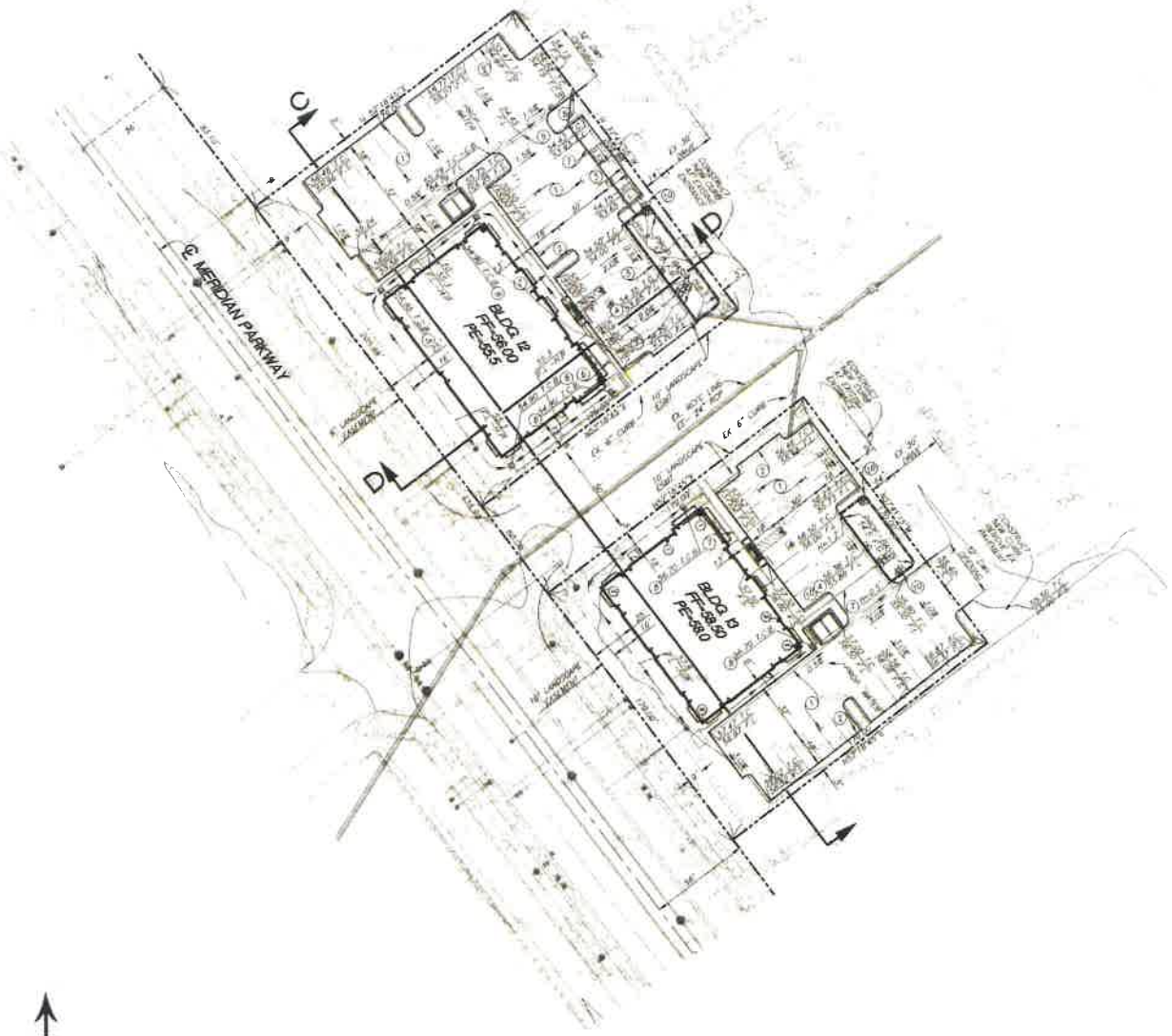
BENCHMARK

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313

4 OF 6 SHEETS

SEE SHEET 4

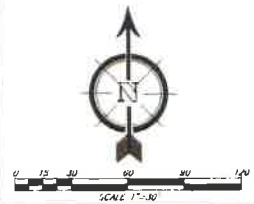


CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
1	33°30'01"	1900.00'	892.28'	457.98'
2	05°22'49"	1344.00'	84.74'	42.39'
3	09°13'13"	1344.00'	216.37'	108.53'
4	10°54'05"	1344.00'	255.81'	128.28'
5	04°30'22"	1344.00'	131.43'	65.75'
6	01°34'32"	1344.00'	37.31'	18.66'
7	03°45'35"	1344.00'	87.32'	43.68'
8	23°39'51"	172.00'	68.81'	34.88'
9	13°56'55"	248.00'	63.27'	31.79'
10	30°04'03"	1900.00'	88.98'	44.78'
11	02°04'51"	1344.00'	85.54'	42.77'
12	02°47'48"	216.00'	10.54'	5.27'
13	04°15'27"	1344.00'	114.60'	57.32'
14	08°39'48"	1344.00'	178.71'	89.51'

LINE	BEARING	DISTANCE
1	N68°07'12"W	23.78'
2	N65°07'12"W	70.47'
3	N90°00'00"W	13.00'
4	N34°34'50"E	87.90'
5	N10°23'40"E	36.13'
6	N72°12'24"W	28.78'
7	N54°00'45"W	20.34'
8	N30°26'34"E	22.04'

CONSTRUCTION NOTES

1. CONSTRUCT A.C. OVER A.B. DRIVE AISLE & PARKING AREAS
2. CONSTRUCT 6" CURB ONLY
3. CONSTRUCT 6" CURB AND GUTTER
4. CONSTRUCT 12" GAP IN CURB FOR DRAINAGE CONVEYANCE
5. CONSTRUCT 1' WIDE RIBBON GUTTER
6. CONSTRUCT 4" P.C.C. SIDEWALK (FINISHED SURFACE PER ARCH. PLANS)
7. CONSTRUCT 24" C.M.P. STORM DRAIN
8. CONSTRUCT 24" x 24" CATCH BASIN
9. CONSTRUCT MSHP OVERFLOW INLET
10. CONSTRUCT COBBLE RIPRAP PAD (1'-0" GROUTED)



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	APP'D	DATE
DESIGNED BY	R.V.Z.	DRAWN BY	S.H.S.	
CHECKED BY	R.V.Z.	PROJECT MANAGER	R.V.Z.	

DATE _____

PREPARED BY _____ DATE _____

ROBERT VAN ZANTEN
R.C.E. NO. 62124 EXP. 9-30-17

SEAL

PREPARED BY

SDH

SCALE 1"=30'

DATE MARCH 2017

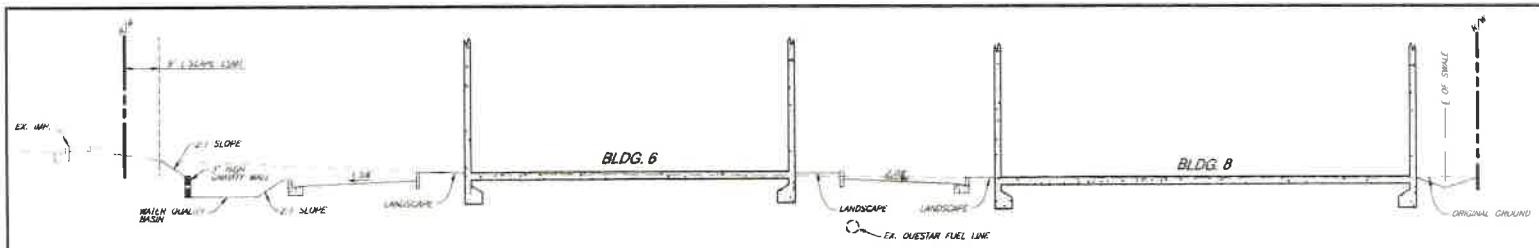
BENCH MARK

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT

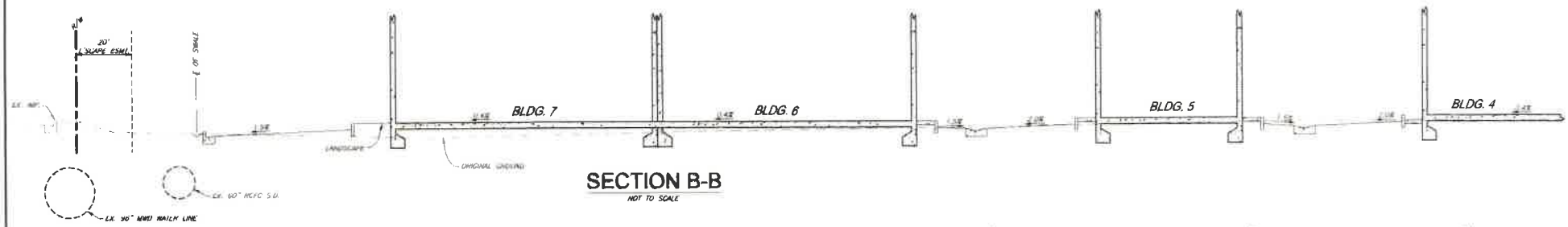
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313

5 OF 6 SHEETS



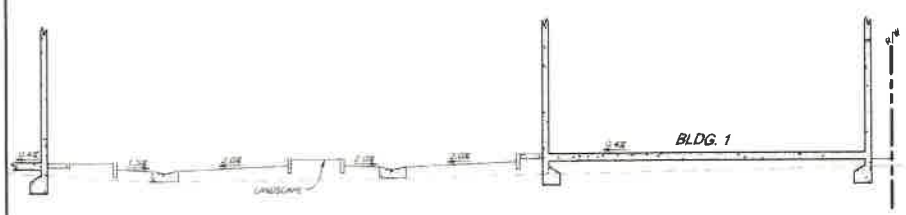
SECTION A-A

NOT TO SCALE



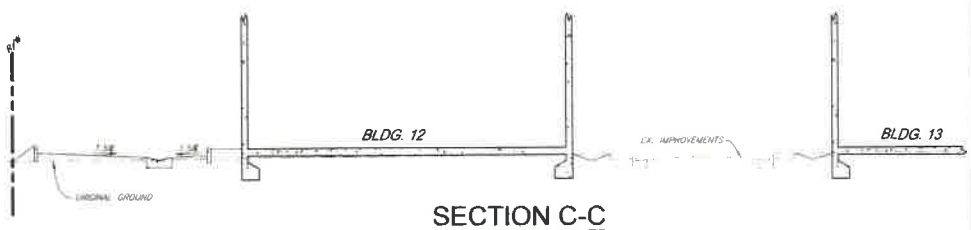
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NOT TO SCALE



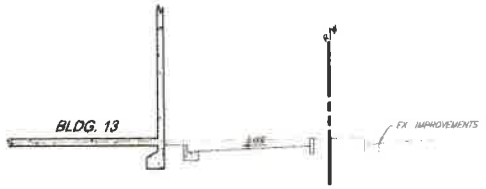
SECTION B-B (CONTINUED)

NOT TO SCALE



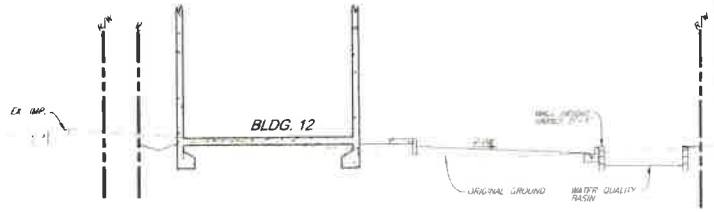
SECTION C-C

NOT TO SCALE



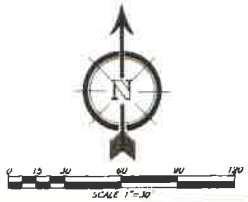
SECTION B-B (CONTINUED)

NOT TO SCALE



SECTION D-D

NOT TO SCALE



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	APPR.	DATE
DESIGNED BY	E.S.	DRAWN BY	S.K.S.	
CHECKED BY	R.V.A.	PROJECT MANAGER	R.V.	

DATE

PREPARED BY
ROBERT VAN ZANTEN
R.C.E. NO. 62525 EXP. 9-30-17

DATE

SEAL

PREPARED BY

SCALE

DATE APRIL 2017

BENCHMARK

MARCH - JPA

SILAGI DEVELOPMENT AND MANAGEMENT
SECTIONS
PLANNING AREA "D"
TMP 37313

6 OF 6 SHEETS

EXHIBIT A 10

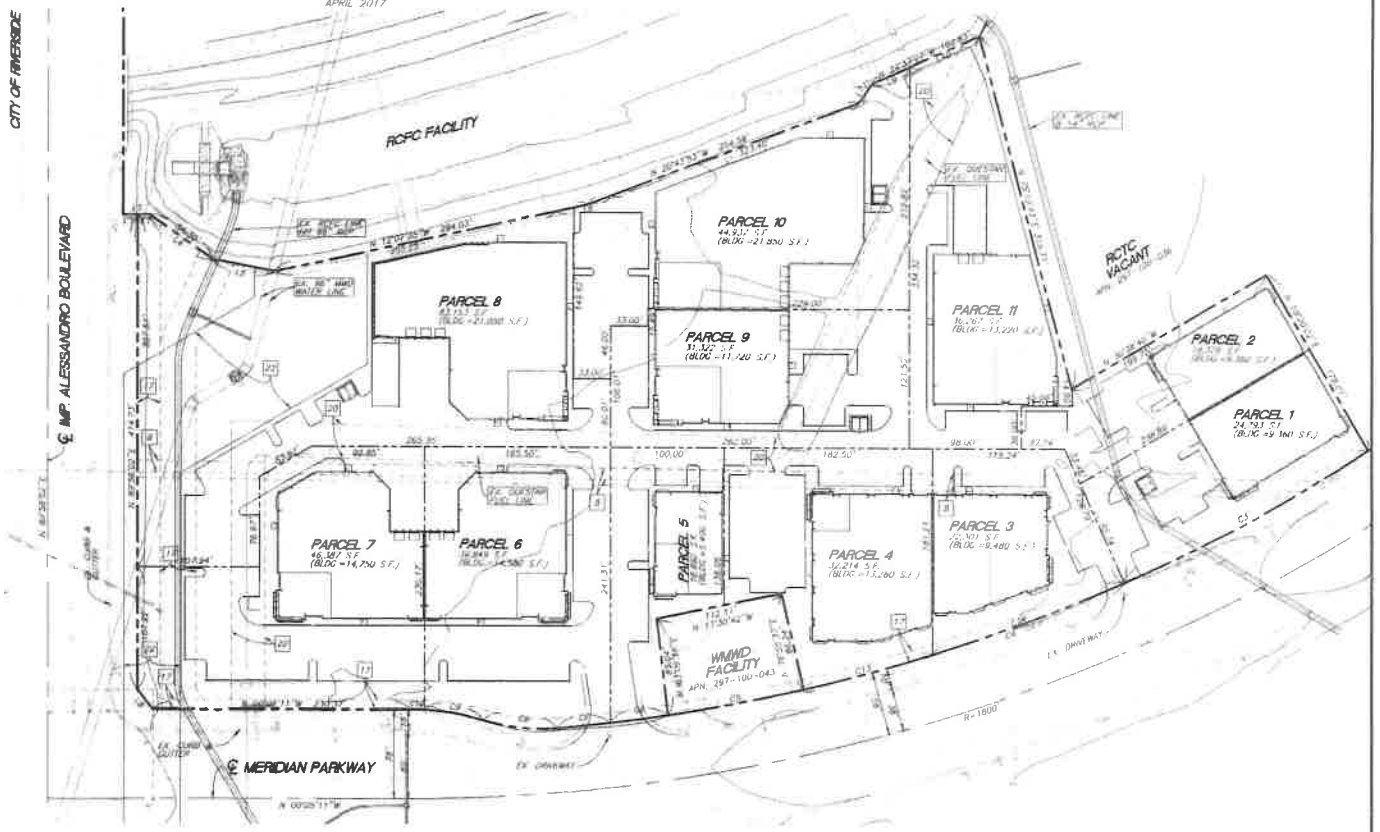
Reduced Tentative Parcel Map 37313

TENATIVE PARCEL MAP NO 37313

SEC. 15, T3S, R4W, SBM
APRIL 2017



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 718 HWY: UNIV H-5 & H-6



OWNER/APPLICANT

MS ALESSANDRO, LLC
101 PARKSHORE DR
FOLSOM, CA 95630
TEL (916) 294-7700

ENGINEER

SDH & ASSOCIATES, INC.
3025 CANYON CREST DRIVE #1430
RIVERSIDE, CA 92507
VOICE (951) 683-3691
FAX (951) 780-2314

LEGAL DESCRIPTION

PARCELS 1, 2, 3 AND 10 OF TRACT 30857-2 MB 422/4-11

APN

297-100-033
297-100-034
297-100-035

SOURCE OF TOPO

AERIAL TOPOGRAPHY
BY: ANNOTATED IMAGING
DATED: 11-23-16

SURROUNDING ZONING

NORTH	INDUSTRIAL - CITY OF RIVERSIDE
EAST	MXH H/R AND MCH
SOUTH	SP-1 (BUSINESS PARK) - MA
WEST	BUSINESS PARK AND UNZONED - MA

ZONING AND LAND USE

EXISTING ZONING	MULTI-USE AND COMMERCIAL
PROPOSED ZONING	MULTI-USE AND COMMERCIAL
EXISTING LAND USE	VACANT

SURROUNDING LAND USE

NORTH	INDUSTRIAL (CITY OF RIVERSIDE)
EAST	MXH H/R AND MCH
SOUTH	SP-1 BUSINESS PARK/ COMMUTER RAIL STA
WEST	BUSINESS PARK AND UNZONED

UTILITY PURVEYORS

WATER	WMWD
GAS	SOCAL GAS
ELECTRICAL	SO CAL EDISON
TELEPHONE	PACIFIC BELL
SEWER	WMWD
CABLE	CHARTER

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT
1	35°32'07"	1600.00'	992.28'	512.98'
2	06°22'49"	1544.00'	68.14'	32.08'
3	09°13'13"	1544.00'	248.47'	124.20
4	10°56'25"	1544.00'	294.81'	147.88'
5	04°50'00"	1544.00'	121.43'	60.73'
6	01°54'06"	1544.00'	51.23'	25.62'
7	21°40'30"	1544.00'	412.62'	208.58'
8	21°38'31"	177.00'	66.81'	33.86'
9	13°58'30"	218.00'	53.20'	26.73'
10	02°04'53"	1900.00'	68.56'	34.28'
11	02°04'03"	1844.00'	66.24'	33.17'
12	02°47'49"	218.00'	10.64'	5.32'
13	04°19'37"	1544.00'	116.60'	58.32'
14	08°36'48"	1544.00'	116.21'	58.21'

LINE	BEARING	DISTANCE
1	N00°07'12"W	23.76'
2	N00°07'12"W	102.47'
3	N00°07'12"W	13.28'
4	N34°34'26"E	67.92'
5	N10°22'40"E	36.12'
6	N12°12'24"W	28.78'
7	N09°00'48"W	20.34'
8	N00°28'32"E	20.04'

EASEMENTS & COVENANTS

(4) AN EASEMENT FOR SEWER PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF RIVERSIDE, RECORDED APRIL 13, 1990 AS INSTRUMENT NO. 133068, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (TO BE VACATED)

(11A) AN EASEMENT SHOWN (A) DEDICATED ON TRACT 30857-2 M.B. 422/4-11 FOR DRAINAGE, ACCESS, LANDSCAPE, MAINTENANCE AND FLOOD CONTROL AND INCIDENTAL PURPOSES IN FAVOR OF MARCH JOINT POWERS AUTHORITY. THE FLOOD CONTROL EASEMENT RIGHTS WERE TRANSFERRED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY QUITCLAIM DEED RECORDED SEPTEMBER 1, 2011 AS DOCUMENT NO. 2011-0389222, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

(20) AN UNRECORDED 30.00 FUEL AND ACCESS EASEMENT IN FAVOR OF KINDER MORGAN SOUTHERN TRAILS PIPELINE LLC DISCLOSED ON TRACT 30857-2 M.B. 422/4-11

(23) AN EASEMENT FOR MORRIS VALLEY PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, RECORDED MAY 8, 2009 AS DOCUMENT NO. 2009-0271199, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

LEGEND

- EX. PROPERTY BOUNDARY
- CENTERLINE
- 820 EXISTING CONTOUR LINE
- PROPOSED PARCEL LINE

SCALE 1"=100'

PREPARED BY: SDH, 3025 CANYON CREST DRIVE, RIVERSIDE, CA 92507, TEL: (951) 683-3691 FAX (951) 780-2314	JP4	1 OF 1 SHEETS
SCALE: 1"=100'	TENTATIVE PARCEL MAP 37313 MS ALESSANDRO SITE "D"	
DATE: MARCH, 2017		

EXHIBIT A 11

Traffic Consistency Memo dated April 19, 2017

Kimley»Horn

MEMORANDUM

To:	Lauren Sotelo, Associate Planner, March Joint Powers Authority
From:	Mychal Loomis, P.E.
	Kimley-Horn and Associates, Inc.
Date:	April 19, 2017
Subject:	Meridian Unit 2, Lots 1, 2, 3, 9, and 10 Traffic Consistency

Kimley-Horn has prepared this letter to provide an assessment of the proposed Unit 2, Lots 1, 2, 3, 9, and 10 development's consistency with applicable traffic planning documents. In accordance with Meridian Specific Plan Amendment (SPA) Mitigation Monitoring and Reporting Program[1] Measure B-3, traffic volumes should be monitored periodically to assure that the transportation infrastructure provides sufficient capacity.

The proposed project would develop the parcels as follows:

- Unit 2, Lot 1 as three buildings with a total of 50,576 square-feet of business enterprise use;
- Unit 2, Lots 2 and 3 as eight buildings with a total of 92,657 square-feet of business park use;
- Unit 2, Lot 9 as a 7,641 square-foot office building; and
- Unit 2, Lot 10 as a 6,639 square-foot office building.

These lots fall within Planning Region A, Planning Area 1 of the Meridian SPA.

Unit 2, Lot 1 is zoned as mixed use. Business Enterprise are allowed in a mixed use zone with a Conditional Use Permit. Business Enterpirse uses typically include wholesale, storage, and warehousing services. Unit 2, Lots 2 and 3 are zoned as Business Park and the proposed use is consistent with that zoning. Unit 2, Lots 9 and 10 are zoned as Commercial. Overall, the project is fairly consistent with zoning, and approval of the project under the current zoning is at the discretion of MJPA. Based on the trip generation completed for the project as described in this document, the proposed uses do not reflect

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

traffic volumes inconsistent with the assumed zoning and originally anticipated land uses and intensities.

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

As another method of monitoring traffic volumes, a log is kept with each new development to ensure trip estimates stay within the allocated trip thresholds for each Planning Region and Planning Area within the Meridian SPA. The current status of the traffic monitoring spreadsheet is provided as an attachment. As shown in the traffic monitoring spreadsheet, the lots developed with the proposed project would be the first ones developed in Planning Region A, Area 1. That planning area was allocated 7,333 external average daily trips (ADT) and 0 truck trips. Only one other parcel, U1-19, is within this Planning Area.

Trip generation for the proposed development was calculated in accordance with the Meridian SPA, which used the Institute of Transportation Engineers, Trip Generation Manual, 8th Edition (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). The most applicable land use in the ITE manual that reflects a business enterprise land use is "General Light Industrial", which was used to develop trip generation rates. As discussed on page IV-57 of the Meridian SPA SEIR, other land uses within the overall Meridian development are expected to "capture" 13 percent of daily passenger car trips. As a result, the total external ADT recorded in the traffic monitoring log would be less than the overall trip generation.

As previously noted, Planning Region A, Area 1 was not originally allocated any truck trips. The business enterprise use includes the ability to include certain warehouse-like operations that may generate heavy truck trips. To account for this discrepancy between having no truck trips allocated and a proposed use that is anticipated to generate some trucks, truck trip estimates generated by the business enterprise use would be converted to a passenger car equivalent (PCE) factor to capture an equivalent amount of allocated passenger cars. The number of trucks by use and the associated PCE were obtained from the Fontana Truck Trip Generation Study. The most applicable land use under that study that reflects a business enterprise land use is "General Light Industrial". Applicable information from that document is summarized below:

---

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

Land Use per Fontana Truck Trip Generation Study		Passenger Cars	2-axle trucks	3-axle trucks	4 or more-axle trucks
General Light Industrial	% of total trips	78.6%	8.0%	3.9%	9.5%
	% of truck trips		32.7%	17.9%	49.4%

Number of Axles	Passenger Car Equivalent
2	2.0
3	2.0
4 or more	3.0

The number of trucks for the proposed Unit 2, Lot 1 business enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture. The resulting trip generation is summarized below:

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	7,333	0
50,576 SF of Business Enterprise 92,657 SF of Business Park 14,280 SF of General Office Building	1,845 (1,529 external passenger cars + 317 truck PCEs)	*127* converted to 317 PCE (all external)
Remaining Planning Area Allowance After Project	5,487	0

It should be noted that truck distribution patterns are slightly different than passenger vehicle distribution patterns. However, the Meridian SPA analyzed the total passenger car and truck trips associated with the overall campus development and since the overall external ADT number is not being modified as part of this process, there would be no change to the Meridian SPA traffic study results.

The remaining 5,487 trips for Planning Area 1 are anticipated to be more than enough for the one parcel remaining to be developed. The remaining parcel, Unit 1, Lot 19, is a 1-acre mixed-use lot that was assumed to generate 579 daily trips in the SPA traffic study.

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

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

Sincerely,



Mychal Loomis, P.E.

CA PE 76101

Attachments:

Meridian SPA Land Use Plan

Proposed Site Plan

Trip Generation Calculations

Meridian SPA Traffic Monitoring Spreadsheet (Existing)

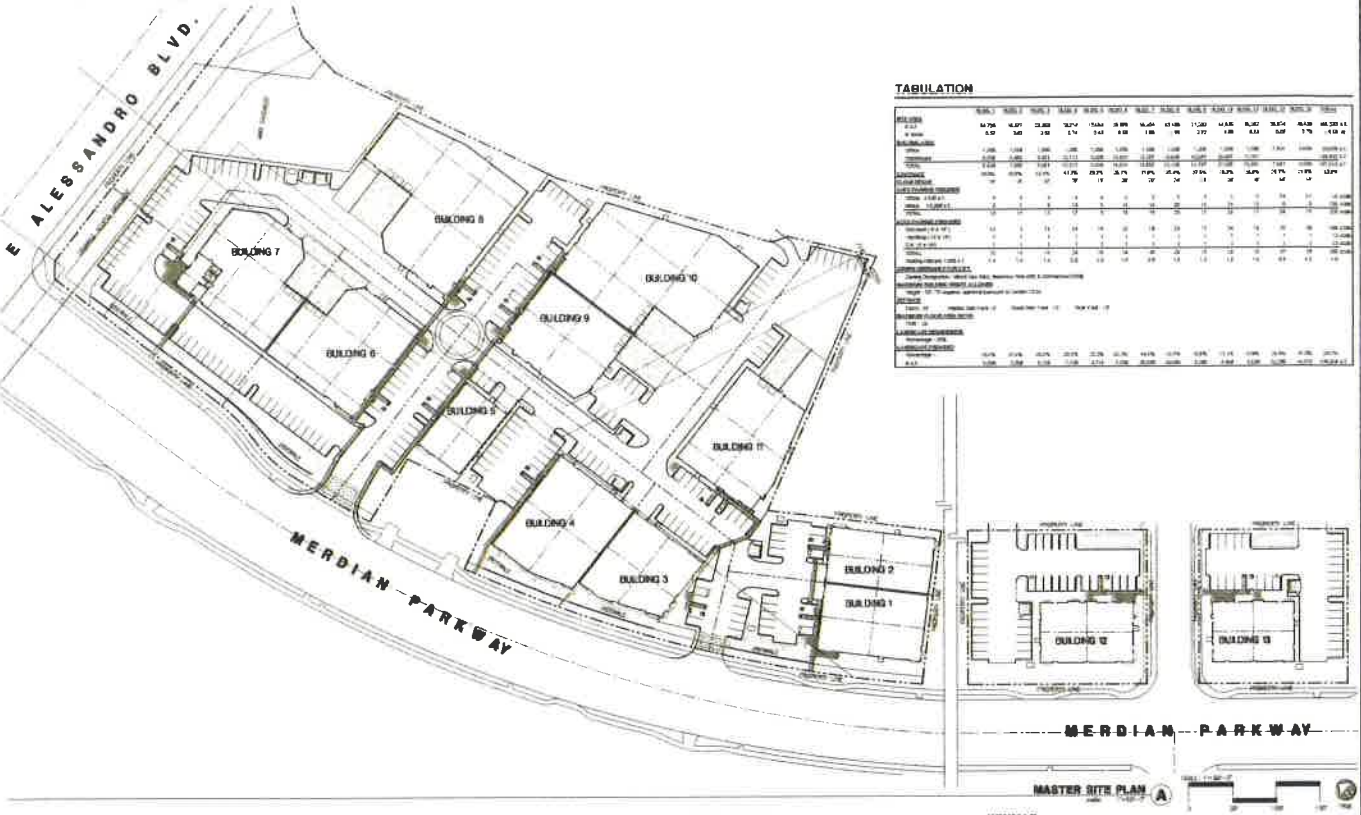
Meridian SPA Traffic Monitoring Spreadsheet (With Project)

Excerpt from Appendix G of the Traffic Impact Study for the Meridian SPA



Figure 1

LOT AND PROPERTY OWNER



MASTER SITE PLAN A

TABULATION

VICINITY MAP



KEYMAP



CAUTION : IF THIS SHEET IS NOT 8.5X11 IT IS A REDUCED PRINT

HPA architecture

HPA, INC.
18831 Bardeen Avenue, Irvine, CA 92612
Phone: 949-863-1770
Fax: 949-863-1867
email: hpa@hparc.com

Owner:

SDM

181 HODENCAMP ROAD, STE 250
THOUSAND OAKS, CA 91973
TEL: (805) 494-1228

Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:

A	SDM INC.
	H&A & ASSOCIATES INC.
	PLANE
	JOHNSON PLUMBING
	VAL ELECTRICAL
	HUNTER LANDSCAPE
	GUPP
	NORCAL

Title: master site plan

Project Number: 15-03
Drawn by: ZR
Date: 10.09.17
Revisions:

Sheet
A1.0

TABULATION

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	BLDG. 8	BLDG. 9	BLDG. 10	BLDG. 11	BLDG. 12	BLDG. 13	TOTAL
SITE AREA														
(C.U.O.)	54,795	45,871	23,868	39,214	17,644	28,888	16,454	47,185	11,282	44,825	35,262	38,814	49,428	455,530 S.F.
(R. Area)	6.57	3.65	2.02	3.74	3.43	6.63	1.86	1.6	2.72	4.86	6.53	6.87	7.76	4.58 ac
BUILDING AREA														
OFFICE	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	15,600 S.F.
WAREHOUSE	8,000	8,000	8,000	12,000	12,000	24,000	12,000	24,000	12,000	24,000	12,000	24,000	24,000	200,000 S.F.
TOTAL	9,200	9,200	9,200	13,200	13,200	25,200	13,200	25,200	13,200	25,200	13,200	25,200	25,200	215,600 S.F.
COVERAGE	16.8%	20.0%	38.5%	33.7%	74.8%	87.2%	80.2%	53.4%	117.0%	56.2%	37.4%	64.9%	50.9%	47.3%
FLOOR AREA	17	20	37	27	74	137	74	113	217	113	59	104	81	1,027
CARS PARKING REQUIRED														
OFFICE 1 PER 300 S.F.	4	4	4	4	4	4	4	4	4	4	4	4	4	52
WAREHOUSE 1 PER 1,000 S.F.	8	8	8	12	12	24	12	24	12	24	12	24	24	200
TOTAL	12	12	12	16	16	28	16	28	16	28	16	28	28	252
CARS PARKING PROVIDED														
STANDARD 9 X 18	11	11	11	15	15	27	15	27	15	27	15	27	27	245
HANDICAP 9 X 18	1	1	1	1	1	1	1	1	1	1	1	1	1	13
TOTAL	12	12	12	16	16	28	16	28	16	28	16	28	28	258
LOADING SPACES REQUIRED														
LOADING 1 PER 10,000 S.F.	1	1	1	1	1	2	1	2	1	2	1	2	2	18
LOADING SPACES PROVIDED	1	1	1	1	1	2	1	2	1	2	1	2	2	18
BUILDING HEIGHT (FEET)	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0	45.0
CLEAR HEIGHT REQUIRED	32' TO soffit													
LANDSCAPE REQUIRED	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
LANDSCAPE PROVIDED	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%

Unit & Lot #	Gross Acreage	Land Use Grouping	Building	Land Use Designation	ITE Code	FAR	Square Footage	Trip Rate	Total ADT	Truck Trip Rate	Truck ADT	2 ax	3 ax	4+ ax
2-1	3.77	Mixed-Use	Buildings 6-8	Business Enterprise	110	30.80%	50,576	6.97	353	2.51	127	42	23	63
U2-2,3	5.37	Business Park	Buildings 1-5 and 9-11	Business Park	770	39.61%	92,657	12.76	1,182	0				
2-9	0.85	Commercial	Building 12	General Office Building	710	20.84%	7,841	ln(T)=0.77ln(x)+3.65	184	0				
2-10	0.70	Commercial	Building 13	General Office Building	710	21.77%	6,639	ln(T)=0.77ln(x)+3.65	165	0				
							157,513		1,884		127	42	23	63
										converted truck	317		resulting PCE =	2,494

Total passenger cars =	1884 - 127 =	1,757
External passenger cars after 13% internal capture =	1757 * 87% =	1,529
Total external passenger cars =		1,529
Total external PCEs from truck conversion =		317
Total external trips =		**1,845**

Meridian SPA Traffic Monitoring Spreadsheet
Existing

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU				
	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	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
5	U3-1	IND				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**4,822**	**1,088**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**1,258**	**672**	
6	U4-8	OF				
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF				
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	-	-	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**7,539**	**294**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		3,886		162,660 sf warehouse & 8,000 sf retail
	U4-6	MU				
	U4-7	MU		1,053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	**15,992**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**172**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**21,336**	**2,747**	*Truck trips from U4-3 and U4-5/6/7 are included in Grand Total for Truck Trips, not as PCEs
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**24,083**	**1,143**	

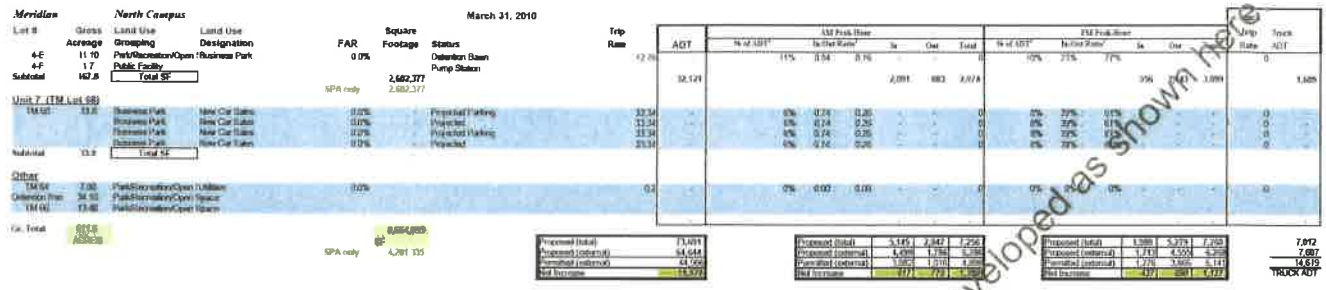
Meridian SPA Traffic Monitoring Spreadsheet
With Proposed Unit 2 Lots 1,2,3,9,10

Planning Area	Lot	Land Use Designation	User	External ADT	Truck Trips	Notes
			Planning Region A			
1	U1-19	MU				
	U2-1	MU		**317**	**127***	***converted truck trips to PCEs**
	U2-2	BP				
	U2-3	BP		**1529**	**0**	**50,576 sf general light industrial, 92,657 sf business park & 14,280 sf general office building**
	U2-9	COM				
	U2-10	COM				
			Calculated Trip Generation:	**1,846**	-	
			Planning Area Allowance:	**7,333**	-	
			Remaining Trips:	**5,487**	-	
			Planning Region B			
3	U1-5	IND	New Castle	1914	432	
	U1-6	IND	New Castle	--	--	Combined with U1-5
	U1-8	COM				
	DRMO	IND		704	404	Classified as Truck Terminal
			Calculated Trip Generation:	**2,618**	**836**	
			Planning Area Allowance:	**8,303**	**1,836**	
			Remaining Trips:	**5,685**	**1,000**	
			Planning Region C			
5	U3-1	IND				
	U3-2	IND				
	U3-4	IND		--	--	Combined with U4-15
	U3-5	IND		--	--	Combined with U4-15
	U3-6	IND		--	--	Combined with U4-15
	U3-7	IND		--	--	Combined with U4-15
	U3-8	IND		--	--	Combined with U4-15
	U4-15	IND		1551	350	486,000 sf warehouse
	U6-1A	PF				
	U6-1B	IND		--	--	Combined with U4-2
	U6-2	IND		--	--	Combined with U4-2
	U4-1	IND		--	--	Combined with U4-2
	U4-2	IND		1627	367	510,000 sf warehouse
	Lot 16	IND	Sysco	1644	371	515,223 sf warehouse
			Calculated Trip Generation:	**4,822**	**1,088**	
			Planning Area Allowance:	**6,080**	**1,760**	
			Remaining Trips:	**1,258**	**672**	
6	U4-8	OF				
	U4-9	OF				
	U4-10	OF				
	U4-11	OF				
	U4-12	OF				
	U4-13	BP				
	U4-14	BP				
			Calculated Trip Generation:	-	-	
			Planning Area Allowance:	**7,539**	**294**	
			Remaining Trips:	**7,539**	**294**	
7	U4-3	BP		542		192,468 sf business park
				1043	401*	*converted truck trips to PCEs
	U4-4	COM		9468	0	Retail Site - variety of uses
	U4-5	MU		3,886		162,660 sf warehouse & 8,000 sf retail
	U4-6					
	U4-7			1,053	422*	*converted truck trips to PCEs
			Calculated Trip Generation:	**15,992**	-	
			Planning Area Allowance:	**16,164**	-	
			Remaining Trips:	**172**	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	**22,865**	**2,874**	*Truck trips from U2-1, U4-3, and U4-5/6/7 are included in Grand Total for Truck Trips, not as PCEs
			Planning Area Allowance:	**45,419**	**3,890**	
			Remaining Trips:	**22,554**	**1,016**	

Meridian *North Campus* March 31, 2010

Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak Hour % of ADT	AM Peak Hour In-Out Ratio	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour % of ADT	PM Peak Hour In-Out Ratio	PM Peak Hour In	PM Peak Hour Out	PM Peak Hour Total	Truck Trip Rate	Truck ADT
Unit 1																				
1-1	8.00	Mixed Use	General Office Building	6.5%	79,300	Spec Office Dev VDA	11.01	648	14%	0.88	0.12	80	11	91	14%	14%	42%	15	82	0	10
		Mixed Use	General Light Industrial	19.1%	27,120	Spec Showroom VDA	4.6		13%	0.88	0.12	-	-	-	14%	14%	86%	-	-	2.51	-
1-2	3.23	Industrial	Warehousing	31.2%	44,600	Spec Dev VDA	3	223	11%	0.79	0.21	21	5	25	10%	25%	75%	5	15	0.72	17
1-3	5.24	Industrial	High-Cube Warehouse	37.2%	85,000	Spec Dev Majestic (UIC)	1.14	95	6%	0.65	0.35	4	2	6	7%	33%	67%	2	5	0.53	8
1-4	4.35	Industrial	High-Cube Warehouse	66.0%	125,000	Spec Dev Majestic (UIC)	1.6	200	6%	0.65	0.35	8	4	13	7%	33%	67%	3	9	0.53	6
1-5	16.35	Industrial	Manufacturing	42.0%	298,127	LNR Planned	3.82	1,143	19%	0.78	0.22	170	48	218	19%	36%	64%	63	140	2.93	876
1-6	10.56	Industrial	Warehousing	45.0%	206,901	LNR Planned	3.56	736	8%	0.79	0.21	49	13	62	9%	25%	75%	17	50	0.72	149
1-7	6.61	Business Park	General Light Industrial	37.0%	106,535	Spec Dev Clifford (built)	0.57	146	13%	0.88	0.12	67	12	79	14%	72%	28%	52	27	2.51	60
1-8	5.85	Commercial	Business Hotel	35.0%	89,189	Planned retail (127 room hotel)	7.27	923	8%	0.59	0.41	43	30	74	9%	60%	40%	47	31	79	0	-
1-8a		Commercial	Fast-Food Restaurant w/ D T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	149	7%	52%	48%	53	49	102	0	-
1-8b		Commercial	Fast-Food Restaurant w/ D T	1.2%	3,000		496.12	1,488	10%	0.51	0.49	76	73	149	7%	52%	48%	53	49	102	0	-
1-8c		Commercial	High Turn over (sit down) Restaur	3.1%	8,000	8K restaurant	127.15	1,017	9%	0.52	0.48	48	44	93	9%	59%	41%	53	37	89	0	-
1-8d		Commercial	Specialty Retail Center	3.9%	5,000	Retail	44.32	222	0%	0.00	0.00	-	-	-	6%	44%	56%	6	8	14	0	-
1-9	17.14	Mixed Use	General Light Industrial	26.5%	200,492	Spec Dev Opaion (built)	6.86	1,295	13%	0.88	0.12	150	21	171	19%	83%	88%	22	159	2.51	146
1-9a		Mixed Use	General Office Building	3.4%	25,238	Spec Dev Opaion (built)	11.01	278	14%	0.88	0.12	35	5	39	18%	83%	83%	6	33	0	-
1-9b		Mixed Use	General Office Building	2.0%	15,275	Spec Dev Opaion (built)	11.01	168	14%	0.88	0.12	21	3	24	18%	17%	83%	4	19	0	-
1-10	1.05	Industrial	General Light Industrial	45.0%	20,582	Combined with DRMO	6.86	143	13%	0.88	0.12	17	2	19	19%	17%	88%	2	18	2.51	52
1-DRMO	16.53	Industrial	General Light Industrial	42.0%	302,420	Redeveloped DRMO	6.97	2,108	13%	0.88	0.12	246	33	279	19%	17%	88%	36	258	2.51	759
1-11	8.69	Industrial	General Light Industrial	45.0%	190,000		4.38	942	13%	0.88	0.12	105	15	121	14%	72%	88%	83	115	2.51	1,65
1-15	29.41	Industrial	Warehousing	21.5%	280,000	McLane Expansion (built)	2.4	672	8%	0.79	0.21	45	12	57	9%	25%	75%	45	65	0.72	120
1-15 R		Industrial	Warehousing	0.5%	11,600	Truck Maint McLane	4.96	58	8%	0.79	0.21	4	1	5	9%	25%	75%	1	4	0.72	-
1-16	5.63	Industrial	Warehousing	42.8%	109,000	Spec Dev Majestic (built)	5	525	8%	0.79	0.21	35	9	43	9%	25%	75%	12	35	0.72	78
1-17	3.03	Industrial	General Light Industrial	35.4%	46,784	Spec Dev Focus	6.91	315	13%	0.88	0.12	37	5	42	14%	72%	88%	5	39	2.51	79
1-18	10.81	Industrial	High-Cube Warehouse	45.7%	215,000	Walgreens (built)	1.01	217	8%	0.65	0.35	9	5	14	7%	33%	67%	5	10	0.53	31
1-19	1.0	Mixed Use	Specialty Retail Center	30.0%	13,068		44.32	579	0%	0.00	0.00	-	-	-	9%	44%	56%	16	20	15	0	-
Lot G	1.36	Business Park	General Light Industrial	46.0%				0	13%	0.88	0.12	-	-	-	14%	17%	88%	-	-	2.51	-
Subtotal	154.88	**Total SF**			2,586,818																
	24.31		SPA only		340,288			16,235				626	1,191					485	1,312	1,796	2,537
Unit 2																				
2-1	3.77	Mixed Use	Specialty Retail Center	6.3%	7,560	Projected	44.32	332	0%	0.00	0.00	0	0	0	6%	44%	56%	9	11	20	0	-
2-1		Mixed Use	Coffee/Donut Shop w/ D T	1.3%	2,000	Projected	896.56	1,637	14%	0.51	0.49	113	109	222	9%	50%	50%	43	43	86		
2-1		Mixed Use	Bread/Donut/Bagel Shop w/ D T	1.2%	2,000	Projected	308.84	682	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
2-1		Mixed Use	General Office Building	22.0%	36,129	Projected	11.01	609	14%	0.88	0.12	73	10	83	t=1.12x+78.81	17%	83%	20	99	119		
2-2	1.45	Business Park	General Office Building	38.0%	82,505	Retail & Office	ln(T)=0.77ln(x)+3.65	980	ln(T)=0.82ln(x)+1.55	0.88	0.12	121	17	138	t=1.12x+78.81	17%	83%	26	139	166	0	-
2-3	0.92	Business Park	General Office Building	38.0%	14,525	Office	ln(T)=0.77ln(x)+3.65	294	ln(T)=0.82ln(x)+1.55	0.88	0.12	34	5	39	t=1.12x+78.81	17%	83%	16	78	95	0	-
2-4	14.47	Business Park	Light Rail Transit Station w/ Parki	8.0%				238				29	17	101				35	101	129	0	-
2-5	2.52	Business Park	General Office Building	8.0%		Spec Dev Kolt (parking only)	11.01	-	14%	0.88	0.12	21	3	24	14%	83%	83%	4	20	24	0	-
2-6	8.56	Business Park	General Office Building	42.3%	83,000	Spec Dev Kolt	11.01	1,749	14%	0.88	0.12	217	30	247	14%	83%	83%	42	166	207	0	3
2-7	6.57	Business Park	General Office Building	30.4%	140,000	Spec Dev Opaion	11.01	1,210	14%	0.88	0.12	150	20	171	14%	83%	83%	28	138	166	0	2
2-8	4.85	Business Park	General Office Building	10.6%	40,000	0.15 Dev Enterprise	9	360	13%	0.88	0.12	45	6	51	14%	17%	83%	3	42	45	0	11
2-9	0.65	Commercial	Specialty Retail Center	24.6%	3,108	Office	44.32	284	0%	0.00	0.00	-	-	-	6%	44%	56%	11	14	25	0	-
		Commercial	Coffee/Donut Shop w/o D T	5.2%	1,315	Projected Retail	843.48	1,630	14%	0.51	0.49	115	111	226	5%	50%	50%	39	39	78		
2-10	0.70	Commercial	Specialty Retail Center	23.4%	7,135	Office	44.32	316	0%	0.00	0.00	-	-	-	6%	44%	56%	9	11	19	0	-
		Commercial	Bread/Donut/Bagel Shop w/o D T	8.6%	2,000	Projected Retail	523.17	1,046	13%	0.47	0.53	66	74	140	9%	50%	50%	28	28	56		
2-11	2.87	Public Facility	Business Park	0.0%	-	Detention Basin	12.76	-	11%	0.84	0.16	-	-	-	10%	23%	77%	-	-	-	0	-
Lot A	0.23	Public Facility	Business Park	0.0%	-	Pump Site	12.76	-	11%	0.84	0.16	-	-	-	10%	23%	77%	-	-	-	0	-
Lot B	0.58	Public Facility	Business Park	0.0%	-	Projected	12.76	-	11%	0.84	0.16	-	-	-	10%	23%	77%	-	-	-	0	-
Subtotal	51.62	**Total SF**			458,669																
	19.59		SPA only		149,468							589	435	1,490				323	947	1,270		16
Unit 5																				
5-4 to 5-5	88.38	Industrial	Warehousing	50.0%	1,521,426	Tesco Fresh & Easy (built)		10,457	8%	0.79	0.21	415	217	632	9%	25%	75%	92	612	705	0.72	2,156
		Industrial	Warehousing	0.0%	-	Tesco Expansion		-	8%	0.79	0.21	-	-	-	9%	25%	75%	-	-	-	0.72	-
5-6	23.81	Industrial	High-Cube Warehouse	47.1%	469,000	UNFUTD (Kia) (built)		710	0%	0.65	0.35	32	17	50	7%	33%	67%	34	17	55	0.53	185
Subtotal	112.1	**Total SF**			2,410,426																
			SPA only		1			11,256				447	234	682				115	649	764		2,381
Unit 3																				
3-1	5.08	Industrial	Warehousing	45.0%	98,010	Ridge Spec	3.56	349	9%	0.79	0.21	23	6	29	9%	25%	75%	8	24	31	0.72	71
3-2	13.53	Industrial	Warehousing	45.0%	265,215	Ridge Spec	3.56	944	9%	0.79	0.21	63	17	80	9%	25%	75%	21	64	85	0.72	191
3-3	19.27	Residential Park	Mixed Building	22.5%	96,270	3 Stories Fixed Casual (UIC)	4.81	464	10%	0.78	0.22	73	23	97	10%	30%	64%	34	60	93	2.93	12
		Business Park	Mixed Building	10.0%	84,230	3 Stories Fixed Casual Expansion	3.82	365	10%	0.78	0.22	57	18	74	10%	30%	64%	26	43	70	2.93	12
3-4	2.00	Industrial	Warehousing	45.0%	39,204	Projected	3.56	148	9%	0.79	0.21	9	2	12	9%	25%	75%	3	9	13	0.72	28
3-5	1.65	Industrial	Warehousing	45.0%	32,343	Projected	3.56	115	9%	0.79	0.21	8	2	10	9%	25%	75%	3	8	10	0.72	23
3-6	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	9%	0.79	0.21	5	1	7	9%	25%	75%	2	6	8	0.72	17
3-7	1.17	Industrial	Warehousing	45.0%	22,934	Projected	3.56	82	9%	0.79	0.21	5	1	7	9%	25%	75%	2	6	7	0.72	17
3-8	1.35	Industrial	Warehousing	45.0%	26,463	Projected	3.56	94	9%	0.79	0.21	6	2	8	9%	25%	75%	2	6	8	0.72	19
Subtotal	36.1	**Total SF**			686,564																
			SPA only		567,354			2,679				259	69	329				101	229	329		389
Unit 6																				
6-1a	2.12	Public Facility	Business Park	16.2%	15,000	Fire Station		50	8%	0.30	0.70	1	3	4	10%	70%	30%	4	2	5	0	20
6-1b	4.82	Industrial	Warehousing	32.0%	67,185	Projected	3.56	239	8%	0.79	0.21	16	4	20	9%	25%	75%	5	16	21	0.72	48
6-2	6.90	Industrial	Manufacturing	42.0%	126,294	NPT Planned Industrial	3.82	482	19%	0.78	0.22	72	20	92	19%	36%	64%	33	59	92	2.93	370
Unit 4																				
4-1	7.23	Industrial	High Cube Warehouse	65.0%	457,722	Projected	1.44	264	8%	0.65	0.35	8	4	13	7%	33%	67%	5	9	14	0.53	75
4-2	6.30	Industrial	Warehousing	45.0%	123,993	Projected	3.56	440	8%	0.79	0.21	29	8	37	9%	25%	75%	10	30	40	0.72	89
4-3	9.90	Business Park	General Office Building	35.0%	150,935	Projected	ln(T)=0.77ln(x)+3.65	1,832	ln(T)=0.82ln(x)+1.55	0.88	0.12	229	31	261	t=1.12x+78.81	17%	83%	42	206	248	0	-
4-4	14.84	Commercial	Business Hotel		86,000	60 Room Hotel	7.27	436	8%	0.59	0.41	21	14	35	9%	60%	40%	22	15	37	0	-
		Commercial	Business Hotel		169,000	90 room hotel	7.27	654	8%	0.59	0.41	31	21	52	9%	60%	40%	33	22	56	0	-
		Commercial	Quality Restaurant	0.2%	8,000	8K restaurant	89.95	720	0%	0.00	0.00	-	-	-	6%	67%	33%	40	20	60	0	-
		Commercial	Gasoline Station w/ Convenience			12 Fueling station	162.78	1,953	6%	0.50	0.50	61	61	122	6%	50%	50%	60	60	121	0	-
		Commercial	Fast-Food Restaurant w/ D T	0.15%	3,000	3 B K fast food	496.12	1,488	10%	0.51	0.49	76	73	149	7%	52%	48%	53	49	102	0	-
		Commercial	Specialty Retail Center	6.5%	28,500	Retail	44.32	1,706	0%	0.00	0.00	-	-	-	6%	44%	56%	46	58	104	0	-
4-5	3.00	Mixed Use	Specialty Retail Center	6.0%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	-	9%	44%	56%	12	15	27	0	-
		Mixed Use	Coffee/Donut Shop w/ D T	1.2%	2,000	Projected	918.58	1,837	14%	0.51	0.49	113	109	222	5%	50%	50%	43	43	86		
		Mixed Use	Bread/Donut/Bagel Shop w/ D T	1.2%	2,000	Projected	308.84	682	12%	0.50	0.50	37	37	74	7%	50%	50%	20	20	39		
		Mixed Use	General Office Building	22.4%	37,000	Projected	ln(T)=0.77ln(x)+3.65	620	ln(T)=0.82ln(x)+1.55	0.88	0.12	75	10	85	t=1.12x+78.81	17%	83%	20	100	120		
4-6	4.20	Mixed Use	Specialty Retail Center	5.5%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	-	9%	44%	56%	12	15	27	0	-
		Mixed Use	Coffee/Donut Shop w/ D T	1.0%	1,900	Projected	919.58	1,565	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
		Mixed Use	Bread/Donut/Bagel Shop w/ D T	1.0%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
		Mixed Use	General Office Building	23.0%	48,000	Projected	ln(T)=0.77ln(x)+3.65	1,565	ln(T)=0.82ln(x)+1.55	0.88	0.12	169	23	192	t=1.12x+78.81	17%	83%	46	232	278		
4-7	4.00	Mixed Use	Specialty Retail Center	5.1%	10,000	Projected	44.32	443	0%	0.00	0.00	-	-	-	9%	44%	56%	12	15	27	0	-
		Mixed Use	Coffee/Donut Shop w/ D T	1.1%	1,900	Projected	919.58	1,565	14%	0.51	0.49	107	103	210	5%	50%	50%	41	41	82		
		Mixed Use	Bread/Donut/Bagel Shop w/ D T	1.1%	1,900	Projected	300.84	572	12%	0.50	0.50	35	35	70	7%	50%	50%	19	19	37		
		Mixed Use	General Office Building	23.0%	48,000	Projected	ln(T)=0.77ln(x)+3.65	669	ln(T)=0.82ln(x)+1.55	0.88	0.12	79	11	90	t=1.12x+78.81	17%	83%	21	103	124		
4-8	3.46	Office	General Office Building	32.5%	48,983	Projected	ln(T)=0.77ln(x)+3.65	770	ln(T)=0.82ln(x)+1.55	0.88	0.12	93	13	106	t=1.12x+78.81	17%	83%	23	111	134	0	-
4-9	2.97	Office	General Office Building	32.5%	42,046	Projected	ln(T)=0.77ln(x)+3.65	685	ln(T)=0.82ln(x)+1.55	0.88	0.12	83	11	94	t=1.12x+78.81	17%	83%	21	104	126	0	-
4-10	4.31	Office	General Office Building	32.5%	61,017	Projected	ln(T)=0.77ln(x)+3.65	912	ln(T)=0.82ln(x)+1.55	0.88	0.12	111	15	126	t=1.12x+78.81	17%	83%	25	122	147	0	-
4-11	3.07	Office	Medical Office	32.0%	42,793	Projected	36.13	1,546	6%	0.79	0.21	78	21	98	10%	27%	73%	40	108	148	0	-
4-12	7.73	Office	Medical Office	32.0%	107,750	Projected	36.13	1,893	6%	0.79	0.21	186	52	238	10%	27%	73%	101	272	373	0	-
4-13	3.00	Business Park	General Light Industrial	42.0%	54,885	Projected	6.97	383	13%	0.88	0.12	44	6	50	14%	12%	88%	6	47	53	2.51	138
4-14	3.65	Business Park	General Light Industrial	42.0%	62,204	Projected	6.97	434	13%	0.88	0.12	60	7	67	14%	12%	88%	7	53	60	2.51	156
4-15	17.19	Industrial	High-Cube Warehouse	45.0%	350,676	Projected	1.44	505	8%	0.65	0.35	21	11	32	7%	33%	67%	12	24	36	0.53	186
4-16	45.38	Industrial	Warehousing	43.0%	942,886	Projected	3.56	3,001	9%	0.79	0.21	208	53	261	9%	25%	75%	67	202	270	0.72	607

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



Meridian *North Campus* March 31, 2010

TAZ	Lot #	Gross Acreage	Land Use Grouping	Land Use Designation	FAR	Square Footage	Status	Trip Rate	ADT	AM Peak Hour % of ADT	AM Peak Hour In/Out Ratio	AM Peak Hour In	AM Peak Hour Out	AM Peak Hour Total	PM Peak Hour % of ADT	PM Peak Hour In/Out Ratio	PM Peak Hour In	PM Peak Hour Out	Trip Rate	Truck ADT
1	4-E	11.10	Park/Recreation/Open S	Business Park	0.0%		Detention Basin													
	4-F	1.7	Public Facility				Pump Station													
	Subtotal	167.8	Total SF			2,682,377														
					SPA only	2,682,377														
	Unit 7 (TM Lot 68)																			
1	TM 68	13.0	Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected Parking	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	0	-
1			Business Park	New Car Sales	0.0%	-	Projected	33.34	-	6%	0.74	0.26	-	-	0	8%	39%	61%	-	-	0	-
	Subtotal	13.0	Total SF																	
	Other																			
2	TM 64	7.00	Park/Recreation/Open S	Utilities	0.0%			0.2	-	0%	0.00	0.00	-	-	0	0%	0%	0%	-	-	0	-
2	Detention Pon	34.10	Park/Recreation/Open Space																	
2	TM 66	13.40	Park/Recreation/Open Space																	
	Co. Total	6115 Net Acres				4,884,000 SF														
					SPA only	4,291,135														

Proposed (total)	13,001	Proposed (total)	3,145	2,842	7,256	Proposed (total)	1,588	5,379	7,256	7,912
Proposed (external)	11,644	Proposed (external)	1,499	1,756	3,256	Proposed (external)	1,713	4,555	6,268	7,087
Permitted (external)	12,959	Permitted (external)	1,662	1,918	4,000	Permitted (external)	1,776	3,865	5,641	14,619
Net Increase	11,373	Net Increase	977	729	1,762	Net Increase	427	2,081	1,472	TRUCK ADT

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

EXHIBIT A 12

FAA- Determination of No Hazard to Air Navigation Letters dated June 14, 2017

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-5292-OE

Issued Date: 06/14/2017

Moshe Silagi
MS Alessandro, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 1/2
Location:	Riverside, CA
Latitude:	33-54-49.53N NAD 83
Longitude:	117-17-25.39W
Heights:	1552 feet site elevation (SE)
	26 feet above ground level (AGL)
	1578 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/14/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

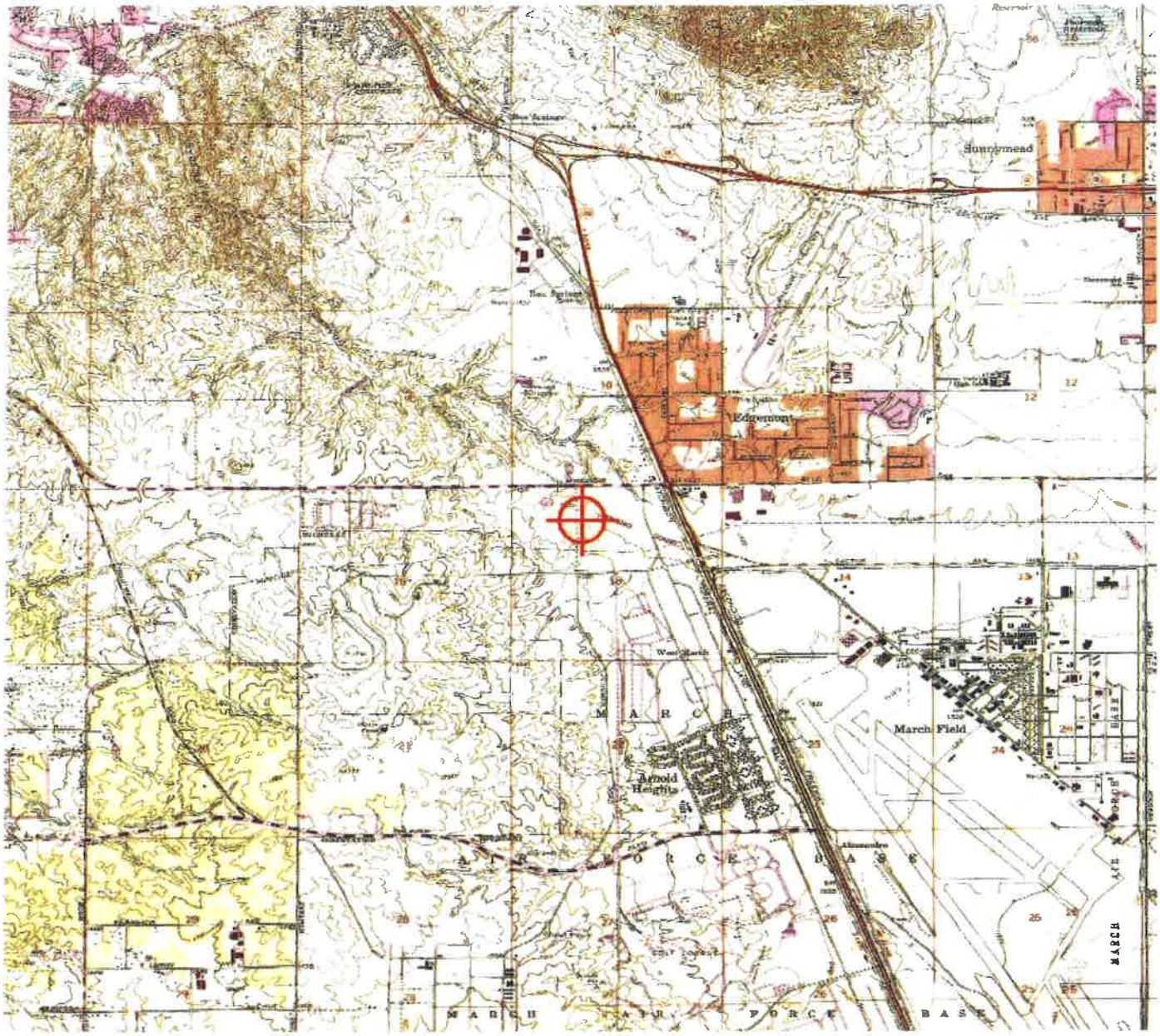
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5292-OE.

Signature Control No: 332517270-335168111 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5292-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-5293-OE

Issued Date: 06/14/2017

Moshe Silagi
MS Alessandro, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 3/4
Location:	Riverside, CA
Latitude:	33-54-51.47N NAD 83
Longitude:	117-17-27.88W
Heights:	1549 feet site elevation (SE)
	26 feet above ground level (AGL)
	1575 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/14/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

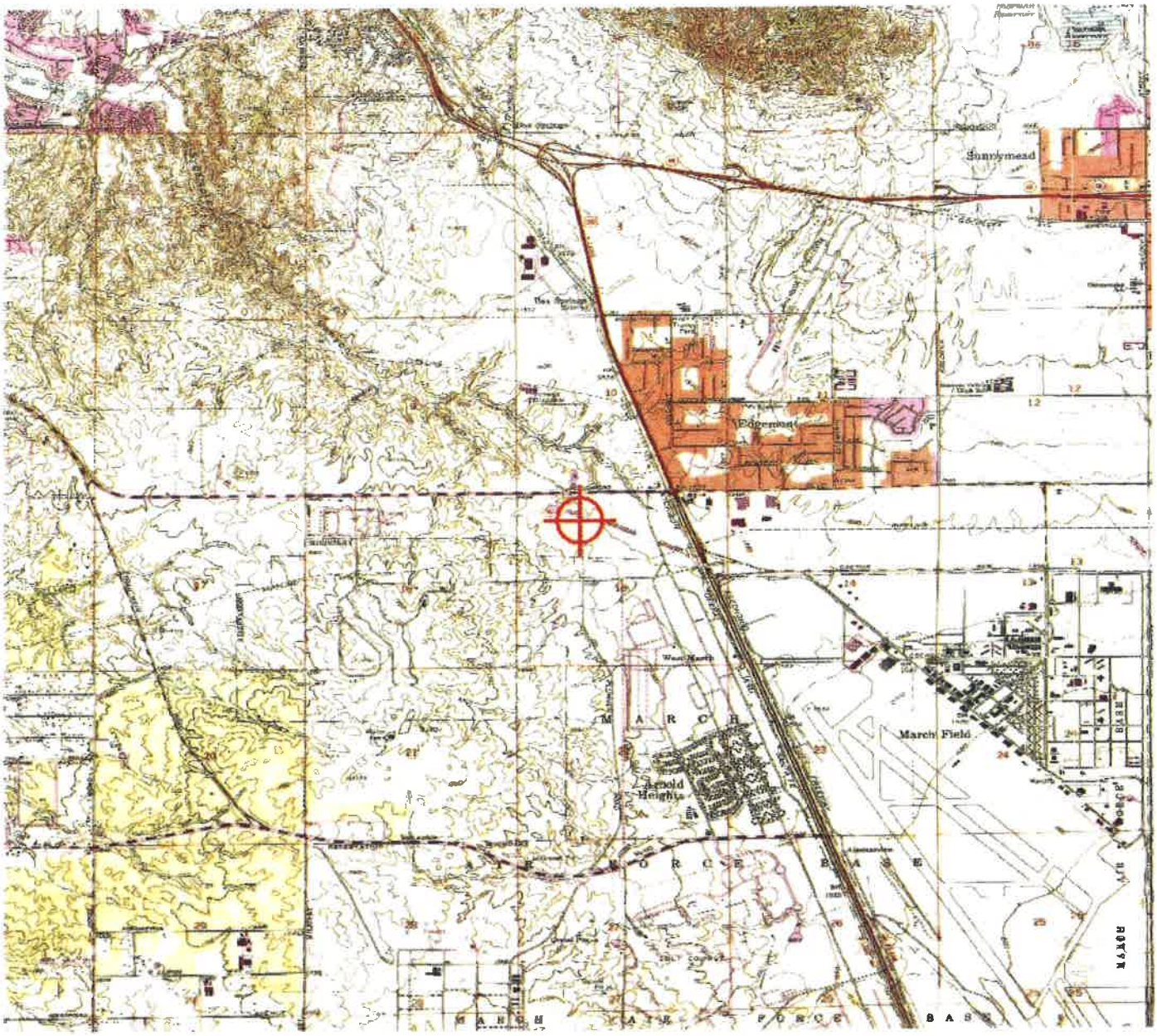
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5293-OE.

Signature Control No: 332517271-335168105 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5293-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-5294-OE

Issued Date: 06/14/2017

Moshe Silagi
MS Alessandro, LLC
101 Hodencamp Road
Suite 200
Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 5
Location:	Riverside, CA
Latitude:	33-54-54.52N NAD 83
Longitude:	117-17-28.10W
Heights:	1546 feet site elevation (SE)
	24 feet above ground level (AGL)
	1570 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/14/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

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This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

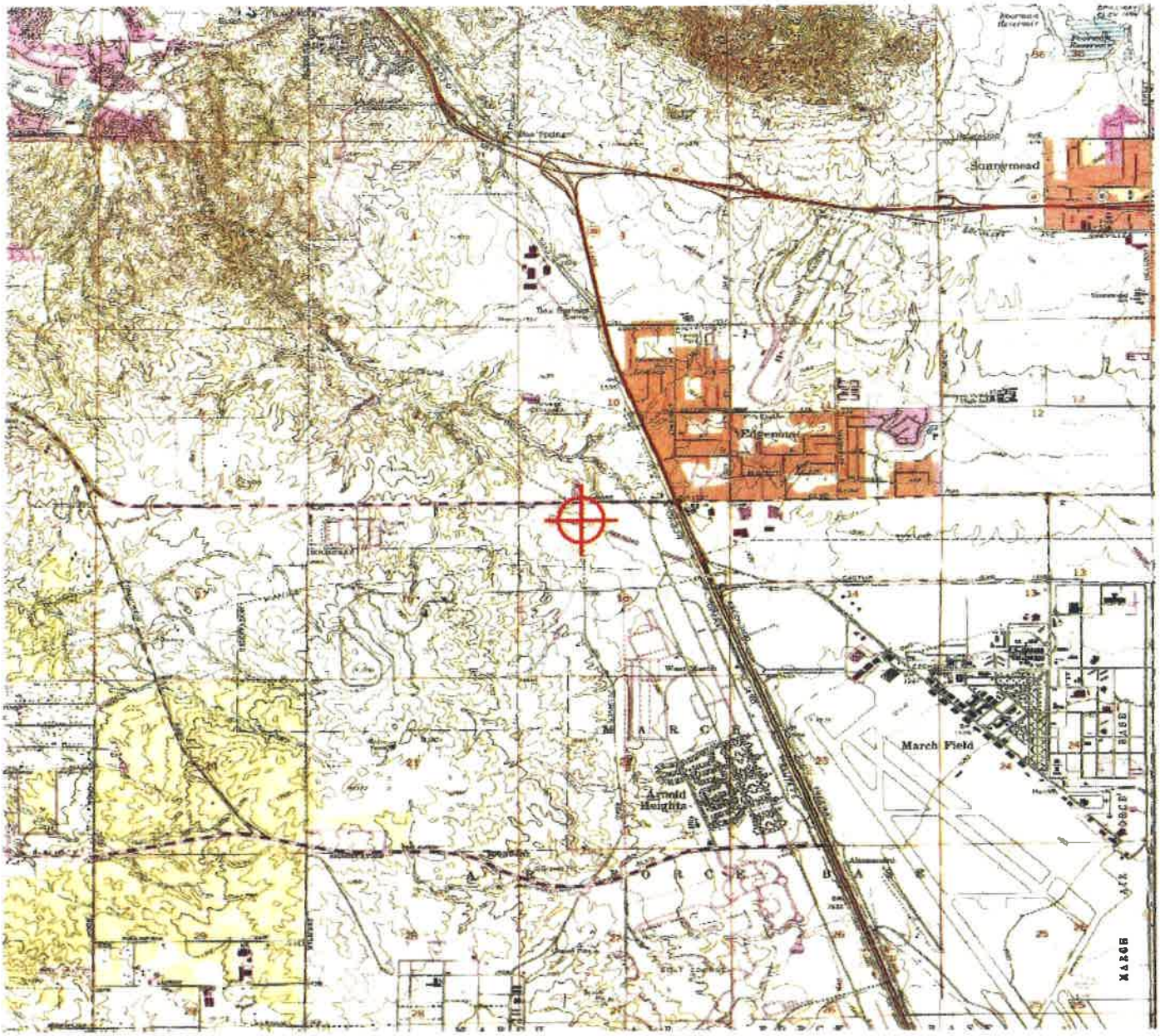
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5294-OE.

Signature Control No: 332517273-335168110 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5294-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-AWP-5295-OE

Issued Date: 06/14/2017

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**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 6/7
Location:	Riverside, CA
Latitude:	33-54-55.86N NAD 83
Longitude:	117-17-28.02W
Heights:	1546 feet site elevation (SE)
	28 feet above ground level (AGL)
	1574 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/14/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

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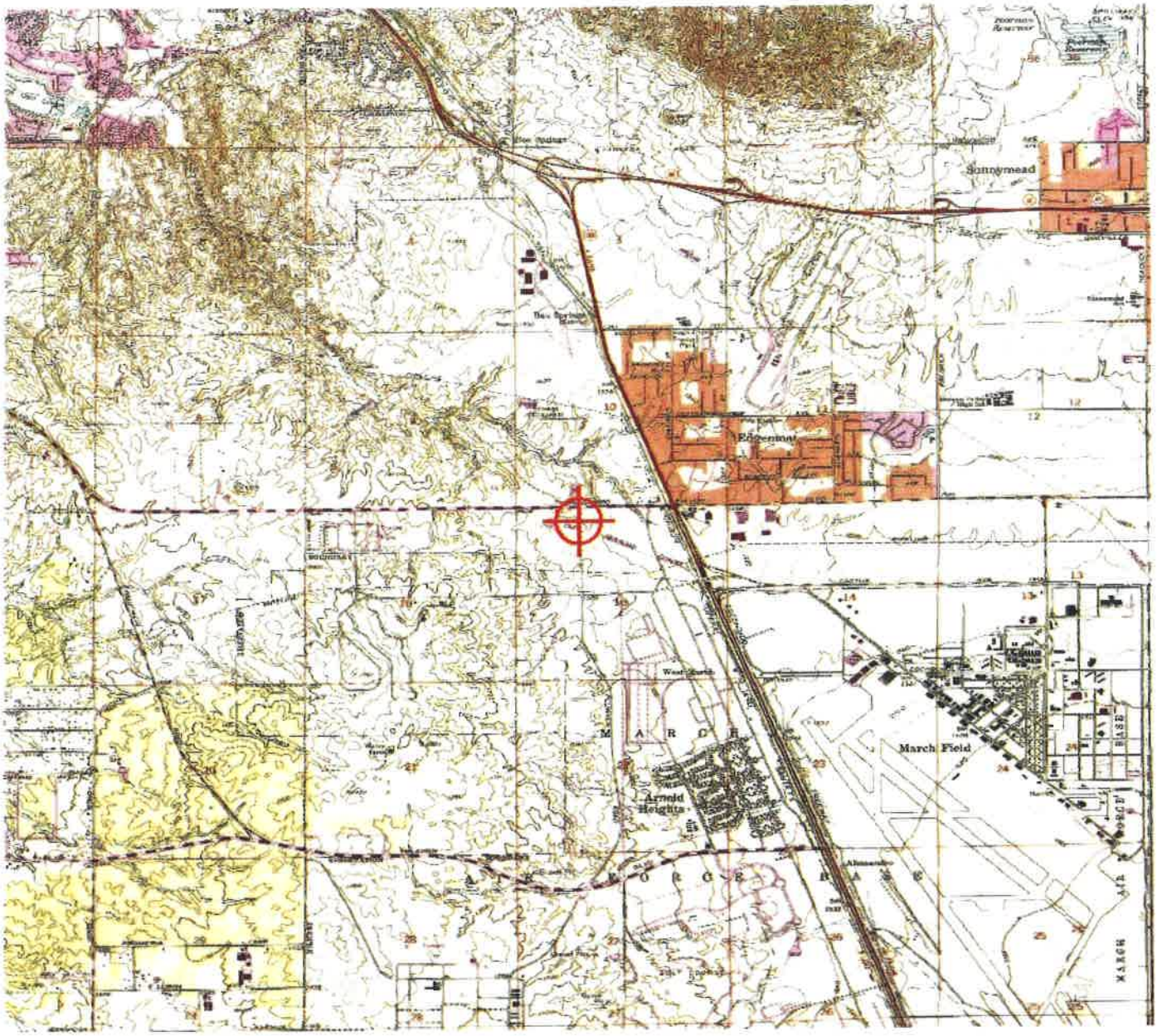
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5295-OE.

Signature Control No: 332517274-335168107 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5295-OE



Mail Processing Center
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Obstruction Evaluation Group
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Aeronautical Study No.
2017-AWP-5296-OE

Issued Date: 06/14/2017

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Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 8
Location:	Riverside, CA
Latitude:	33-54-55.91N NAD 83
Longitude:	117-17-25.45W
Heights:	1545 feet site elevation (SE)
	32 feet above ground level (AGL)
	1577 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/14/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

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This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

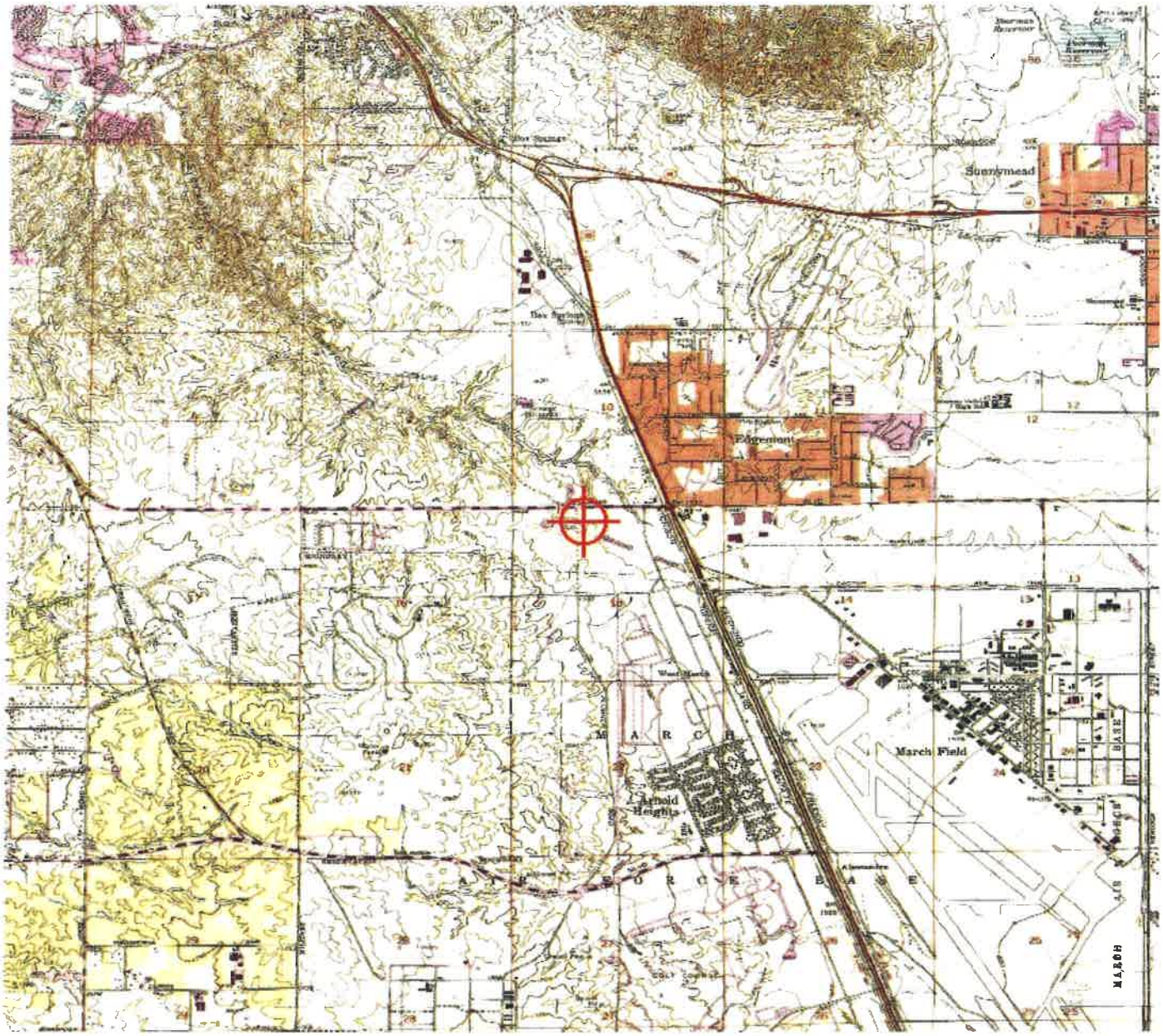
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5296-OE.

Signature Control No: 332517275-335168112 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5296-OE



Mail Processing Center
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Aeronautical Study No.
2017-AWP-5290-OE

Issued Date: 06/14/2017

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**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 9/10
Location:	Riverside, CA
Latitude:	33-54-53.19N NAD 83
Longitude:	117-17-24.22W
Heights:	1547 feet site elevation (SE)
	32 feet above ground level (AGL)
	1579 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 12/14/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

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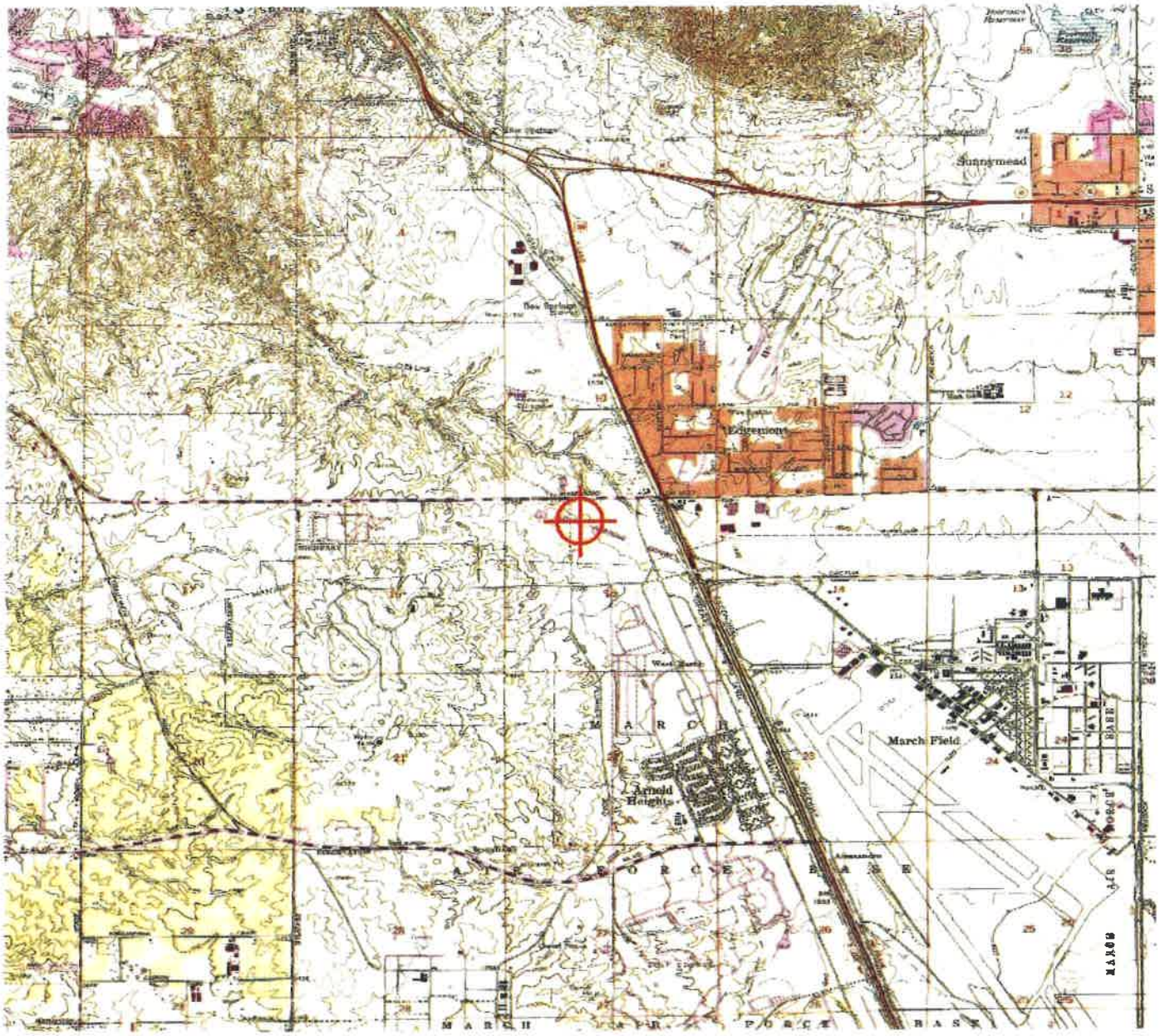
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5290-OE.

Signature Control No: 332517268-335168109 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5290-OE



Mail Processing Center
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Aeronautical Study No.
2017-AWP-5297-OE

Issued Date: 06/14/2017

Moshe Silagi
MS Alessandro, LLC
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Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 11
Location:	Riverside, CA
Latitude:	33-54-51.70N NAD 83
Longitude:	117-17-25.26W
Heights:	1549 feet site elevation (SE)
	26 feet above ground level (AGL)
	1575 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

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__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

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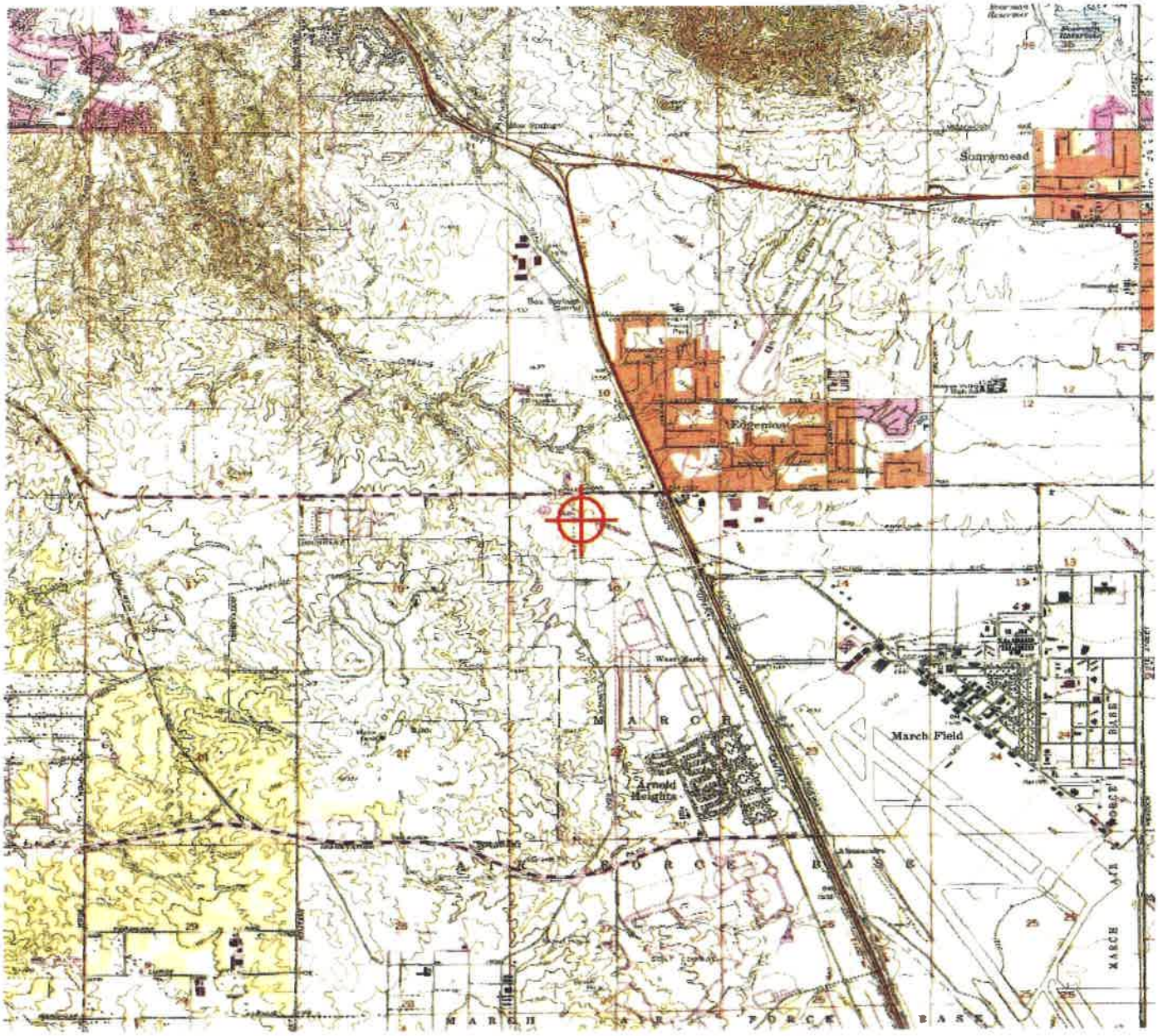
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If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5297-OE.

Signature Control No: 332517276-335168108 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5297-OE



Mail Processing Center
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Aeronautical Study No.
2017-AWP-5291-OE

Issued Date: 06/14/2017

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**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Building 12
Location:	Riverside, CA
Latitude:	33-54-44.46N NAD 83
Longitude:	117-17-21.96W
Heights:	1556 feet site elevation (SE)
	22 feet above ground level (AGL)
	1578 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

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Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

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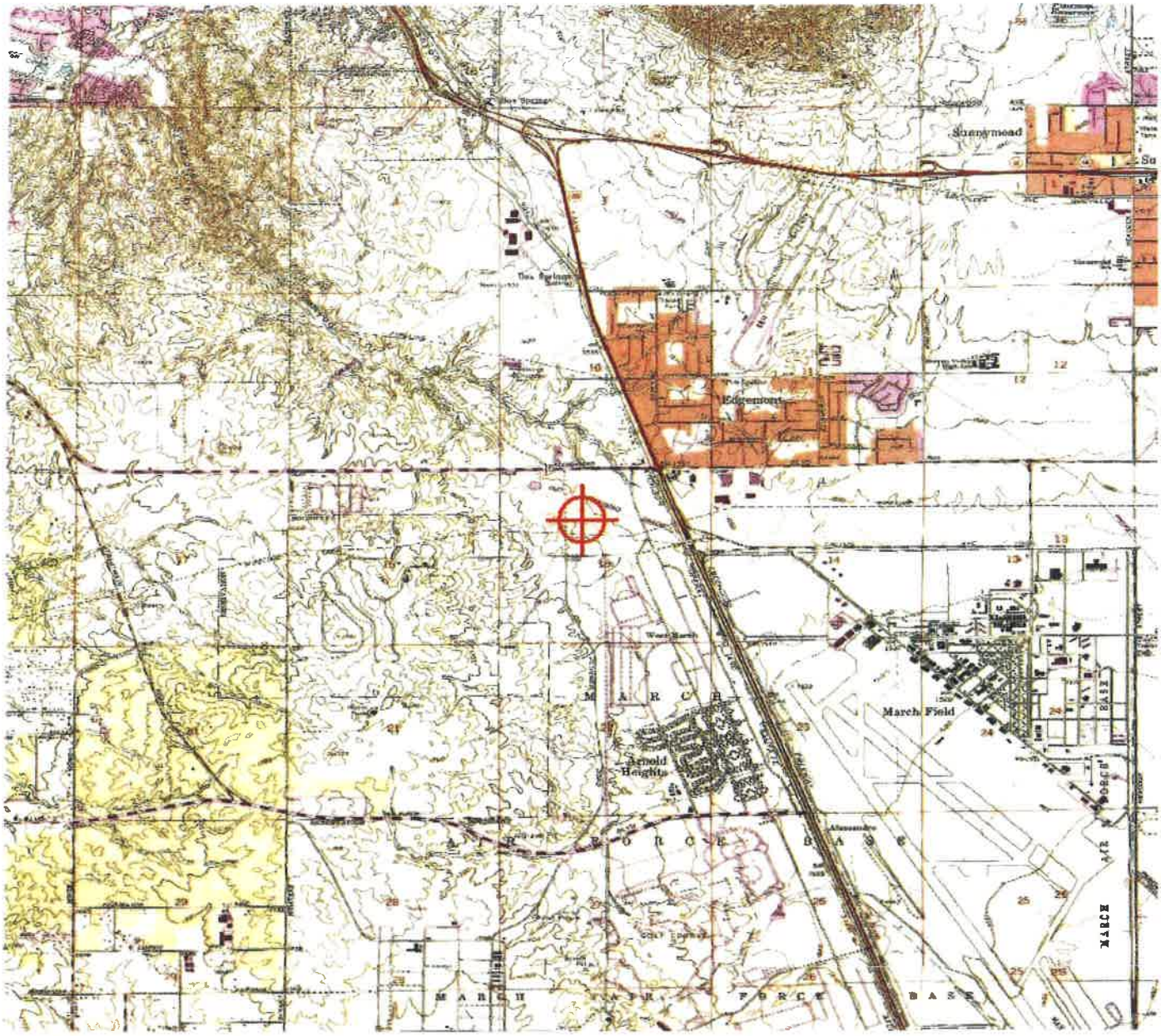
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-5291-OE.

Signature Control No: 332517269-335168106 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-5291-OE



Mail Processing Center
Federal Aviation Administration
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Obstruction Evaluation Group
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Aeronautical Study No.
2017-AWP-1583-OE

Issued Date: 03/16/2017

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Thousand Oaks, CA 91360

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Site D Bldg 13
Location:	Riverside, CA
Latitude:	33-54-43.26N NAD 83
Longitude:	117-17-20.63W
Heights:	1558 feet site elevation (SE)
	24 feet above ground level (AGL)
	1582 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 09/16/2018 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-1583-OE.

Signature Control No: 323324879-325712818 (DNE)
Karen McDonald
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-AWP-1583-OE

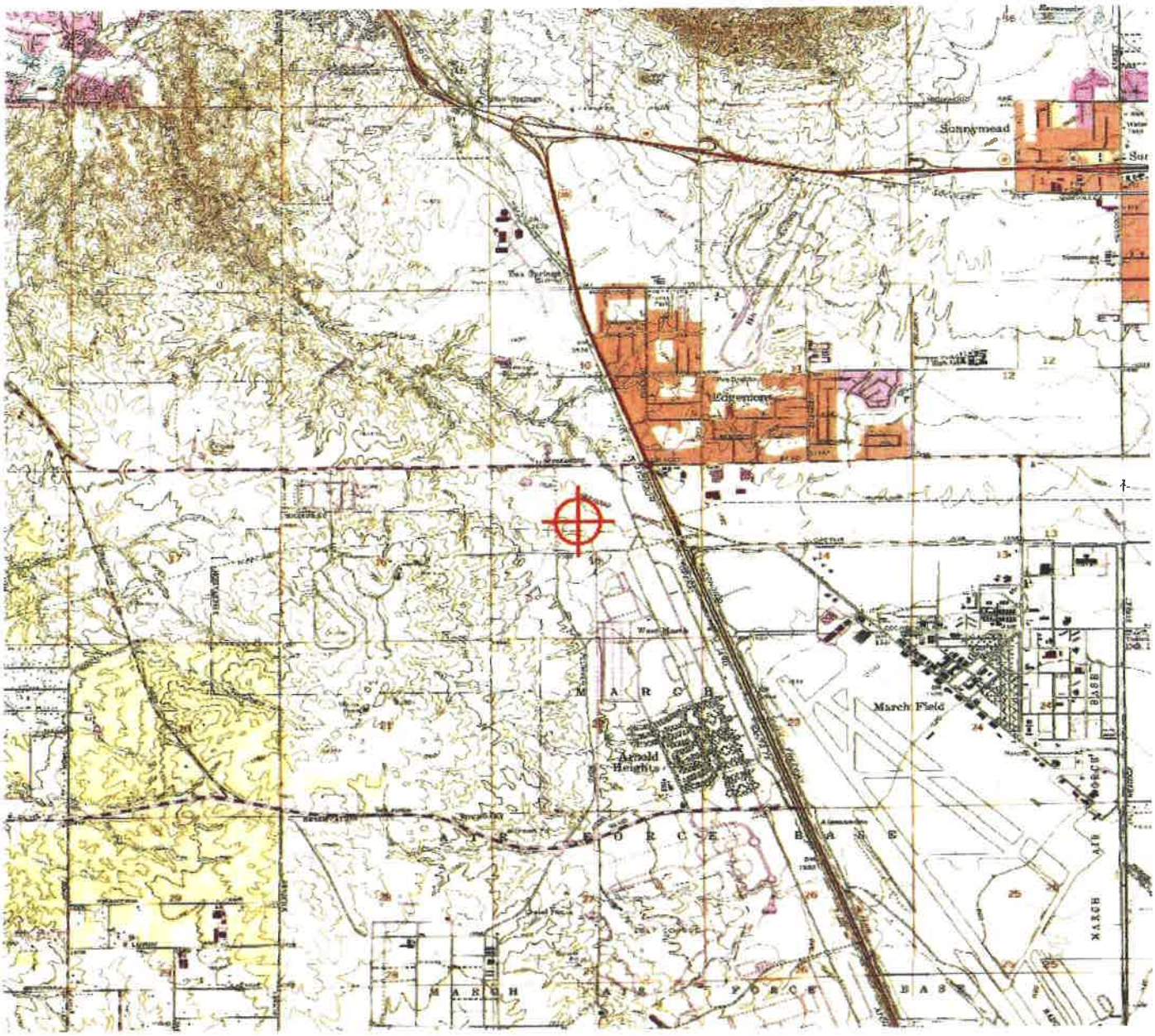


EXHIBIT A 13

March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Calculations

Project: MS Alessandro Development D

Location

Southeast corner of Meridian Parkway and Alessandro Boulevard; located on Unit 2-Lot 1, 2 & 3, Unit 2-Lot 9 & 10 of the Meridian North Campus Business Park.

Description of Project

The proposed project comprises of 13 concrete tilt-up buildings ranging from 5,458 square feet to 21,907 square feet with no second floor or mezzanine proposed. Building's 1-13 will have a clear height of 18 to 24-feet with a top of parapet height ranging from 26-32-feet. The following applications have been submitted for consideration:

1) Plot Plan (Plot Plan 17-02);
2) Tentative Parcel Map (TPM 17-01) to create 11 individual parcels for Buildings 1-11;
3) Three conditional use permit applications (CUP 17-01, CUP 17-02, CUP 17-03) to allow Building's 6, 7 and 8 to operate as a Business Enterprise use; and
4) Two variance's (V 17-01 and V 17-02) as Building's 2 and Building 10 do not meet the minimum rear setback requirement and Buildings 1, 2, 3 and Building 5 do not meet the minimum lot coverage of 30,000 square feet.

Guiding Document

March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan adopted November 13, 2014.

Airport Compatibility Zone Location

The proposed development is located in Airport Compatibility Zone B1 with a portion of Unit 2-Lot 1 within APZ II – no building or parking area is proposed within the limits of APZ II (see attached site plan). This zone is considered the Inner Approach/Departure Zone.

Airport Compatibility Zone Factors

1) **Noise and Overflight**:
    a. Noise impact is High
    b. Within or near 65-CNEL contour
    c. Single-event noise sufficient to disrupt land use activities including indoors if windows open

2) **Safety and Airspace Protection Factors:**
    a. Risk level is high within APZ I and APZ II
    b. Additionally, zone boundary to the north reflects turning flight tracks.

3) **Density/Intensity Standards**:
    a. No new dwellings permitted in this zone
    b. The average persons per acre is limited to 50 (APZ II and outside APZ's).
    c. The Single-Acre Land use intensity is limited to 100 persons per acre. A maximum of 50% lot coverage within APZ's

4) **Prohibited Uses**:
    a. Children Schools

b. Daycare Centers
c. Libraries
d. Hospitals
e. Congregate Care Facilities
f. Hotels/Motels
g. Restaurants
h. Places of Assembly
i. Buildings with >1 aboveground habitable floor in APZ I or >2 floors in APZ II and outside of APZ's
j. Hazardous materials manufacture/storage
k. Noise sensitive outdoor non-residential uses
l. Critical Community Infrastructure facilities
m. Hazards to Flight
n. Uses listed in AICUZ as not compatible in APZ I and APZ II.

5) **Other Development Conditions**:
   a. Locate structures max. distance from extended runway centerline
   b. Sound Attenuation as necessary to meet interior noise level criteria
   c. Zoned Fire Sprinklers Systems required
   d. Airspace review required for objects >35 ft. tall
   e. Electromagnetic Radiation Notification
   f. Deed notice and disclosure.

Please find color-coded Single-Acre Intensity Calculations on the next page:

Single-Acre Land Use Intensity

(Highest Concentration of Warehouse Showroom in Building 7)

Total SF examined: Building 6= 7,875 SF

Total SF examined: Building 7= 12,775 SF

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 6	0 SF
Building 7	6,387.50 SF
Building 8	750 SF
Total	**7,137.50 SF**
Calculation	**(7,137.50 SF/115 SF) = 62.0 or 62 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 6	0 SF
Building 7	1,500 SF
Building 8	0 SF
Total	**1,500 SF**
Calculation	**(1,500 SF/200 SF) = 7.5 or 8 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 6	7,875 SF
Building 7	6,387.50 SF
Building 8	750 SF
Total	**15,012.50 SF**
Calculation	**(15,012.50 SF/500 SF) = 30.0 or 30 Persons**

CBC Method Total : 100 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(282 parking stalls + 14 dock doors x 1.5 factor/ 10.69 acres) = 41.53 or 42 Persons
Total	**42 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of warehouse in Building 6)

Total SF examined: Building 6: 12,275 SF

Total SF examined: Building 7: 8,500 SF

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 6	0 SF
Building 7	4,250 SF
Building 8	750 SF
Total	**5,000 SF**
Calculation	**(5,000 SF/115 SF) = 43.4 or 43 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 6	1,200 SF
Building 7	0 SF
Building 8	1,500 SF
Total	**2,700 SF**
Calculation	**(2,700 SF/200 SF) = 13.5 or 14 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 6	12,275 SF
Building 7	4,250 SF
Building 8	750 SF
Total	**17,275 SF**
Calculation	**(17,275 SF/500 SF) = 34.5 or 35 Persons**

CBC Method Total : 92 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(282 parking stalls + 14 dock doors x 1.5 factor/ 10.69 acres) = 41.53 or 42 Persons
Total	**42 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Warehouse Showroom in Building 8)

Total SF examined: Building 8 – 19,638 SF

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 6	0 SF
Building 7	0 SF
Building 8	8,000 SF
Total	**8,000 SF**
Calculation	**(8,000 SF/115 SF) = 69.5 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 6	0 SF
Building 7	0 SF
Building 8	1,500 SF
Total	**1,500 SF**
Calculation	**(1,500 SF/200 SF) = 7.5 or 8 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 6	0 SF
Building 7	0 SF
Building 8	10,819 SF
Total	**10,819 SF**
Calculation	**(10,819 SF/500 SF) = 21.6 or 22 Persons**

CBC Method Total : 100 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(282 parking stalls + 14 dock doors x 1.5 factor/ 10.69 acres) = 41.53 or 42 Persons
Total	**42 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Warehouse Showroom in Building 5)

Total SF examined: Building 4- 8,151 SF

Total SF examined: Building 5: 4,258 SF

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 4	0 SF
Building 5	2,129 SF
Total	**2,129 SF**
Calculation	**(2,129 SF/115 SF) = 18.5 or 19 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 4	1,200 SF
Building 5	1,200 SF
Total	**2,400 SF**
Calculation	**(2,400 SF/200 SF) = 12 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 4	8,151 SF
Building 5	2,129 SF
Total	**10,250 SF**
Calculation	**(10,250 SF/500 SF) = 20.5 or 21 Persons**

CBC Method Total : 52 Persons/Single Acre

Vehicle Occupancy Method	
Calculation	(282 parking stalls + 14 dock doors x 1.5 factor/ 10.69 acres) = 41.53 or 42 Persons
Total	**42 Persons**

Single-Acre Land Use Intensity

(Highest Concentration of Warehouse Showroom in Building 3)

Total SF examined = Building 3 - 8,421 SF

Total SF examined = Building 4 – 12,111 SF

CBC Method Factor (Retail) : 1 person/115 square feet	
Building 3	4,210.50 SF
Building 4	0 SF
Total	**4,210.50 SF**
Calculation	**(4,210.50 SF/115 SF) = 36.6 or 37 Persons**

CBC Method Factor (Office) : 1 person/200 square feet	
Building 3	1,200 SF
Building 4	1,200 SF
Building 11	375 SF
Total	**2,775 SF**
Calculation	**(2,775 SF/200 SF) = 13.87 or 14 Persons**

CBC Method Factor (Warehouse) : 1 person/500 square feet	
Building 3	4,210.50 SF
Building 4	12,111 SF
Building 11	750 SF
Total	**17,071.50 SF**
Calculation	**(17,071.50 SF/500 SF) = 34.1 or 34 Persons**

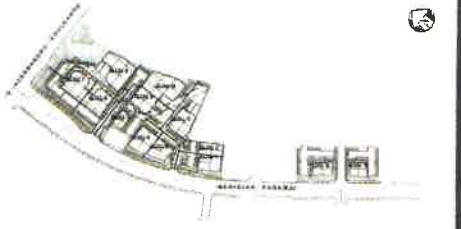
CBC Method Total : 85 Persons/Single Acre

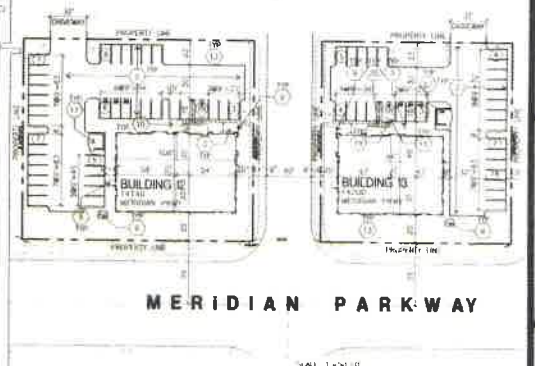
Vehicle Occupancy Method	
Calculation	(282 parking stalls + 14 dock doors x 1.5 factor/ 10.69 acres) = 41.53 or 42 Persons
Total	**42 Persons**



TABULATION

KEYMAP





TRUCK ROUTE SIGN (C)

OVERALL SITE PLAN (B)

OVERALL SITE PLAN (A)

SITE PLAN KEYNOTES

SITE LEGEND

VICINITY MAP



CAUTION - IF THIS SHEET IS NOT A 24" X 36" IT IS A REDUCED PRINT

HPA architecture
hpa, inc
18831 bardeen avenue ste #100
irvine, ca
92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:
SDM
101 HODENCAMP ROAD, STE 200
THOUSAND OAKS, CA 90703
TEL (805) 494-1226

Project:
Riverside
Meridan
Site D
Riverside, CA

Consultants:
SDH INC
HUNTER LANDSCAPE

Title: overall site plan
Project Number: 15490
Drawn by: ZR
Date: 03/20/17
Revision:
2ND SUBMITTAL 04/26/17

Sheet:
A1.1

EXHIBIT A 14

WMWD Will Serve Letter dated January 30, 2017

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

WESTERN MUNICIPAL WATER DISTRICT

Securing Your Water Supply

January 30, 2017

Silagi Development & Management, Inc.
101 Hodencamp Rd., Suite 200
Thousand Oaks, CA 91360

WATER AND SEWER AVAILABILITY REQUEST
APN: 297-100-033, -034, -035, -041, -042
WESTERN'S GRID # 34042, 35042
ID-MW , T3 S, R4W, SEC. 10 & 15

A potential customer at the above location, has inquired with the Western Municipal Water District ("Western") about obtaining water and sewer service to construct a commercial/mixed use center - M S Development D ("Proposed Project") and has requested that Western provide a letter setting forth the terms and conditions of water and sewer service.

The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water and sewer service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

(a) the applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;

(b) the applicant must agree to comply with the requirements of Western's Rules And Regulations Governing Water Service And Water Users and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

(i) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

(ii) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;

(iii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by applicant); and

(iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

Depending on the size, occupancy, or water/recycled water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 et. seq., and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Upon receipt of a request by the lead planning agency to prepare a WSA based on the developed project demands, Western will initiate the process. A deposit from the project proponent will be required to cover expenses therewith.

Prior to Western issuing a Conditions of Approval to governing planning agency, developer shall pay a planning deposit for cost incurred by Western's staff in benefiting proposed development. The planning deposit is currently $5,000.00. Depending on the complexity of the proposed development, surplus in account will be returned to the developer or rolled over to the next phase, such as plan check deposit upon developer's approval, while account exhausted prior to the next phase will be supplemented by the developer. Developer shall prepare preliminary layout of proposed potable water, sewer, and/or recycled water facilities and proposed points of connection.

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

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All discharge shall comply with Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use.

All requirements referred to in this letter are subject to change without notice and in no case shall the terms of this water and sewer availability letter remain in effect greater than a year from the issuance date.

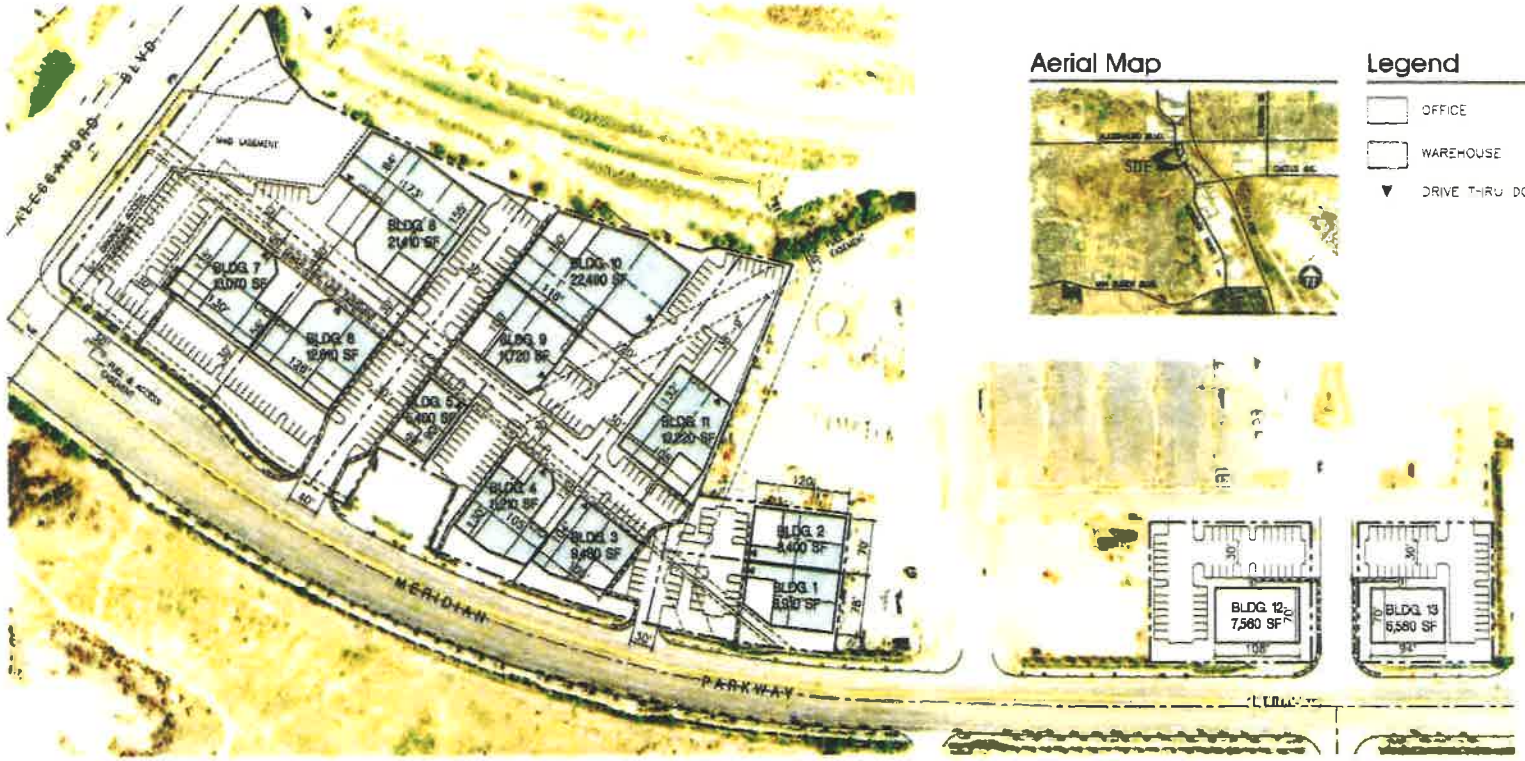
Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

Thomas W. Thornton

TOM THORNTON
Principal Engineer

TT:tp

Enclosure(s): Map



Aerial Map

Legend

- OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	BLDG. 8	BLDG. 9	BLDG. 10	BLDG. 11	BLDG. 12	BLDG. 13	TOTAL
SITE AREA														
sf	24,796	16,757	22,702	32,214	18,695	39,879	34,427	76,198	31,800	39,335	39,987	39,974	39,430	468,953 s.f.
ac	0.57	0.38	0.52	0.74	0.43	0.92	0.79	1.75	0.73	0.90	0.92	0.92	0.91	10.76 ac
BUILDING AREA														
Office	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	26,400 s.f.
Warehouse	7,400	6,200	7,200	9,710	5,200	11,110	11,970	13,800	10,200	20,800	11,720			125,400 s.f.
TOTAL	8,600	7,400	8,400	10,910	6,400	12,310	13,170	15,000	11,400	22,000	12,920	7,560	6,580	151,800 s.f.
COVERAGE	34.7%	44.2%	37.0%	33.9%	34.2%	30.9%	38.3%	19.7%	35.9%	55.9%	32.3%	18.9%	16.7%	32.4%
AUTO PARKING REQUIRED														
Office 1/250 s.f.	5	5	5	5	5	5	5	5	5	5	5	31	27	124 stalls
Other 1/1,000 s.f.	8	6	7	9	5	10	11	12	9	17	10	6	5	104 stalls
TOTAL	13	11	12	14	10	15	16	17	14	22	15	37	32	228 stalls
AUTO PARKING PROVIDED														
Standard (9 x 18')	12	10	12	22	15	26	45	71	19	16	16	44	30	298 stalls
Parking ratio per 1,000 s.f.	1.5	1.4	1.7	2.0	2.3	1.9	3.3	1.0	1.5	0.7	1.3	5.8	4.6	1.9
ZONING ORDINANCE FOR CITY														
Zoning Designation - Mixed Use (MU) Business Park (BP) & Commercial (CCM)														
MAXIMUM BUILDING HEIGHT ALLOWED														
Height= 50' 75' measured maximal pursuant to Section 18.34														
MAXIMUM FLOOR AREA RATIO														
Refer to site plan														
LANDSCAPE REQUIREMENT														
Percentage = 10%														
LANDSCAPE PROVIDED														
Percentage	36.7%	41.2%	36.3%	34.9%	26.4%	22.3%	38.3%	47.9%	32.3%	18.4%	13.0%	33.7%	34.9%	32.9%
sf	9,098	6,906	8,215	11,190	4,914	8,862	29,505	36,505	3,396	4,968	6,889	12,404	10,454	153,383 s.f.

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

north

Conceptual Site Plan

M S Development D - 10.76 acres

County of Riverside, CA

January 5, 2017 / Job #16413

Scheme 3

HPA

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

Lee & Associates

EXHIBIT A 15

Willdan Building and Safety Conditions of Approval dated January 30, 2017

Building and Safety Conditions of Approval

Date:	**January 30, 2017**
Applicant:	**Silagi Development and Management, Inc.**
Address of Applicant:	**101 Hodencamp Rd, Thousand Oaks Rd. CA 91360**
Site Location:	**Unit 2, lot 1,2, & 3, Unit 2 lot 9 & 10, Tract 30857-2, Meridian North Campus, Meridian PKWY.**
Project:	**Development "D"**

Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

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

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information

All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

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

Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

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

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

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

Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions

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

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

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

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

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

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

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

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

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

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

EXHIBIT A 16

Trilake Consultants Conditions of Approval dated June 9, 2017

CONDITIONS OF APPROVAL

MJ-089
June 9, 2017
Plot Plan 17-02, TPM 37313

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:

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

   a. Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. Existing and proposed drainage easements

shall be kept free of any building, structures, and obstructions.

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

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

d. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and Flood Control 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 shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer.

f. The onsite private storage basin(s) shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards. Final WQMP shall be submitted to JPA and Flood Control for review and approval.

g. Prior to issuance of building permits, the applicant shall pay MJPA the drainage fees, these fees will be utilized by JPA to assist with implementation of drainage facilities and no drainage credit shall be given for any drainage facilities installed by this project.

2. 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. Any damage to Meridian Parkway due to extension of utilities shall be repaired per JPA standards.

3. Unless currently annexed, this project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights, and landscaped shall be maintained by owner.

4. On and offsite improvements including grading and paving, water/sewer, and drainage plans along with hydrology shall be submitted to MJPA and Flood Control for review and approval.

5. Onsite parking layout, lighting, landscaping and offsite landscaping shall be reviewed and approved by Planning Department.

6. Existing improvements along Meridian Parkway adjacent to the site is in good condition, any damage to these improvement due to this project shall be repaired per JPA standards.

7. The Final Parcel Map shall be submitted to JPA for review and approval and shall show all existing and proposed easements including reciprocal access easements for the benefit of all parcels.

8. Reference is made to Riverside County Transportation letter dated May 25, 2017, MWD letter dated May 9, 2017, Flood Control letter dated April 18, 2017 and RTA letter dated April 19, 2017, the applicant shall be responsible to comply with all the conditions and requirements stipulated in these letters.

Habib Motlagh

Habib Motlagh
Public Works Engineer

EXHIBIT A 17

Riverside County Fire Department Planning Conditions of Approval dated May 5, 2017

Riverside County Fire Department
In Cooperation With
The California Department of Forestry and Fire Protection
2300 Market St., Ste. #150, Riverside, CA 92501 • Phone (951) 955-4777
• Fax (951) 955-4886

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

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

Planning Case Conditions

DATE: 5/5/2017

CASE: 17-MJPA-PP-02

APN 297-100-033-035, -041, -042

PLANNER: Lauren Sotelo, Associate Planner

REVIEWED BY: Steve Payne, Assistant Fire Marshal

Office of the Fire Marshal Responsibility:

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

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

Questions should be directed to the Riverside County Fire Department, Office of the Fire Marshal at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

CITY CASE STATEMENT

The Fire Department has conditionally approved this project and requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. Fire department access: fire apparatus access is required to within 150 feet of all portions of all buildings per CFC, Sec. 503. Where apparatus access cannot be provided, other mitigating measures will be required to achieve the same practical effect. Mitigations will be required upon building plan submittal.

2. Fire hydrants and fire flow: prior to building permit issuance, provide fire hydrants to meet the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements.

3. These conditions are preliminary; further review will occur upon receiving building plans. Additional conditions may be necessary at that time.

Please feel free to contact me with any questions.

Steve Payne

Assistant Fire Marshal

EXHIBIT A 18

Preliminary Water Quality Management Plan Approval letter dated June 7, 2017

March Joint Powers Authority

PLANNING
MEMORANDUM

TO: Lauren Sotelo, Associate Planner
FROM: Cynthia Gabaldon P.E., CPSWQ, CPESC, QSD/P
DATE: June 7, 2017

RE: Conditions of Approval for PP17-02 (Preliminary WQMP)
MS Development D
Riverside, California

As part of the current Riverside County Municipal Waste Discharge Permit, the March Joint Powers Authority is reviewing all submitted Water Quality Management Plans (WQMP).

Two preliminary WQMP submittals for the commercial project submitted as PP17-02, MS Development D, Riverside California. The project's preliminary WQMP submittal revision dated April 26,2017 (Signed 6/2/17) **was determined to be in substantial compliance, for a preliminary WQMP, in concept, with the requirements of the 2012 Riverside County WQMP Manual.**

The following conditions apply:

The development shall be subject to all provisions of March Joint Powers Authority General Plan Section 1.8, which establishes requirements to meet all local, state and federal environmental requirements. This includes the implementation of stormwater/urban runoff management and discharge controls to improve water quality and comply with federal regulations, and any subsequent amendments, revisions, or ordinances pertaining thereto.

The structural BMPs selected for this project have been approved in concept. The owner shall submit a final WQMP including plans and details providing the elevations, slopes, and other details for the proposed structural BMPs including the bioretention basins, self-retaining landscaping, roof drains to vegetation and trash enclosure. The Engineering Department shall review and approve the final WQMP text, plans and details.

EXHIBIT A 19

Riverside County Flood Control Conditions of Approval dated April 18, 2017

JASON E. UHLEY
General Manager-Chief Engineer

RECEIVED
APR 2 9 2017
By JL

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

211940

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

April 18, 2017

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

Dear Mr. Fairbanks:

Re: March Joint Powers Authority
Plot Plan 17-02, MS Alessandro
Tentative Review No. 1
Account No. 137-0-3-90214

The District has reviewed Tentative Plot Plan 17-02, MS Alessandro, Preliminary Grading and Drainage dated March 2017. The District's review is limited to the preparation of recommended conditions of approval for the submitted project as it relates to the existing District facility, March Business Center Storm Drains and Basin (District Drawingdu No. 4-0821). It is the District's understanding that the project's water quality components will be reviewed by another agency.

GENERAL CONDITIONS

MS Alessandro, Planning Area D, is located east of Meridian Parkway and south of Alessandro Boulevard. The project proposes commercial buildings and associated parking. The project's surrounding infrastructure is built, including street, utilities and drainage. Therefore, the project has no offsite tributary drainage. Storm drain lines from the regional basin are existing and currently drain the site through a temporary debris basin and reinforced concrete pipe. The project proposes to connect the proposed onsite drainage facilities to Line A, L and LL which then flow into the detention basin.

100-YEAR SUMP OUTLET

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows. Additional emergency escape shall also be provided.

PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions

PRIOR TO GRADING PERMIT

ENCROACHMENT PERMIT REQUIRED

An Encroachment Permit shall be obtained for any work within District right of way or work impacting District facilities. The Encroachment Permit application shall be processed and approved concurrently with the improvement plans.

SUBMIT PLANS

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations (drainage report) shall be submitted to the District as reference material for the review and approval of the drainage report and storm drain plans. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed flood control deposit based fee worksheet and the appropriate plan check fee deposit.

Any questions pertaining to this project may be directed to Everett Duckworth of this office at 951.955.9412.

Very truly yours,

Mark H. Wills

MARK H. WILLS
Chief Project Planning Division

c: March Joint Powers Authority
Attn: Loren Sotelo
Tory Walker Engineering
Attn: Alex Smith
ec: Amy McNeill

ED:blm

EXHIBIT A 20

Metropolitan Water District letter dated May 9, 2017

THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

MWD Perris Valley Pipeline
Sta. 109+00 to 115+00
R/W Parcel PEVAL1-02-300PEA1
Substr. Job No. 4641-16-005

May 9, 2017

Ms. Lauren Sotelo
Associate Planner
March Joint Powers Authority
Suite 140
14205 Meridian Parkway
Riverside, CA 92518

Dear Ms. Sotelo:

Meridian Specific Plan Development – Preliminary Grading Plans

Thank you for your email dated April 27, 2017, submitting prints of your preliminary grading plans (Sheets 1 and 2 of 6) and conceptual site and landscape plans (2 sheets) for your proposed development project generally located southeast of Alessandro Boulevard and Meridian Parkway in the county of Riverside.

We have reviewed the above submitted plans, and our comments and requirements are as follows:

1. The locations of Metropolitan's 97-inch-inside-diameter welded steel Perris Valley pipeline, blowoff structure and permanent easement right-of-way, as shown on Sheet 2 of 6 of your preliminary grading plans, are generally in agreement with our records.

2. The location of the proposed bio-retention area within Metropolitan's permanent easement right-of-way with a minimum 25-foot clearance from the edge of our pipeline, as shown on Sheet 2 of 6 of your preliminary grading plans, is generally acceptable provided additional easement is granted to Metropolitan by the property owner for the operation and maintenance of our pipeline. The area of the easement requested is marked by a cross-hatch pattern on the attached Sheet 2 of 6 of your preliminary grading plans.

   To accommodate the proposed bio-retention area, the existing basin over our pipeline must be re-graded such that there is no pooling of water in this area and that the water flows southerly to the proposed bio-retention area. Please submit detailed grading plans, when available, for Metropolitan's review and approval.

3. The proposed 18-inch storm drain line extension crossing over our pipeline, as shown on Sheet 2 of 6 of your preliminary grading plans, is generally acceptable to Metropolitan, provided the storm drain line has secondary containment consisting of HDPE pipe with fusion-welded joints or continuous welded steel sleeve with cathodic protection (unless coated with non-conductive material). The sleeve must be extended a minimum 10 feet beyond the edges of our pipeline and maintain a minimum 1-foot vertical clearance between the top of our pipeline and the bottom of the casing for the storm drain line. An acceptable alternative method of containment would be wrapping an impermeable liner around the storm drain line folding up at the top with a 6-inch overlap. Metropolitan has approved the use of a PPL-24 liner by BTL Inc. or similar in the past.

4. The grading and drainage flow lines along the southwesterly edge of our right-of-way, as shown on Sheet 2 of 6 of your preliminary grading plans, indicate that the runoff from the parking lot will flow northwesterly away from the proposed bio-retention area. Proposed runoff from the parking lot should be conveyed to the proposed bio-retention area and across our right-of-way in a closed conduit or lined open channel.

5. The locations of the proposed Cercidium 'Desert Museum' trees and Chitalpa Tashkentensis trees within Metropolitan's current and future easements, as shown on your landscape plans, are not acceptable. At a minimum, we require these trees to be located such that no parts of the drip lines are within 15 feet from the centerline of our pipeline.

In addition, we request the proposed Chitalpa Tashkentensis trees along the north end of the parking lot be located such that no parts of the drip lines encroach within 15 feet of our pipeline centerline.

6. Shallow-rooted, preferably drought-tolerant shrubs within Metropolitan's right-of-way are generally acceptable provided we have at minimum 12-foot-wide, unobstructed access through our easement with a turnaround area around our manhole structure at our Station 114+00. Please submit plans and a list of the proposed landscaping within Metropolitan's easement, for our review and approval.

7. Please note that Metropolitan will not allow any stockpiling of materials or storage of equipment within our permanent easement right-of-way.

8. We request that a stipulation be added to your plans or specifications to notify John Osornia of our Water System Operations Group, telephone (951) 710-5570, at least two working days prior to starting any work in the vicinity of our facilities.

We are returning prints of Sheets 1 and 2 of 6 of your preliminary grading plans and prints of your conceptual site and landscaping plans (2 sheets), stamped "REVIEWED – CORRECTIONS NOTED – RESUBMITTAL REQUIRED."

As discussed during our meeting with the property owner's representatives at our office on February 21, 2017, in order for Metropolitan to approve the location of the proposed bio-retention area within our easement, additional easement must be granted to Metropolitan, on the north side of our pipeline, by the property owner for the operation and maintenances of our pipeline. This easement would have similar language to the current easement.

Our Geodetic and Mapping Team will prepare the exhibit and legal description for the proposed easement and subsequently our Real Property Development and Management Unit will process the easement documentation once we have written concurrence that it will be granted.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of this

letter. Should you require any additional information, please contact Mannu Singh at (213) 217-6961 or Msingh@mwdh2o.com.

Very truly yours,

Kieran M. Callanan, P.E.
Manager, Substructures Team

MS/dl
DOC#: 4641-16-005

Enclosures (4)

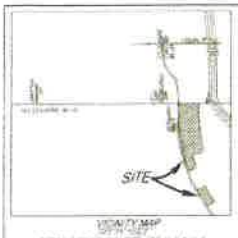
cc: Rob Van Zanten, P.E. w/ plans
Office Engineer
SDH & Associates Inc.
Suite 71439
5225 Canyon Crest Drive
Riverside, CA 92507

COUNTY OF RIVERSIDE, CA

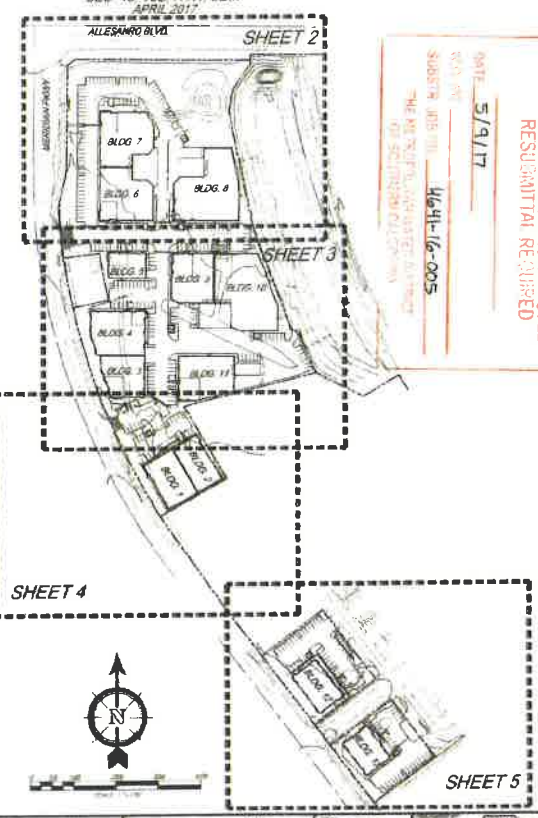
PRELIMINARY GRADING PLAN - TPM 37313

SEC 15 T3S R4W SBM

APRIL 2017



VICINITY MAP



REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED
DATE 5/9/17
SUBSTR. APN 486-16-005

OWNER/APPLICANT

ARCHITECT

ENGINEER

LEGAL DESCRIPTION

SOURCE OF TOPO

BOUNDARY

SOILS ENGINEER

PROJECT INFO

SURROUNDING ZONING

ZONING AND LAND USE

SURROUNDING LAND USE

EARTHWORK

SCHOOL DISTRICT

UTILITY PURVEYORS

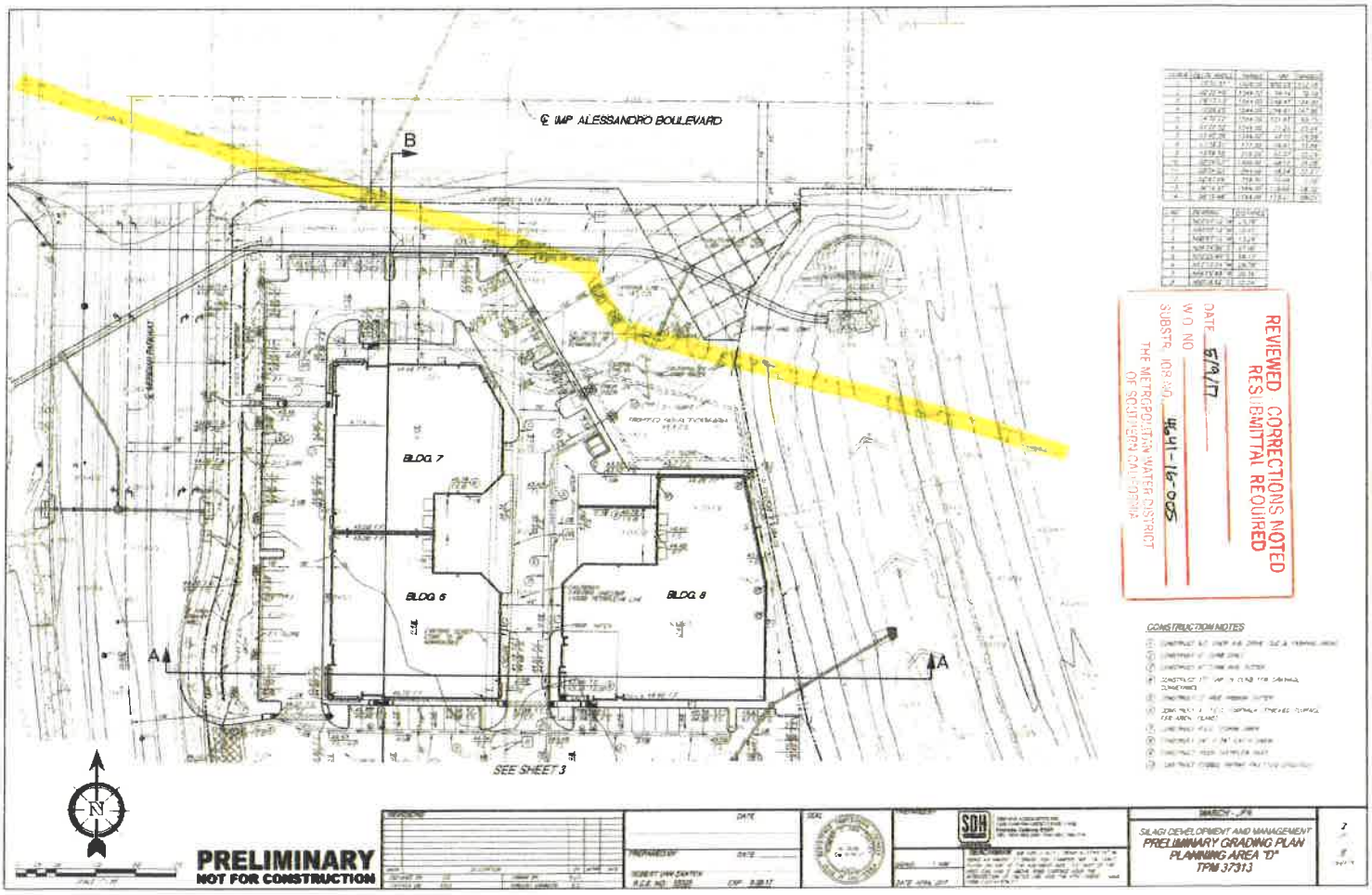
LEGEND

EASEMENTS & COVENANTS

CONSTRUCTION NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313

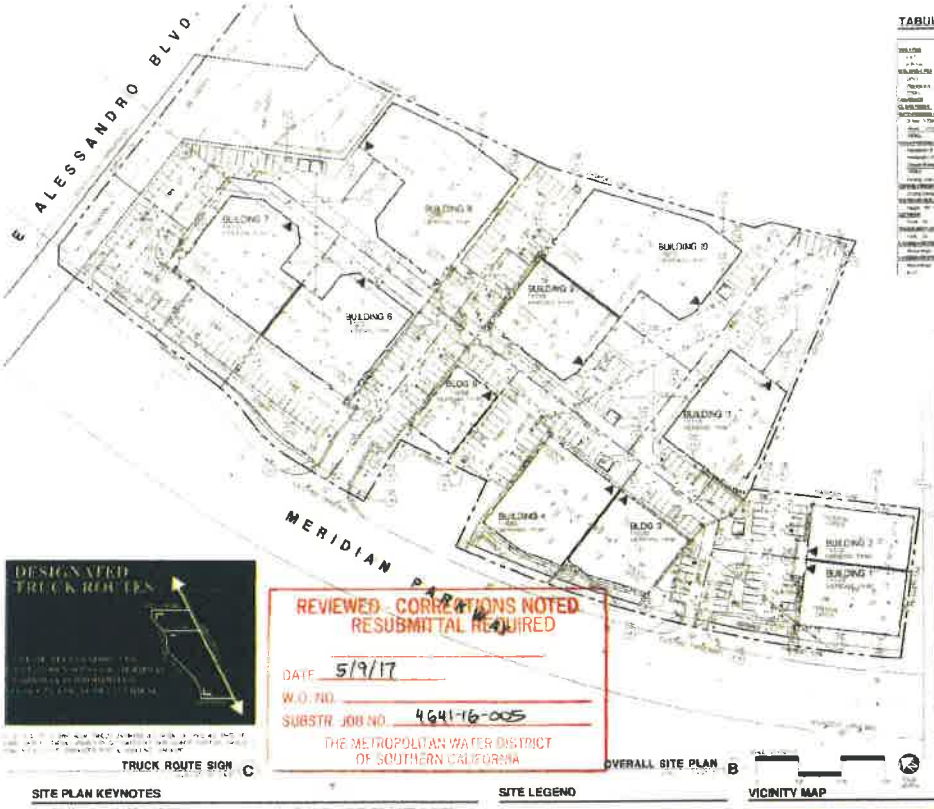


REVIEWED CORRECTIONS NOTED
RESUBMITTAL REQUIRED
DATE 5/9/17
W.O. NO
SUBSTR. 08-90 WR-16-005
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

CONSTRUCTION NOTES

PRELIMINARY
NOT FOR CONSTRUCTION

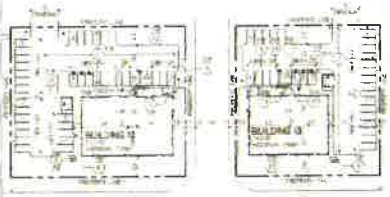
SILAGI DEVELOPMENT AND MANAGEMENT
PRELIMINARY GRADING PLAN
PLANNING AREA "D"
TPM 37313



TABULATION

KEYMAP





TRUCK ROUTE SIGN C

REVIEWED - CORRECTIONS NOTED
RESUBMITTAL REQUIRED
DATE 5/9/17
W.O. NO.
SUBSTR. JOB NO. 4641-16-005
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

OVERALL SITE PLAN B

OVERALL SITE PLAN A

SITE PLAN KEYNOTES

SITE LEGEND

VICINITY MAP



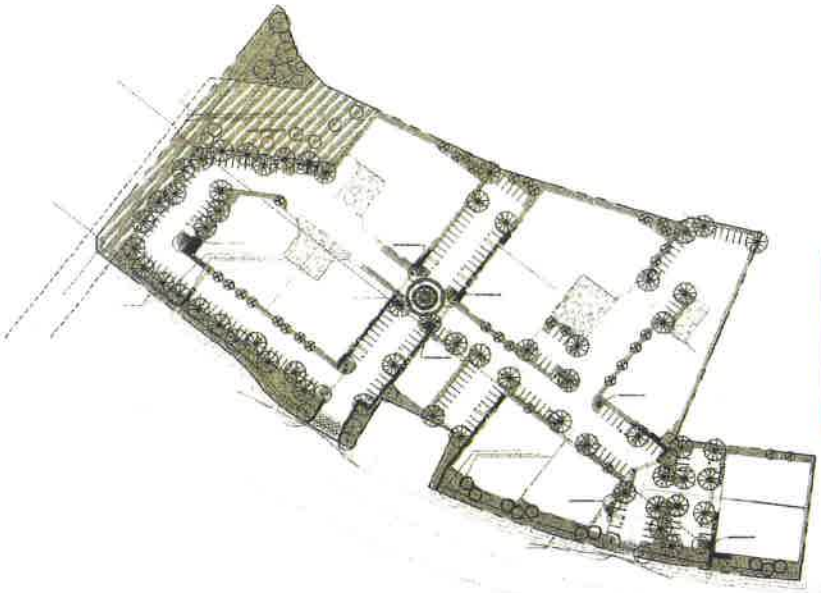
HPA

Owner:
SDM

Project:
Riverside
Meridian
Site D
Riverside, CA

Consultants:

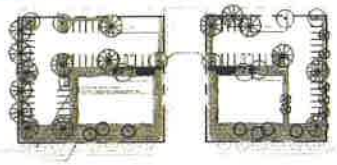
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NOTE

PLANTING LEGEND

REVIEWED: CORRECTIONS NOTED
RESUBMITTAL REQUIRED
DATE 3/9/17
W.O. NO. 4641-16-005
SUBSTR. JOB NO.
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA



N

0 30 60 120

Meridian Development D

Silagi

Riverside March JPA, California

HUNTER LANDSCAPE
711 PEE ANA STREET PLACENTIA, CA 92870
714.986.2409 FAX 714.986.2408

EXHIBIT A 21

Riverside County Transportation and Land Management Agency letter dated May 25, 2017

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Transportation Department

Juan C. Perez, P.E., T.E.
Transportation and Land Management Agency Director

Patricia Romo, P.E.
Director of Transportation

May 25, 2017

Ms. Lauren Sotelo
Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Suite 140
Riverside, CA 92518

Subject: MS Alessandro – Development D, PP 17-02

The County of Riverside Transportation Department has reviewed the proposed Plot Plan 17-02 for MS Alessandro -Development D and the Traffic and Circulation Consistency Letter dated April 19, 2017. The applicant has included the bus turn out on Alessandro Boulevard in the site plan as requested. We have no further comments at this time.

The applicant should submit all plans for work within the road right-of-way on Alessandro Boulevard for review and approval by the Transportation Department. An encroachment permit for this work will be required.

Thank you

Susan Vombaur

Susan Vombaur, PE, TE
Senior Civil Engineer

Cc: Kevin Tsang

3525 14th Street, 2nd Floor, Riverside, CA 92501 (951) 955-6800
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3164

EXHIBIT A 22

VRPA Transportation Consultants letter dated May 1, 2017

Transportation Planning - Traffic Engineering - Environmental Assessment
Sustainable Communities Planning - Public Outreach

VRPA TECHNOLOGIES, INC.

May 1, 2017

Ms. Lauren Sotelo, Associate Planner
March Joint Powers Authority
14205 Meridian Parkway, Ste. 140
Riverside, CA 92518

Re: Review of applications materials for MS Alessandro – Development D

Dear Ms. Sotelo,

VRPA Technologies, Inc. (VRPA) has reviewed revised applications materials for a proposed business park development located along Meridian North Parkway on Unit 2- lots 1, 2, 3 and Unit 2- Lots 9, 10 of the Meridian Business Park Specific Plan. The proposed Project is located in the northeast portion of the Meridian North Campus and is bounded by Alessandro Boulevard to the north, Meridian Parkway to the west, a BNSF rail line to the east and an existing Metrolink/RCTC site to the south. The project proposes thirteen (13) standalone buildings ranging in square footage (5,458 SF to 21,907 SF) to be used as industrial/flex/showroom/retail/office buildings. Site access will be made available through three existing shared driveways located off of Meridian Parkways. We have no additional comments.

Should you have any questions, feel free to contact me via one of the following 4630 W. Jennifer, Suite 105, Fresno, CA 93722 | Phone: (559) 271-1200 | Fax: (559) 271-1269 | Cell phone: (559) 259-9257 | Email: gvivian@vrpatechnologies.com.

Sincerely,

Georgiena M. Vivian

Georgiena M. Vivian, President
VRPA Technologies, Inc.

EXHIBIT A 23

Riverside Transit Agency letter dated April 19, 2017

April 19, 2017

Lauren Sotelo
Associate Planner
March Joint Powers Authority
14205 Meridian Pkwy, Suite 140
Riverside, CA 92518

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

Subject: Plot Plan 17-02

Ms. Sotelo,

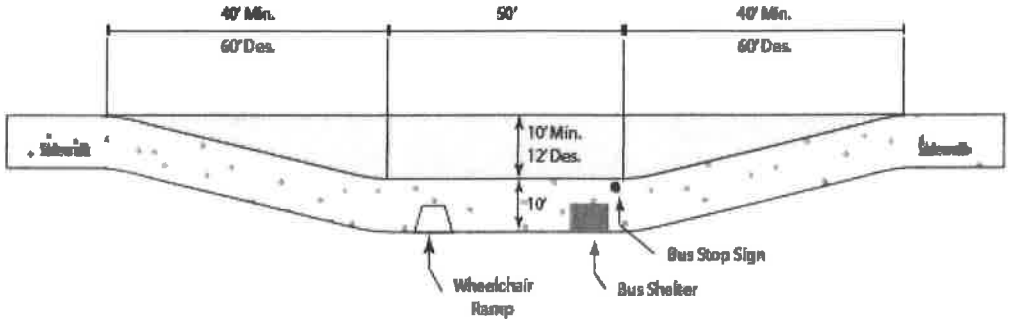
Thank you for providing RTA the opportunity to comment on Plot Plan 17-02. It is recommended that a bus turnout be incorporated into this development on eastbound Alessandro Boulevard, east of Meridian Parkway (see Exhibit A). Exhibit B below shows RTA's recommended bus turnout specifications. For additional bus stop specifications, RTA's full design guidelines document can be found at riversidetransit.com.

Exhibit A



Exhibit B

Design Parameters for Large Bus Turnout



Please do not hesitate to contact me with any questions by phone at (951) 565-5134 or email at llovegren@riversidetransit.com.

Thank you,

Leif Lovegren
Planning Analyst

EXHIBIT B

Conditions of Approval

EXHIBIT B

Conditions of Approval

MS Alessandro Business Park

Plot Plan 17-02; Tentative Parcel Map 17-01;
Conditional Use Permit (CUP 17-01), (CUP 17-02), and (CUP 17-03);
Variance (V 17-01) and Variance (V 17-02)

PLANNING DEPARTMENT General Conditions:

1. The site shall be developed in accordance with the approved Plot Plan 17-02 on file with the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Plot Plan. (MJPA 9.14.020)

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

3. This approval shall expire three years after the date of approval unless substantial construction contemplated by this approval has occurred within the three-year period, which is thereafter pursued to completion, or the March Joint Powers Authority has extended approval, otherwise the approval shall become null and void. (MJPA 9.02.230)

4. This development is located within Specific Plan SP-5. Requirements of the Meridian Specific Plan including the permitted uses, development standards, the March Business Center Design Guidelines, and the Conditions of Approval shall prevail unless modified herein. (MJPA 9.13)

5. Development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes including height restrictions, restrictions on use, setbacks, population densities, and insulation and materials, as outlined in the approved 2005 Air Installation Compatible Use Zone. (AICUZ).

6. As established in the Specific Plan, the project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR 77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone shown on Figure IV.A-4 [in the Focused EIR]. Other land use controls (relating to safety (both in the air and on the ground) and noise) have been developed in consultation with the ALUC, and have been incorporated into the Specific Plan. (MMRP)

7. ~~The development shall comply with the requirements of the Americans with Disabilities Act. All disabled parking spaces shall measure 14' wide to include a 9' stall and 5'loading area, by 20' length. One in every 8 disabled spaces, but in no case less than one, shall be van accessible with a minimum 9' wide space and 8' wide loading area. All signage, striping, ramps and slopes shall meet ADA requirements. Overhang of parking shall not encroach upon handicapped access routes. (MJPA 9.11.040)~~

8. Each accessible parking space shall be 14 feet wide, striped to provide a 9-foot wide parking area and a 5-foot wide loading area (access aisle) and shall be a minimum 18 feet in length. If 2 accessible spaces are located adjacent to each other, they may share the 5-foot wide loading area, resulting in a width of 23 feet for the 2 spaces. One in every 8 handicapped spaces, but not less than one, shall be van accessible; served by a loading area not less than 8 feet wide. If two van accessible parking spaces are located adjacent to each other, they may share a common 8-foot wide loading area. (MJPA 9.11.040)

9. When less than 5 parking spaces are provided, at least one shall be 14 feet wide, striped to provide a 9 foot parking area and a 5 foot loading area. Said space shall not be required to be reserved or identified exclusively for use by persons with disabilities. (MJPA 9.11.040)

10. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. (MJPA 9.11.040)

11. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. The space shall be so located that persons with disabilities are not compelled to wheel or walk behind cars other than their own. Pedestrian ways that are accessible to people with disabilities shall be provided from each such parking space to the related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space, with the exception that ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capability of a person with a disability to leave or enter their vehicle, thus providing equivalent facilitation. Where the Building Official determines that compliance with any regulation of this paragraph would create an unreasonable hardship, a waiver may be granted when equivalent facilitation is provided. (MJPA 9.11.040)

12. The slope of an accessible parking stall shall be the minimum possible and shall not exceed 1/4 inch per foot (2.083% gradient) in any direction. (MJPA 9.11.040)

13. Notwithstanding the off-street parking requirements of Subsection 9.11.040-A, the number of parking spaces that are not accessible may be reduced to the extent necessary for modification of an existing facility to comply with the requirements described in this Subsection. (MJPA 9.11.040)

14. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 5 feet wide and 20 feet long adjacent and parallel to the vehicle pull up space. Such zones shall be located on a surface with a slope not exceeding 1 vertical in 50 horizontal and shall be located on an accessible route of travel to the entrance of the facility. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp shall be provided. Valet parking facilities shall provide a passenger loading zone as described herein. (MJPA 9.11.040)

15. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)

16. 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)

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

18. 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)

19. ~~All development adjacent to the 175 acre Least Bell's Vireo conservation easement shall comply with the Biological mitigation measures pertaining to the Least Bell's Vireo habitat identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)~~ This condition is not applicable as the Project is not adjacent to the existing 175 acre Least Bell's Vireo conservation easement, but is located approximately 0.98 miles northeast of the conservation easement and east of Meridian Parkway on Unit 2-Lots 1, 2 & 3 and Unit 2- Lots 9 & 10.

20. 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)

21. 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)

22. Prior to individual lot development approval, the developer will coordinate with March JPA and shall contact WMWD to obtain the current flow reading and submit a sewer analysis demonstrating that the individual lot development projected sewer flows do not exceed the VBPS capacity (1.07 mgd). (MMRP) On January 30, 2017, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions in order for WMWD to provide public water and sewer service.

23. Prior to individual lot development approval by the March JPA, the developer will coordinate with March JPA and WMWD to obtain the water demand for the proposed development to assure that the development is consistent with the water budget and Water Supply Assessment for the Project. (MMRP) On January 30, 2017, WMWD provided a Water and Sewer Availability Request letter stipulating the conditions for WMWD to provide public water and sewer service.

24. Uses located in proximity of noise sensitive uses shall comply with the noise mitigation measures identified in the Meridian Subsequent EIR (SCH#2009071069). (MMRP)

25. All uses shall comply with the noise emission criteria identified in the March JPA Development Code. (MMRP)

26. Applicant shall include Mitigation Measures Compliance Checklist for the Project on Construction Plans for Planning Department Staff review and sign-off.

PLANNING DEPARTMENT Project-Specific Conditions:

27. Prior to recording the Final Map, the Applicant shall prepare Covenants, Conditions, and Restrictions (CC&Rs) providing for shared parking, reciprocal access and shared maintenance of common areas. The CC&R's shall be reviewed and approved by the March JPA Commission concurrently with the Final Map. Prior to Certificate of Occupancy evidence shall be provided to the MJPA Planning Department that the CC&R's have been recorded with the Riverside County Clerk's office.

28. Prior to grading permit issuance, the Applicant must satisfy the request of Metropolitan Water District found in Condition of Approval #145 which states: "In order for Metropolitan to approve the location of the proposed bio-retention area within our easement, additional easement must be granted to Metropolitan, on the north side of our pipeline, by the property

owner for the operation and maintenances of our pipeline. This easement would have similar language to the current easement. Our Geodetic and Mapping Team will prepare the exhibit and legal description for the proposed easement and subsequently Real Property Development and Management Unit will process the easement documentation once we have written concurrence that it will be granted."

29. Contingent upon the approval of Metropolitan Water District, the addition of deer grass or an affiliated drought tolerant plant species is to be located in the areas surrounding the MWD access to the existing substructure. The deer grasses or affiliated plant species is to be planted 5-foot on center with a grid drip system to be maintained by the Property Owners Association.

30. To ensure the aesthetic appeal of the MWD access area, incorporation of gravel in the Metropolitan Water District access and turnaround area is to be provided to allow the MWD maintenance crew accessibility to the sub structure. The gravel is to be located outside of the LLMD maintenance area and within the MWD easement area only.

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

31. Prior to Building Permit Issuance, The project Applicant shall prepare and submit a Sign Program to the MJPA Planning Department for review and approval.

32. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV.H-3, State of California Noise Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

33. 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)

34. ~~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)~~ This condition is not applicable as the Project is located in Airport Compatibility Zone B1 which prohibits land uses that store hazardous materials.

35. 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)

36. Prior to issuance of building permits, the developer or developer's successor-in-interest shall pay the applicable March JPA Development Impact Fee (DIF).

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

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

39. 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)

40. Prior to issuance of building permits, the Planning Division shall review and approve a computer generated, point-by-point exterior lighting analysis plan as a component of the construction plan review. The lighting plan shall be generated on the site plan and shall be integrated with the final landscape plan. The plan shall indicate the manufacturer's specifications for fully shielded light fixtures and shall include fixture catalog cuts, light cut-off shielding details, wattage, illumination type (high or low pressure sodium only), location, and height. The lighting shall not exceed a 750 watt maximum, shall not be mounted more than 25' above finished grade, and site lighting of outdoor areas shall be limited to high pressure or low pressure sodium lighting. The lighting shall be designed in such a manner so that it does not exceed 0.5 candle/foot2 illumination beyond the property line. (MJPA 9.08.100) The incorporation of LED lighting is permitted as long as the lighting does not exceed 2,700 Kelvin.

41. 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.

42. 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:

43. Prior to the issuance of a Certificate of Occupancy, the tenant shall submit to March JPA and shall receive approval of a Traffic Demand Management Plan which shall include the following elements: 1) identification of alternative modes of transportation and incentives available to employees; 2) the location of a minimum of 30" x 42" wall area for the posting of alternative transportation mode information including financial incentives by responsible agencies, transit schedules and carpooling information; 3) feasibility of flexible work hours

including compressed work week; 4) availability of on-site or off-site child care facilities; 5) feasibility of video conference facilities; and 6) feasibility of minimizing the use of fleet vehicles during smog alerts. (MMRP)

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

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

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

47. Prior to Certificate of Occupancy, each development incorporating truck docks or roll-up doors shall provide a minimum 6-sq/ft sign identifying the approved truck route plan at all service driveway locations. (MMRP)

48. Prior to Certificate of Occupancy, each development incorporating truck dock doors shall install one 6-square foot sign for every two roll-up doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building level in a manner to clearly convey the maximum diesel idling time. (CARB)

Airport Compatibility Provisions (Timing Varies)

49. The project site is located in Airport Compatibility Zone B1 (Inner Approach/Departure Zone) with a portion of the northeast landscape area located within the limits of the Accident Potential Zone II. As per the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan, the following uses are prohibited: Children Schools, Daycare Centers, Libraries, Hospitals, Congregate Care Facilities, Hotels/Motels, Restaurants, Hazardous materials manufacture/storage, Noise sensitive outdoor non-residential uses, Critical Community Infrastructure facilities, Hazards to Flight, and Uses listed in AICUZ as not compatible in APZ I and APZ II.

50. Since the project site is located in Airport Compatibility Zone B1 (Inner Approach/Departure Zone) the following Permitted Uses for the Mixed Use, Business Park and Commercial zoning

districts are prohibited to conform to the requirements identified in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan:

a. Mixed Use:
    i. Coffee Shop
    ii. Instructional Studios
    iii. Museums
    iv. Personal Services
    v. Restaurant (sit down)
    vi. Sidewalk Cafés
    vii. Social Service Institutions

b. Business Park
    i. Instructional Studios
    ii. Interpretive Centers
    iii. Social Service Institutions

c. Commercial
    i. Coffee Shop
    ii. Museums
    iii. Bar/Grill
    iv. Restaurant (Fast Food)
    v. Restaurant (Sit Down)
    vi. Sidewalk Café's

51. Building's 1, 2, 7, 8 and Building 3 or Building 4 may operate as Business Enterprise uses which includes solely warehouse use with the anticipated amount of office square footage and able to include up to 25%, however Building 6, 9, 10 and 11 are limited to Business Enterprise uses without retail sales in order to comply with the density requirements of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

52. To ensure that the most concentrated persons per single acre is $\leq$ 100 persons per single-acre, Building 8 cannot exceed 8,000 square feet of warehouse showroom space within the building area as per the calculations identified in Exhibit A 13 of Resolution #JPA 17-18.

53. Flexibility can be provided to allow for warehouse showroom in either Building 3 or Building 4 with the stipulation that the other building must function solely as a warehouse use with 1,200 square feet of office.

54. Warehouse showroom uses are defined as low-intensity facilities which include furniture sales, printing services, plumbing supplies, cabinets/carpet/tile/flooring sales, pool supplies, or other single-use warehouse showroom facilities. Typical retailers include clothing stores, food stores, pharmacies, health stores, electronic stores, sporting goods stores, auto parts stores, pet stores, general merchandising, etc… are not considered warehouse showroom uses.

55. To ensure that the most concentrated persons per single acre is ≤ 100 persons per single-acre, Building 6, Building 9, Building 10 and Building 11 must operate as a warehouse use with the anticipated amount of office square footage and with no showroom retail as per the conceptual site plan identified in Exhibit A 13 of Resolution #JPA 17-18.

56. To ensure that the most concentrated persons per single-acre is ≤ 100 persons per single-acre, Building 6, Building 8, Building 10 and Building 3 or Building 4 cannot operate as a primary office or primary manufacturing uses (uses that operate within 50 % or more of the building area are considered a primary use).

57. To ensure that the most concentrated persons per single-acre is ≤ 100 persons per single-acre, Building 7 can function as an office use not to exceed 12,000 square feet.

58. To assure that the most concentrated persons per single-acre is ≤ 100 persons per single acre, density calculations were completed for compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The results are identified in Attachment 1(l) of Resolution #JPA 17-18. Any deviations from what was analyzed will trigger additional review to determine compliance with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

59. Prior to Final Map recordation, the Applicant shall ensure compatibility with the land use restrictions determined in Conditions of Approval 49 through 58 by including them in the Project's Covenants, Conditions and Restrictions (CC&R's).

Landscape Provisions (Timing Varies)

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

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

62. The landscape irrigation schedule which identifies appropriate watering times, duration and quantities, for 1) initial landscaping and 2) established landscape, shall be continually available at the site in perpetuity, in a convenient location near the irrigation controlling unit. (JPA ORD. #16-03).

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

64. 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).

65. 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)

66. 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.

67. 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.

68. 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.

69. 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.

70. 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.

71. 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)

72. Prior to a certificate of occupancy, consistent with the requirements of the NPDES Guidelines, the applicant/owner will record a NPDES Maintenance Covenant and Agreement verifying that the property owner or association will have maintenance responsibility for the on-site storm water treatment in perpetuity.

73. 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.

74. 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.

75. 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.

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

77. 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).

78. The development shall be subject to all requirements of the March JPA NPDES Guidelines Provision 1.8, which establishes storm water/urban runoff management and discharge controls. These ensure compliance with federal regulations, subsequent amendments, revisions, or ordinances.

79. 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)

80. 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)

81. 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)

82. 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)

83. 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.

84. 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)

85. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

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

87. 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)

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

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

90. 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)

91. 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)

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

MJPA BUILDING AND SAFETY DEPARTMENT

93. Provide four (4) sets of construction plans and documentation for plan review for each proposed building. Below you will find a list of the plans and documents Building & Safety will need for plan review on each building. The initial plan review will take approximately two weeks on most projects. Prior to submitting plans to Building & Safety, submit plans to the

County of Riverside Fire Department for approvals. Provide one stamped approved copy of the plans from the Fire Department with the first submittal to Building and Safety.

94. Please provide the following sets of plans and documents. All conditions of approval from each department and agency shall be placed on the building plans.

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

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(4) Disabled Access Improvement Plan for the Site.
(2) Roof Truss Plans
(2) Title 24 Energy Calculations
(4) Copy of Approved Precise Grading Plans
(1) Copy of Approved Fire Department Plans for the project.
(2) Commissioning documents showing compliance with Section 5.410.2 of the 2016 California Green Code.
(2) Copies of the Soils Reports

Building & Safety General Information:

95. All structures shall be designed in accordance with the 2016 California Building Code, 2016 California Mechanical Code, 2016 California Plumbing Code, and the 2016 California Electrical Code, and the 2016 California Green Buildings Standards adopted by the State of California.

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

97. Building & Safety inspection requests can be made twenty-four (24) hours in advance for next day inspection. Please contact (951) 656-7000. You may also request inspections at the Building & Safety public counter.

98. Temporary toilet facilities shall be provided for construction workers. The toilet facilities shall be maintained in a sanitary condition. Construction toilet facilities of the non sewer type shall conform to ANSI ZA.3.

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

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

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

102. Engineering, (Tri-Lake Engineering) will inspect the construction in the right of way as well as the on-site grading and precise grading. Storm drain construction will be inspected by Tri-Lake Engineering. Storm Water retention will be inspected by CG Recourse Management, contact (909) 455-8520.

Building & Safety Conditions:

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

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

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

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

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

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

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

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

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

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

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

MJPA PUBLIC WORKS DEPARTMENT

The following MJPA Public Works Conditions of Approval are provided in a letter dated June 9, 2017:

With respect to the Conditions of Approval for the above reference 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 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 the MJPA. The following improvements shall be installed as appropriate prior to the issuance of Building Permit:

114. 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 the project:

    a. Onsite private drainage facilities located outside road right-of-way shall be installed as approved by MJPA and privately maintained. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions.

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

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

    d. Final hydrology report and hydraulic calculation shall be submitted to the MJPA Public Works Engineer and Flood Control 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 shall be prepared and submitted to Water Quality Board and the MJPA Public Works Engineer.

f. The onsite private storage basin(s) shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards. Final WQMP shall be submitted the JPA and Flood Control for review and approval.

g. Prior to the issuance of building permits, the applicant shall pay MJPA the drainage fees, these fees will be utilized by JPA to assist with implementation of drainage facilities and no drainage credit shall be given for any drainage facilities installed by the project.

115. 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. Any damage to Meridian Parkway due to extension of utilities shall be repaired per JPA standards.

116. Unless currently annexed, this project shall annex to existing landscape, lighting, and drainage maintenance districts established by MJPA. Owner shall be responsible to pay towards maintenance of all offsite facilities including drainage improvements as determined by the Districts. Onsite underground basin(s), pipes, lights, and landscape shall be maintained by owner.

117. On and offsite improvements including grading and paving, water/sewer, and drainage plans along with hydrology shall be submitted to MJPA and Flood Control for review and approval.

118. Onsite parking layout, lighting, and offsite landscaping shall be reviewed and approved by Planning Department.

119. Existing improvements along Meridian Parkway adjacent to the site is in good condition, any damage to these improvements due to this project shall be repaired per JPA standards.

120. The Final Parcel Map shall be submitted to JPA for review and approval and shall show all existing and proposed easements including reciprocal access easements for the benefit of all parcels.

121. Reference is made to Riverside County Transportation letter dated May 25, 2017, MWD letter dated May 9, 2017, Flood Control letter dated April 18, 2017 and RTA letter dated April 19, 2017, the applicant shall be responsible to comply with all the conditions and requirements stipulated in these letters.

MARCH AIR RESERVE BASE

122. Prior to construction plan approval, design of all Project site detention basins and basin calculations shall be submitted to March Air Reserve Base Civil Engineer for review and approval.

123. Prior to building permit issuance, a glair/glint study must be submitted to the March Air Reserve Base to examine the potential impacts of flight operations if the Applicant wishes to pursue any roof or ground mounted solar photovoltaic system.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

124. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

125. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

126. The following uses shall be prohibited:

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

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

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

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

e) The following notice shall be provided to all potential purchasers and tenants of the buildings. While it is not required, the applicant and its successors-in-internet are encouraged to provide a copy of said "Notice of Airport in Vicinity" to employees who would regularly be working therein:

NOTICE OF AIRPORT IN VICINITY

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

f) Any retention basin shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

g) Noise attenuation measures shall be incorporated into the design of office areas of structures, as necessary to ensure interior office noise levels from aircraft operations are at or below 45 CNEL.

RIVERSIDE COUNTY FIRE DEPARTMENT, OFFICE OF THE FIRE MARSHALL

On May 5, 2017, the Riverside Co
unty Fire Department, Office of the Fire Marshall provided a letter detailing that the department has conditionally approved this project and requires the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

127. Fire department access: fire apparatus access is required to within 150 feet of all portions of all buildings per CFC, Sec. 503. Where apparatus access cannot be provided, other mitigating measures will be required to achieve the same practical effect. Mitigations will be required upon building plan submittal.

128. Fire hydrants and fire flow: prior to building permit issuance, provide fire hydrants to meet the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements.

129. These conditions are preliminary; further review will occur upon receiving building plans. Additional conditions may be necessary at that time.

RIVERSIDE COUNTY FLOOD CONTROL DEPARTMENT

On April 18, 2017, the Riverside County Flood Control and Water Conservation District providing a letter detailing the general conditions of Tentative Plot Plan 17-02, MS Alessandro, Preliminary Grading and Drainage dated March 2017. The District's review is limited to the preparation of recommended conditions of approval for the submitted project as it relates to the existing District facility, March Business Center Storm Drains and Basin (District Drawing No. 4-0821). It is the District's understanding that the project's water quality components will be reviewed by another agency.

General Conditions:

130. MS Alessandro, Planning Area D, is located east of Meridian Parkway and south of Alessandro Boulevard. The project proposes commercial buildings and associated parking. The project's surrounding infrastructure is built, including street, utilities and drainage. Therefore, the project has no offisite tributary drainage. Storm drain lines from the regional basin are existing and currently drain the site through a temporary debris basin and reinforced concrete pipe. The project proposes to connect the proposed onsite drainage facilities to Line A, L and LL which then flow into the detention basin.

100-Year Sump Outlet:

131. Drainage facilities outletting sump conditions shall be designed to convey the tributary 100-year storm flows. Additional emergency escape shall also be provided.

PERP Drainage Patterns:

132. The property's street and lot grading shall be designed in a manner that perpetuates the existing drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

Prior to Grading Permit Issuance

Encroachment Permit Required:

133. An Encroachment Permit shall be obtained for any work within District right of way or work impacting District facilities. The Encroachment Permit application shall be processed and approved concurrently with the improvement plans.

Submit Plans:

134. A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations (drainage report) shall be submitted to the District as reference material for the review and approval of the drainage report and storm drain plans. The plans must receive District approval prior to the issuance of grading permits. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed flood control deposit based fee worksheet and the appropriate plan check fee deposit.

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

In a letter dated May 9, 2017 the Metropolitan Water District of Southern California provided the following conditions as it relates to the Meridian Specific Plan Development – Preliminary Grading for the MS Alessandro- Development D project:

135. The locations of Metropolitan's 97-inch-inside-diameter welded steel Perris Valley pipeline, blowoff structure and permanent easement right-of-way, as shown of Sheet 2 of 6 of your preliminary grading plans, are generally in agreement with our records.

136. The location for the proposed bio-retention area within Metropolitan's permanent easement right-of-way with a minimum 25-foot clearance from the edge of our pipeline, as shown on Sheet 2 of 6 of your preliminary grading plans, is generally acceptable provided additional easement is granted to Metropolitan by the property owner for the operation and maintenance of our pipeline. The area of the easement requested is marked by a cross-hatch pattern on the attached Sheet 2 of 6 of your preliminary grading plans.

137. To accommodate the proposed bio-retention area, the existing basin over our pipeline must be re-graded such that there is no pooling of water in this area and that the detailed grading plans, when available for Metropolitan's review and approval.

138. The proposed 18-inch storm drain line extension crossing over our pipeline, as shown on Sheet 2 of 6 of the preliminary grading plans, is generally acceptable to Metropolitan, provided the storm drain line has secondary containment consisting of HDPE pipe with fusion-welded joints or continuous welded steel sleeve with cathodic protection (unless coated with non-conducive material). The sleeve must be extended a minimum of 10 feet beyond the edges of our pipeline and the bottom of the casing for the storm drain line. An acceptable altenrative method of containment would be wrapping an impermeable liner around the storm drain line folding up at the top with a 6-inch overlap. Metropolitan has approved the use of a PPL-24 liner by BTL Incl. or similar in past.

139. The grading and drainage flow lines along the southwesterly edge of our right-of-way, as shown on Sheet 2 of 6 of the preliminary grading plans, indicated that the runoff from the

parking lot will flow northwesterly away from the proposed bio-retention area. Proposed runoff from the parking lot should be conveyed to the proposed bio-retention area and across our right-of-way in a closed conduit or lined open channel.

140. The locations of the proposed Cercidium 'Desert Museum' trees and Chitalpa Tashkentensis trees within Metropolitan's current and future easements, as shown on your landscape plans, are not acceptable. At a minimum, we require these trees to be located such that no parts of the drip lines are within 15 feet from the centerline of the pipeline. In addition, we request the proposed Chitalpa Tashkentensis trees along the north end of the parking lot be located such that no parts of the drip lines encroach within 15 feet of our pipeline centerline.

141. Shallow-rooted, preferably drought tolerant shrubs within Metropolitan's right-of-way are generally acceptable provided we have at minimum 12-foot-wide, unobstructed access through our easement with a turnaround area around our manhole structure at our Station 114+00. Please submit plans and a list of the proposed landscaping within Metropolitan's easement, for our review and approval.

142. Please note that Metropolitan will not allow any stockpiling of materials or storage of equipment within our permanent easement right-of-way.

143. We request the stipulation be added to the plans or specifications to notify John Osornia of our Water System Operations Group, telephone (951) 710-5570, at least two working days prior to starting any work in the vicinity of our facilities.

144. We are returning prints of Sheets 1 and 2 of 6 of the preliminary grading plans and prints of the conceptual site and landscaping plans (2 sheets), stamped "Reviewed – Corrections Noted- Resubmittal Required."

145. As discussed during our meeting with the property owner's representatives at our office on February 21, 2017, in order for Metropolitan to approve the location of the proposed bio-retention area within our easement, additional easement must be granted to Metropolitan, on the north side of our pipeline, by the property owner for the operation and maintenances of our pipeline. This easement would have similar language to the current easement.

a) Our Geodetic and Mapping Team will prepare the exhibit and legal description for the proposed easement and subsequently Real Property Development and Management Unit will process the easement documentation once we have written concurrence that it will be granted.

WESTERN MUNICIPAL WATER DISTRICT

In a letter dated January 30, 2017 Western Municipal Water District provided the following conditions:

b) The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water and sewer service provider for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

c) The applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;

d) The applicant must agree to comply with the requirement of Western's Rules and Regulations Governing Water Service and Water Users and Regulations for Wastewater Discharge and Sanitary Sewer System Use, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:

   (i) Providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water usage while maintaining resiliency within Werstern's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;

   (ii) Providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed wastewater discharge, including the upsizing of pipelines and installation of sewer lift stations;

   (iii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by the applicant); and

   (iv) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

e) Depending on the size, occupancy, or water/recycled water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code Section 10910 et. seq., and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Upon receipt of a request by the lead planning agency to prepare a WSA based on the developed project demands, Western will initiate the process. A deposit from the project proponent will be required to cover expenses therewith.

f) 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.

g) Western's sanitary sewer use only and will be sufficient in capacity for this purpose. All discharge shall comply with Article 3 of Western's Regulations for Wastewater Discharge and Sanitary Sewer System Use.

UNITED STATES POSTAL SERVICE

h) 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.

STANDARD MARCH JPA OPERATION MITIGATION MEASURES

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

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

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

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

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

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

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

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA- Public Hearing
Agenda Item No. 10b

Meeting Date: June 28, 2017

Actions: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MS ALESSANDRO BUSINESS PARK PROJECT, A PROPOSED DEVELOPMENT AT THE SOUTHEAST CORNER OF ALESSANDRO BOULEVARD AND MERIDIAN PARKWAY: 1) ADOPT RESOLUTION # JPA 17-18 APPROVING PLOT PLAN PP 17-02 FOR 13 SPECULATIVE BUILDINGS WITH A COMBINED TOTAL OF 157,513 SQUARE FEET OF DEVELOPMENT ON 10.69-ACRES, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE CONDITIONAL USE PERMIT CUP 17-01, CUP 17-02 AND CUP 17-03 TO ALLOW BUILDINGS 6, 7 AND 8 TO OPERATE AS BUSINESS ENTERPRISE USES WITHIN THE MIXED-USE ZONING DISTRICT; APPROVE VARIANCE V 17-01 TO ALLOW BUILDING 2 AND BUILDING 10 TO ENCROACH INTO THE REAR YARD SETBACK AND VARIANCE V 17-02 TO ALLOW BUILDINGS 1, 2, 3 AND 5 TO HAVE A LOT SIZE LESS THAN THE MINIMUM REQUIREMENT OF 30,000 SQUARE FEET PER THE MERIDIAN SPECIFIC PLAN; APPROVE TENTATIVE PARCEL MAP 37313 CREATING 11 FEE TITLE LOTS; 2) ADOPT RESOLUTION #JPA 17-19, APPROVING AN ADDENDUM TO THE MERIDIAN SPECIFIC PLAN (SP-5) FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SCH# 2009071069); AND 3) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA'S LOCAL CEQA GUIDELINES**

Actions: 1) Adopt Resolution #JPA 17-18, to approve Plot Plan (PP 17-02) for 13 speculative buildings with a combined total of 157,513 square feet on 10.69-acres, subject to Conditions of Approval; Approve Conditional Use Permit CUP 17-01, CUP 17-02, and CUP 17-03 to allow Buildings 6, 7, and 8 to operate as Business Enterprise uses in the Mixed-Use zoning district; Approve Variance V 17-01 to allow Building 2 and Building 10 to encroach into the rear yard setback and Variance V 17-02 to allow Building 1, 2, 3, and 5 to have a lot size less than the minimum requirement of 30,000 square feet within the Meridian Specific Plan (SP-5); and Approve Tentative Parcel Map 37313 to create 11 fee title lots; and

2) Adopt Resolution #JPA 17-19 for an Addendum to the Meridian Specific Plan (SP-5) Final Subsequent Environmental Impact Report (SCH # 2009071069); and

3) Direct Staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Local CEQA Guidelines.

Applicant: MS Alessandro LLC c/o Silagi Development

Background:

On March 20, 2017 the Applicant submitted the following applications:

Plot Plan (PP 17-02): The proposed project is thirteen speculative buildings on 10.69-acres in the Meridian North Campus Specific Plan Amendment (SP-5). Specifically, the project is proposed on Unit 2- Lot 1, 2, & 3 and Unit 2- Lot 9 & 10 within the Mixed-Use, Business Park and Commercial zoning designations.

Conditional Use Permits CUP 17-01, CUP 17-02, and CUP 17-03: Separate conditional use permits are requested for the purposes of allowing Building 6, Building 7 and Building 8 which are located within the Mixed Use zone to accommodate *business enterprise* uses (warehouse use under 50,000 s/f). Due to the low employment nature of a *business enterprise* use, this tenant option assists in lowering the overall employment density of the project, to the benefit of the Airport Compatibility Plan requirements for a maximum average intensity of 50 persons/acre and highest single acre density of 100 persons/acre. If approved, this request would provide an option for tenants, but does not restrict these tenant spaces to Business Enterprise uses only.

Tentative Parcel Map 37313: Tentative Parcel Map 37313 is a request for the approval of Tentative Parcel Map 37313, a proposal to subdivide Unit 2, Lot 1, 2, & 3 into 11 individual parcels pursuant to the Subdivision Map Act.

Variance V 17-01 and V 17-02: Variance V 17-01 is requested to allow Building 2 and Building 10 to encroach into the rear yard setback of 25 feet required of developments located in the Business Park zoning districts as per the Meridian North Campus Specific Plan (SP-5). Variance 17-02 is requested to allow Building 1, 2, 3 and 5 to have lot sizes ranging from 18,377 square feet (sf) to 22,302 sf, which is less than the minimum lot size requirement of 30,000 sf as per the Meridian North Campus Specific Plan Amendment (SP-5).

Development Overview:

The Applicant is proposing the development of thirteen (13) speculative buildings on 10.69-acres in the northeastern portion of the Meridian Specific Plan (SP-5). Specifically, the project is proposed to be located on Unit 2- Lots 1, 2 & 3 and Unit 2-Lots 9 & 10 of Final Map 30857. The Applicant wishes to further subdivide Unit 2- Lots 1, 2 & 3 into eleven (11) individual parcels pursuant to the Subdivision Map Act. Buildings 1 through 13 range from 5,458 square feet (sf) to 21,907 sf with no second story or mezzanine proposed. Buildings 1 through 11 provide a mix of dock high doors and at-grade doors to facilitate business enterprise, business park, manufacturing, research and development, warehouse showroom and other low intensity uses. Buildings 12 through 13 are small buildings of 6,639 and 7,641 sf designed for office uses (without truck doors), adjacent to the Metrolink passenger rail station. Due to the zoning designation of the northernmost lot (Mixed Use), conditional use permits are requested to allow Buildings 6, Building 7 and Building 8, to operate as a Business Enterprise (small warehouses) in the Mixed-Use zoning district. The project site will be constructed in a single phase with all ancillary landscape and parking to be constructed during the initial phase.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
North	Not a Part	Alessandro Boulevard/ City of Riverside property
West	Meridian West Campus- Lower Plateau/ Industrial	Vacant, undisturbed property
South	March Business Center (SP-1)/ Business Park	Existing UC Intellicenter
East	March Business Center (SP-1)/ TM Lot 67 and Lot 68	Drainage Facility; BNSF Rail lines and the I-215 Freeway

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area	N/A	13 buildings with a combined total of 157,513 SF.
Gross Site Area	30,000 square feet (minimum)	13 buildings with a combined total gross site area of 465,593 SF.
Number of Buildings (range in size)	N/A	**13 buildings** Building 1: 9,420 SF Building 2: 7,862 SF Building 3: 9,621 SF Building 4: 13,311 SF Building 5: 5,458 SF Building 6: 14,631 SF Building 7: 14,807 SF Building 8: 21,138 SF

		Building 9: 11,787 SF Building 10: 21,907 SF Building 11: 13,291 SF Building 12: 7,641 SF Building 13: 6,639 SF
Floor Area Ratio (Maximum)	45%	33.8%
Setbacks	**Mixed Use**: Front Yard - 20 ft. Street Side Yard - 15 ft. Interior Side Yard- 0 ft. Rear Yard -10 ft. **Business Park:** Front Yard - 20 ft. Interior Side Yard- 0 ft. Rear Yard- 25 ft. **Commercial:** Front Yard - 25 ft. Street Side Yard- 15 ft. Rear Yard - 10 ft.	**Mixed Use - Buildings 6, 7 and 8:** Front Yard- 24 -37 ft. Street Side Yard- 110 ft. Interior Side Yard- 70 ft. Rear Yard- 10 ft. **Business Park - Buildings 1, 2, 3, 4, 5, 9, 10, 11:** Front Yard- 25-26.3 ft. Interior Side Yard- 70 ft. Rear Yard- 10 ft. **Commercial - Buildings 12 and 13** Front Yard- 25 ft. Street Side Yard- 25 -30 ft. Rear Yard- 85 ft.
Landscape Required (Minimum)	10%	28.5%
Building Height (Maximum)	35'/ 2 stories	32 feet
Parking	228 stalls	282 stalls

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:

The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400-acres of the former March Air Reserve Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The General Plan Land Use Map designates the project property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02. The following policies are consistent with the objectives of developing Mixed Use, Business Park and Commercial Land Uses within the March Business Center (Meridian) Development:

General Plan Land Use Policy 1a: Set forth a mix of land uses which implement the March JPA General Plan, offer a variety of employment opportunities, and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

General Plan Land Use Policy 1b: Develop and maintain a system of land use designations and zoning districts which will provide locations for commercial, Business Park, manufacturing, corporate offices, mixed-use, aviation, medical uses, public, and open space uses, which facilitates compatible land uses.

General Plan Land Use Policy 1f: Use specific and/or master plan processes for the coordinated development of large properties to ensure cohesive, comprehensive development.

General Plan Land Use Policy 1g: Provide for a variety of job-generating land uses, including professional office, research and development, mixed-use, heavy manufacturing, light manufacturing, warehousing and distribution, and transportation-related uses.

General Plan Land Use Policy 1j. The location of commercial, Business Park and industrial uses shall be oriented towards regional service/market areas to promote utilization of regional transportation facilities such as the regional freeway system, rail service, and commuter heavy rail as well as development-supporting infrastructure.

General Plan Land Use Policy 6k: Provide a scenic corridor along Van Buren Boulevard and Alessandro Boulevard. Assure an enhanced gateway treatment on the north side of Van Buren across from Riverside National Cemetery that complements the Cemetery entrance.

General Plan Land Use Policy 8a: Development within the Business Park designation shall provide attractive and distinctive architectural design, innovative site planning, and landscaping.

General Plan Land Use Policy 9b: A Specific Plan should encourage a mix of office, light industrial, commercial, medical and recreational/open space uses in an integrated plan that provides a variety of building sizes and types.

The Meridian Specific Plan (SP-5) also identifies these lots as Mixed Use, Business Park and Commercial use. Mixed Uses included a variety of complimentary land uses; including commercial, Business Park, office, medical, educational and vocational, research and development services, and light and custom manufacturing. For Business Park, uses include administrative, financial, governmental, and community support service; research and development centers; light manufacturing; vocational education and training facilities; business and trade schools; and emergency services. Lastly, Commercial uses include retail establishments (shopping centers), administrative, financial, service and government offices. These uses are generally served by arterial roadways and may also be served by public transit.

Conformance with the Meridian Specific Plan (SP-5):

The March Business Center Specific Plan (SP-1) was amended on July 21, 2010 to revise the framework of development within a 257.7- acre portion of the original Specific Plan's North Campus. The Specific Plan Amendment (SP-5, aka "Meridian") maintained the original Specific Plan land use designations that included Business Park, Industrial, Commercial, Office, Mixed Use, and Park/Recreation and Open Space, but made minor modifications to increase the land area available for Mixed Use and Commercial development. Under the Meridian Specific Plan, the subject 10.69-acre site retained a portion of the Business Park zoning that existed in the prior March Business Center Specific Plan, however the Amendment

expanded the uses of the 10.69-acre site to include Mixed Use and Commercial zoning districts.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze the changes under the Specific Plan Amendment (SP-5), and incorporated a land use and traffic budget system that would assure compatibility between proposed projects and the future buildout scenario analyzed within the SEIR. As such, individual development applications are reviewed for consistency against the analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to the analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

The project is constructed as a Business Park development with numerous opportunities for business enterprise (warehouse), manufacturing, assembly, research and development, office and commercial uses on a 10.69-acres in the Meridian Specific Plan Amendment (SP-5). While the project is designed to accommodate these uses, the parcel itself was not previously analyzed to accommodate truck traffic that would be generated by such uses. As such a traffic assessment was completed by Kimley-Horn and Associates on April 19, 2017 to review the Project's consistency with the trips that were analyzed for Unit 2, Lots 1, 2 & 3 and Unit 2, Lots 9 & 10.

Traffic associated with the Specific Plan Amendment is managed by using a system of Planning Areas and Planning Regions. Each Planning Area is allocated a traffic generation "budget" based on land uses. As determined and analyzed under the SEIR, the Meridian Specific Plan Amendment (SP-5) accounted for a total combined external traffic budget of 45,419 daily passenger trips and 3,890 daily truck trips within the Specific Plan Amendment Area as illustrated on Appendix C of the Specific Plan. The Project site is located in Planning Area 1 and Planning Region A, and accounted for 8,429 total average daily trips (ADT) and 7,333 external ADT within the Specific Plan Amendment Area. Trip calculations within Planning Area 1 did not include truck trips; as such, truck trips were not previously anticipated for the Project site.

Due to the Project design, the traffic analysis for this project assumes a mix of truck and passenger vehicles appropriate for the Mixed Use/Business Park development. The analysis used the following conversion rates that would replace what was anticipated as excess passenger vehicle traffic, with what would now likely be truck traffic to the project site:

1. Two and three axle trucks equate to 2.0 cars; and
2. Four-plus axle trucks equate to 3.0 passenger cars.

Using the highest Passenger Car Equivalent (PCE) scenario, the Project would generate 317 external passenger car ADT and 1,529 PCE in trucks trips, for a total daily trip generation of 1,846 PCE's. This high-end estimate of Project traffic related impacts would utilize less than 30% of the external trips allowed for Planning Area 1. As a result, the project would not result in an increase of off-site impacts and is therefore consistent with the previously certified SEIR for Planning Region A. Based on the aforementioned assessment of consistency, and the attached Initial Study, the proposed Project complies with the requirement of the Specific Plan Amendment, as listed below:

Land Use per Fontana Truck Trip Generation Study		Passenger Cars	2-axle trucks	3-axle trucks	4 or more-axle trucks
General Light Industrial	% of total trips	78.6%	8.0%	3.9%	9.5%
	% of truck trips		32.7%	17.9%	49.4%

Number of Axles	Passenger Car Equivalent
2	2.0
3	2.0
4 or more	3.0

The number of trucks for the proposed Unit 2-Lot 1 Business Enterprise use was estimated and converted to a PCE based on the above information. The 13% internal capture was applied to the passenger cars estimated for the site only. The truck trips converted to PCE would not result in internal capture. The resulting trip generation is summarized below:

	External ADT	Truck Trips
Existing Remaining Planning Area Allowance	7,333	0
50,576 SF of Business Enterprise **92,657 SF of Business Park** **14,280 SF of General Office Building**	1,845 (1,529 external passenger cars + 317 truck PCEs)	127 Converted to 317 PCE (all external)
Remaining Planning Area Allowance After Project	5,487	0

The proposed development is found to be consistent with the traffic planning documents and mitigation measures identified in the Meridian SPA SEIR.

The project conforms to the required development standards from the March Business Center (Meridian) development, inclusive of site landscaping, FAR and parking requirements. The development of the site into numerous small tenant spaces is consistent with the permitted uses allowed in the Mixed-Use, Business Park, and Commercial zoning districts.

Conformance with the March Business Center Design Guidelines:

The March Business Center Design Guidelines establishes the design requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute a criteria for site planning, architecture, landscaping, lighting and project signage. The following summarizes the consistency with the aforementioned criteria:

Site Planning: The proposed project meets all minimum development standards with the exception of those pursued through Variance V 17-01 and Variance V 17-02. Specifically, the proposed building height, floor area ratio and landscape requirements are compliant with the Meridian North Campus Specific Plan (SP-5). Employee parking, carpool, bicycle and ADA parking spaces provided on the proposed site plan (Sheet A1.1) meet the minimum parking standards required of Mixed-Use, Business Park, and Commercial uses. FAA Part 77 calculations were submitted to the Federal Aviation Administration (FAA) pursuant to 49 U.S.C. Section 44718 and Title 14 of the Code of Federal Regulations (Part 77), and on June 14, 2017 the FAA issued a Determination of No Hazard To Air Navigation acknowledging that the proposed structures "Does not exceed obstruction standards and would not be a hazard to air navigation." Any modifications as it relates to an increase in the building structure height must be submitted to the FAA under a 7460-2, Part 2 review process.

A Preliminary Water Quality Management Plan has been submitted and approved for the site. A Final Water Quality Management Plan will be signed and notarized upon the completion of site construction and prior to Certificate of Occupancy. A conceptual drainage study has been completed for the site and has been reviewed by March JPA's Engineering Department, NPDES consultant – CGRME and also Riverside County Flood Control and Water Conservation District.

Architecture/Color Palette:
The proposed thirteen (13) speculative buildings will be constructed with concrete tilt-up walls consisting of an earth tone exterior color palette with prominent field and base colors. Accent colors will be integrated to add further interest to the design of each building. All roof mounted equipment will be screened by the height of the parapet. Variation in parapet height combined with the contrasting field, base, and accent colors emphasize the building's architectural elements. All proposed glazing is provided to enhance building frontage and is not to exceed a reflectance rate of 25%. Additional architectural details include a tinted metal canopy suspended over each building entrance. The Project architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Landscaping:
All landscaping is required to be consistent with the March Business Center Design Guidelines, Section 6.0 Landscaping. All proposed on-site landscaping is drought tolerant to promote water conservation. Additionally, Metropolitan Water District has specific landscape requirements for all MWD easement areas. Coordination between the landscape architect and MWD has been managed to ensure that the proposed landscape plans meet the requirements of MWD. MWD has provided specific conditions of approval in order for the project to meet their requirements.

Site Signage:
All signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. To date, the future Uniform Sign Package has not been submitted but is required to be approved by March JPA planning staff prior to construction of any on-site signage, consistent with the Design Guidelines.

Exterior Lighting:
Given the proximity to the airport, the March Business Center Design Guidelines provide specific requirements for all on-site lighting to be fully shielded fixtures (no light emitted above horizon), high pressure or low-pressure sodium lighting, maximum 750 watts, maximum

fixture height of 25' above finished grade, and maximum lighting of 0.5 candle/foot² at the property line. This information is noted in the site plan notes and identified on Page A0.1 of Project plans. Accordingly, all exterior lighting must comply with the exterior lighting requirements of the March Business Center Design Guidelines during the time of construction plan submittal.

Conformance with the MARB/Inland Port Airport Land Use Compatibility Plan/ Joint Land Use Study:

The Project site is located in the Riverside County Airport Land Use Commission (ALUC) Exception area as per the West March Disposition and Development Agreement (DDA). However, as of December 27, 2016, the DDA was not extended and therefore the ALUC Exception area no longer applies to these lots. As a result, guidance was provided by the Riverside County Airport Land Use Commission and March Air Reserve Base to determine the concentration of persons per single-acre on the Project site using the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. The following is a summary of the analysis completed by March JPA Planning staff:

The Compatibility between the airport and its surrounding environment is evaluated in terms of four aeronautical factors: noise, overflight, safety, and airspace protection. These factors are compiled and used to designate compatibility zones in the Joint Land Use Study (JLUS), which was adopted as a portion of the Meridian Specific Plan Amendment (SP-5). The proposed development is located in compatibility zone B1 with a portion of the site located in Accident Potential Zone II. The site area in APZ II is limited to landscape area and MWD easement, with no habitable structures within APZII. Compatibility zone B1 is considered the Inner Approach/Departure Zone with an average 50 people/acre and 100 people/in the most concentrated single-acre.

1) Average Land Use Intensity: The allowed average land use intensity is 50 persons/acre in Compatibility zone B1. In order to conservatively calculate the average intensity based on the occupancy limitations associated with use of every available parking space, the Vehicle Occupancy Method is used to determine the total average occupancy level in a multiple tenant development. Using the Vehicle Occupancy Method, the total number of parking spaces is multiplied by 1.5 passengers per vehicle and then divided by the total acreage in order to yield the total average building occupancy (total parking spaces X 1.5 / total acreage) or (282 parking spaces + 14 dock doors X 1.5 passengers per vehicle/10.69 acres) = 42 persons per acre. Therefore, the average site occupancy based on use of every available parking space and truck dock is 42 persons/acre, which is in compliance with the maximum intensity of 50 persons/acre.

2) Single-Acre Land Use Intensity: Airport Compatibility Zone B1 limits maximum single-acre occupancy to 100 persons an acre. Based on the submitted site plan, intensity calculations were completed examining the occupancy levels based on the number of persons/square foot as per the California Building Code. Single-Acre Land Use Intensity: Airport Compatibility Zone B1 limits maximum single acre occupancy to 100 people/ in the most concentrated single acre. Based on the submitted site plan, five scenarios were considered to run the intensity calculations – highest concentration of warehouse showroom in Building 7, highest concentration of warehouse in Building 6, highest concentration of warehouse showroom in Building 8, highest concentration

of warehouse showroom in Building 5 and highest concentration of warehouse showroom in Building 3. The following is a summary of the results:

California Building Code Method	
Scenario	**Total (Threshold = ≤100 Person/Acre)**
Highest concentration of warehouse showroom in Building 7*	100 Persons/Acre
Highest concentration of warehouse in Building 6*	92 Persons/Acre
Highest concentration of warehouse showroom in Building 8*	100 Persons/Acre
Highest concentration of warehouse showroom in Building 5*	52 Persons/Acre
Highest concentration of warehouse showroom in Building 3*	85 Persons/Acre

*** Warehouse/Showroom was calculated as the worst case scenario. Office and manufacturing use intensities are similar to warehouse/showroom but are slightly lower intensity. Any deviations from what was analyzed in the site plan will require additional review to determine compliance with the March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. This requirement has been made as a Condition of Approval for the Project and will be incorporated into the recorded subdivision CC&Rs.**

Through use of either the single-acre intensity calculation or the average-acre intensity calculation (vehicle occupancy method), the intensity of persons per acre is in full compliance with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Conformance with the Development Code Findings for a Variance 17-01 and Variance 17-02:

Local governing bodies make quasi-judicial decisions when reviewing variance applications from approved development regulations for height, setback and bulk standards. This type of quasi-judicial review for variances involves the analysis of strict findings found in March JPA Development Code Section 9.02.100 B. The purpose of granting a variance is to provide for equity in use of property, and to prevent unnecessary hardships that might result from a strict or literal interpretation and enforcement of certain regulations prescribed by the March JPA Development Code.

The Applicant is requesting approval of two variances. Variance 17-01 is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. These buildings are proposed in the Business Park zone where the rear yard setback requirement is 25 feet. The second Variance, Variance 17-02 is to allow for Tentative Parcel Map 37313, TPM 17-01 to create four parcels, Building's 1, 2, 3 and 5, ranging from 18,377 square feet to 24,795 square feet; which is less than the minimum lot size requirement of 30,000 square feet.

While the Project site is somewhat rectangular in shape, development options are somewhat restricted due to the presence of several easements across the site – a 100 foot Metropolitan Water District easement, a 30 foot wide Questar fuel easement, a 30 foot wide Riverside County Flood Control storm drain easement, and an existing Western Municipal Water District pump station occupying a ± 10,000 square foot parcel within the project site frontage along Meridian Parkway.

Due to the aforementioned easement constraints, the size, shape, and location of the buildings are limited to the remaining buildable area beyond the existing easements. These areas are not only restricted in size, they are unusual in shape. As a result Building 2 and Building 10 are

proposed to be located within the 25 foot rear yard setback requirement. Also, similar in that the building sizes and locations are affected, the parcel configuration and sizes are also restricted. As a result, the parcels to accommodate Building's 1, 2, 3, and 5 are below the 30,000 square foot minimum. Strict compliance with the lot area standards would require consolidating and/or reconfiguring the parcels to achieve the minimum area. Consequently, buildings would need to be eliminated and/or reconfigured to fit the parcels. In order to grant Variance 17-01 and Variance 17-02, the following required findings, as outlined in Section 9.02.100 D of the March JPA Development Code, must be made:

1. The 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 because the subject property is rectangular in shape and development options are severely restricted due to the presence of various existing easements within the property; such easements include: a 30 foot wide Questar fuel line easement bisects the property, a 100 foot wide Metropolitan Water District easement, and a 30 foot wide Riverside County Flood Control District storm drain easement, therefore limiting the size shape and location of the buildings on the property. These property constraints result in the need for two variances, the first (V 17-01) is a request to allow Building 2 and Building 10 to encroach into the rear yard setback. The second variance (V 17-02) is a request to allow Buildings 1, 2, 3 & 5 to range in lot size at 18,377 to 22,302 square feet, which is less than the 30,000 square feet in size per the Meridian Specific Plan Amendment (SP-5) in order to accommodate Buildings 1, 2, 3 &5 which range in lot size from 18,377 to 22,302 square feet; and

2. 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 because the property is encumbered by several easements, a 30 foot wide Questar fuel line easement, 100 foot wide Metropolitan Water District easement, a 30 foot wide Riverside County Flood Control District storm drain easement, and also by an existing Western Municipal Water District pump station that is situated on a separate 10,000 ± square foot parcel within the subject property frontage along Meridian Parkway; and

3. The 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 because the surrounding property owners and other properties with the same zoning classification are not equally impacted by the constraints of the existing easements as the subject property; and

4. The granting of the Variance's will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification because the Project site is constrained by several easements particular to the property and are unrelated to nearby property owners and properties located in similar zoning classifications. The Floor Area Ratio (FAR) is determined at 0.33, which is less than the required 0.35 FAR for Mixed Use Districts, 0.45 FAR for Business Park Districts and 0.35 FAR for Commercial District. Also, the site includes 28.5% of landscape area compared to the site landscaping requirement of 20% for Mixed Use Districts, 10% for Business Park Districts and 20% for Commercial Districts.

5. The granting of the Variance's will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity because the site meets all other Development Regulation requirements as a part of the Meridian Specific Plan Amendment (SP-5), however due to the constraints of the property in relation to the easements, Building 2 and Building 10 encroach into the rear yard setback; and also, the proposed parcel configurations and sizes are similarly restricted. As a result, Building's 1, 2, 3 and 5 are below the required lot size of 30,000 square feet and range from 18,377 to 22,302 square feet; and

6. The granting of Variance's is consistent with the objectives and policies of the March JPA General Plan and the intent of the March JPA Development Code because the requested Variances are compatible with existing and anticipated future development in the vicinity of the Project site, within the Meridian Specific Plan Amendment (SP-5) area and the community. Furthermore, the requested Variances are intended to improve the configuration of the proposed Building's without loss of additional square footage and to avoid awkward building orientation.

CEQA Analysis:

Master EIR

The potential environmental effects of the re-development of the excessed land from the former March Air Force Base (4,400-acres) described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7-acre portion (inclusive of this site) of the March Business Center Specific Plan, was certified by the March Joint Powers Commission on July 21, 2010. The SEIR analyzed the reconfiguration of Unit 2, lots 3, 9 and 10 and Unit 1, lot 19 to reflect revised land uses and/or revised lot dimensions near the Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a temporary sewer lift facility near Unit 4, lot 3; incorporate Clear Zone (CZ) and Accident Potential Zones (APZs) (i.e., March JPA Resolution #JPA 08-01); reconfigure lots west of Meridian Parkway and south of Opportunity Way to include a revised detention basin and incorporate the former Arnold Heights School site into the March Business Center Specific Plan North Campus; create Lot 16 through the consolidation of 14 smaller lots east of Meridian Parkway and south and west of Opportunity Way, and removal of the eastern portion of Street F; develop a new east/west private street along the south side of new lot 16; modify Unit 6, lots 1a and 1b to reflect the planned location of a Riverside County Fire Station; remove cul-de-sacs serving office lots located along the north side of Van Buren Boulevard and relocate access via Street

F; construct three rail spurs to accommodate freight rail service to Unit 1, Lots 5 and 6; and modify the long and shallow lot running along the eastern side of Meridian Parkway to incorporate it into an adjacent Defense Reutilization and Marketing Office (DRMO) parcel.

The Subsequent EIR found that no significant or cumulative impacts would occur to Aesthetic, Agricultural and Forest, Mineral, Population and Housing and Recreational Resources. Accordingly, these resources were scoped out of the EIR and not addressed in detail. Environmental Impacts that were mitigated to a level of less than significance included Land Use, Transportation/Traffic (Threshold IV.B-2 through B-6), Air Quality (Thresholds IV.C-1 and C-4), Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Geology and Soils, Hydrology and Water Quality, Utilities and Service Systems, Noise and Vibration, Public Services, Global Warming/Climate Change. Environmental Impacts that required a Statement of Overriding Considerations included Air Quality (Threshold IV.C-2), and Transportation/Traffic (Threshold IV.B-1).

Addendum to the Certified SEIR

In accordance with section 15183(a) of the CEQA Guidelines, "CEQA mandates that Projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are Project-specific effects which are peculiar to the Project or its site. This streamlines the review of such Projects and reduces the need to prepare repetitive environmental documents".

In accordance with the CEQA guidelines, the attached SEIR Addendum for the proposed Project tiers off the previous environmental analysis from the Master EIR and Subsequent EIR, and finds that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated in the Meridian SP-5 SEIR. The Supplemental Environmental Checklist presented in this document provides an analysis of the proposed Project in comparison to what was analyzed in the SEIR. The anticipated environmental impacts of the proposed Project are consistent with the previous analysis. In addition, the proposed Project would not result in additional impacts and would not require additional mitigation measures.

California Environmental Quality Act (CEQA) Compliance:

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

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

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

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

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

Conclusion:

1) Staff concludes that the proposed project consisting of Plot Plan 17-02, Tentative Parcel Map 37313 17-01, Conditional Use Permit 17-01, Conditional Use Permit 17-02, Conditional Use Permit 17-03, Variance 17-01 and Variance 17-02 meet all the requirements of the Meridian North Campus Specific Plan Amendment (SP-5) and the March Business Center Design Guidelines. At this time, staff recommends the adoption of Resolution #JPA 17-18 approving the proposed project;

2) Staff concludes that the Addendum to the Certified Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) provides a detailed analysis under CEQA, and appropriately identifies that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant and unavoidable impacts evaluated in the Meridian SP-5 SEIR and recommends the adoption of Resolution #JPA 17-19; and

3) Staff recommends that a Notice of Determination be filed with the Riverside County Clerk's Office in accordance with the March Joint Powers Authority Local CEQA Guidelines.

Attachments:

1) Resolution #JPA 17-18 approving Plot Plan (PP 17-02), subject to Conditions of Approval; approving Conditional Use Permit (CUP 17-01, CUP 17-02, and CUP 17-03); approving Variance V 17-01 and Variance V 17-02; and approving Tentative Parcel Map 37313 (TPM 17-01);

   Exhibit A: Project Entitlements
   1) General Plan Land Use map
   2) Meridian (SP-5) zoning map
   3) Applicant's narrative
   4) Applicant's variance description
   5) Reduced Colored Site Plan
   6) Reduced Architectural Drawings
   7) Reduced Colored Building Elevations
   8) Reduced Landscape Plans
   9) Reduced Preliminary Grading and Drainage Plans
   10) Reduced Tentative Parcel Map 37313
   11) Traffic Consistency Memo dated April 19, 2017
   12) FAA – Determination of No Hazard to Air Navigation letters dated June 14, 2017
   13) March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan Compatibility Calculations
   14) WMWD Will Serve Letter dated January 30, 2017
   15) Willdan Building and Safety Conditions of Approval dated January 30, 2017
   16) Trilake Consultants Conditions of Approval dated June 9, 2017
   17) Riverside County Fire Department Planning Conditions dated May 5, 2017
   18) Preliminary Water Quality Management Plan approval letter dated June 7, 2017
   19) Riverside County Flood Control Conditions of Approval dated April 18, 2017
   20) Metropolitan Water District letter dated May 9, 2017

21) Riverside County Transportation and Land Management Agency letter dated May 25, 2017
22) VRPA Transportation Consultants letter dated May 1, 2017
23) Riverside Transit Agency letter dated April 19, 2017

Exhibit B: Conditions of Approval

2) Resolution #JPA 17-19 approving the Addendum to the Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH #2009071069);

Exhibit A: Addendum

Exhibit B: Initial Study

Exhibit C: Initial Study Technical Studies available at the office of the March JPA (available in separate electronic copy)

3) Notice of Determination.
4) Meridian Subsequent EIR (SCH# 2009071069) available at the office of March JPA (available in separate electronic copy).

RESOLUTION #JPA 14-19

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE HEACOCK CHANNEL IMPROVEMENTS PROJECT (SCH #2013111019); ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVING THE PROJECT

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

WHEREAS, on September 15, 1999, the March Joint Powers Commission ("the Commission"), March JPA's decision-making body, approved a Resolution adopting a base reuse General Plan for approximately 4,400 acres of land at the March Air Reserve Base ("March ARB") in the northwest portion of Riverside County, California and certified the final Master Environmental Impact Report ("Master EIR") for same; and

WHEREAS, in March 2013, March JPA, the City of Moreno Valley, and Riverside County Flood Control and Water Conservation District ("RCFCWCD") entered into a Cooperative Agreement to provide for their collaboration on a permanent solution to flooding issues resulting from the existing conditions of Heacock Channel, an undersized earthen channel adjacent to and including properties belonging to the March ARB, March JPA, and the City of Moreno Valley; and

WHEREAS, the Commission is now considering the proposed Heacock Channel Improvements Project ("Proposed Project" or "Project"), which includes construction of a reinforced concrete channel designed to contain the 100-year flood, as well as the construction of a roadway lane, appurtenant fencing and screening, and maintenance roadways; and

WHEREAS, pursuant to section 21067 of the California Environmental Quality Act ("CEQA," Pub. Res. Code, § 21000 et seq.), section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), March JPA, the City of Moreno Valley and RCFCWCD each have a reasonable claim to serve as lead agency for the Proposed Project; and

WHEREAS, pursuant to the March 2013 Cooperative Agreement between March JPA, the City of Moreno Valley, and RCFCWCD and pursuant to State CEQA Guidelines section 15051(d), March JPA was designated to serve as the lead agency for the Proposed Project; and

WHEREAS, pursuant to State CEQA Guidelines section 15063, March JPA prepared an Initial Study for the Project in order to determine if implementation of the Project may have a significant effect on the environment, and based on the information presented in the Initial Study, March JPA concluded that an environmental impact report ("EIR") should be prepared; and

WHEREAS, March JPA circulated a Notice of Preparation ("NOP") on the Draft EIR on or about November 6, 2013, for a period of 30 days pursuant to and as required by State CEQA Guidelines sections 15082(a) and 15375; and

WHEREAS, March JPA solicited comments from potential responsible and trustee agencies and members of the public; and

WHEREAS, March JPA then prepared a Draft EIR to analyze the potentially significant environmental impacts of the Proposed Project, and circulated the Draft EIR to local, state, and federal agencies, and to interested organizations and individuals for a 45-day public review and comment period beginning on September 4, 2014 and ending on October 20, 2014; and

WHEREAS, during the 45-day public review and comment period, March JPA received four comment letters from agencies, organizations, and individuals; and subsequent to the close of the public comment period no comment letters were received; and

WHEREAS, a Final EIR including all of the written comments received on the Proposed Project and the Draft EIR, as well as the March JPA's responses to those comments and minor amendments to the Draft EIR addressing said comments, was prepared (together, "the EIR"); and

WHEREAS, environmental impacts, including environmental impacts identified in the EIR as potentially significant but which the Commission finds can be substantially lessened through the imposition of feasible mitigation measures within **Exhibit A**, attached hereto and incorporated by reference herein; and

WHEREAS, the EIR found that no potentially significant and unavoidable impacts would occur as a result of the Proposed Project; and

WHEREAS, the Mitigation Monitoring and Reporting Program sets forth the mitigation measures to which the Commission binds itself in connection with this Project and is attached hereto as **Exhibit "B"**, incorporated by reference herein; and

WHEREAS, all the requirements of CEQA, the State CEQA Guidelines, and the Local CEQA Guidelines have been satisfied in the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Proposed Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Proposed Project sufficiently analyzes both the feasible mitigation measures necessary to avoid or substantially lessen the Project's potentially significant environmental impacts and a range of feasible alternatives capable of eliminating or reducing these effects in accordance with CEQA; and

WHEREAS, the Commission held a duly noticed public meeting on December 17, 2014 which allowed public testimony on the Proposed Project to the Commission; and

WHEREAS, prior to taking action, the Commission has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Draft EIR, the Final EIR, and all oral and written evidence presented to it during

all meetings and hearings; and

WHEREAS, all of the findings and conclusions made by the Commission pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

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

WHEREAS, the EIR reflects the independent judgment of the Commission, which finds that the EIR was prepared in compliance with CEQA; and

WHEREAS, no comments made in the public hearings conducted by the Commission and no additional information submitted to the Commission have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under State CEQA Guidelines section 15088.5; and

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

THE COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are incorporated into this Resolution by reference as findings of fact.

SECTION 2. The Commission finds that it has reviewed and considered the Draft EIR and Final EIR (including the comment letters, responses to comments, and errata) in evaluating the Project, that the Final EIR fully complies with CEQA, and that the Final EIR reflects the independent judgment of the Commission.

SECTION 3. The Commission adopts the CEQA Findings attached hereto as **Exhibit A** and certifies the Final EIR.

SECTION 4. Pursuant to Public Resources Code section 21081.6, the Commission adopts the Mitigation Monitoring and Reporting Program attached to this Resolution as **Exhibit B**. The Commission determines that – in the event of any inconsistencies between the mitigation measures as set forth in the Draft EIR or the CEQA Findings in **Exhibit A** and the Mitigation Monitoring and Reporting Program – the Mitigation Monitoring and Reporting Program shall control.

SECTION 5. Based on the entire record before the Commission, all written and oral evidence presented, the CEQA Findings, and the Mitigation Monitoring and Reporting Program, and all other evidence, the Commission approves the Heacock Channel Improvements Project.

SECTION 6. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the March Joint Powers Authority at 23555 Meyer Drive, Riverside, CA 92532. The custodian for these records is the Planning Director. This information is provided in compliance with Public Resources Code section 21081.6.

SECTION 7. March JPA staff shall cause a Notice of Determination to be filed and posted with the County of Riverside and the State Clearinghouse within five (5) working days of the March Joint Powers Commission's final Project approval.

ADOPTED AND APPROVED this December 17th, 2014.

State of California)
County of Riverside)

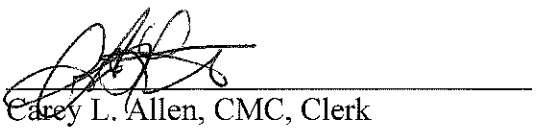
Marion Ashley, Chairman
March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Authority Commission, California, do hereby certify that the foregoing Resolution #JPA 14-19 was duly adopted by the Commission of the March Joint Powers Authority at the public hearing held on this 17th day of December, 2014, by the following vote of the Commission.

Ayes:	Busch, Gardner, Molina, Melendrez, Ashley
Noes:	None
Abstain:	None
Absent:	None

Date: December 17, 2014



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

EXHIBIT "A"
HEACOCK CHANNEL IMPROVEMENTS PROJECT
FINAL ENVIRONMENTAL IMPACT REPORT
(SCH # 2013111019)
CEQA FINDINGS OF FACT

1.0 FINDINGS CONCERNING IMPACTS FOUND NOT SIGNIFICANT DURING PREPARATION OF THE INITIAL STUDY OR AS PART OF THE EIR ANALYSIS

State CEQA Guidelines section 15091 does not require specific findings to address environmental effects that an Initial Study or Environmental Impact Report ("EIR") analyzes and identifies as "no impact" or a "less than significant" impact. Nevertheless, these findings fully account for all environmental categories, including environmental categories that were analyzed and determined to have either no impact or a less than significant impact on the environment. The March Joint Powers Commission ("the Commission") hereby finds that the Project would either have no impact or a less than significant impact without the implementation of mitigation in the following resource areas:

A. AESTHETICS

1. Threshold: Would the Project have a substantial adverse effect on a scenic vista?

   Finding: No impact. (Initial Study, p. 10.)

   Explanation: There are no designated scenic vistas in the Project area, and the Proposed Project will be subsurface. Therefore, no impacts are anticipated. (Initial Study, p. 10; Draft EIR, p. 4-1.)

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

   Finding: No impact. (Initial Study, p. 10.)

   Explanation: The Project is not located near any scenic resources, and therefore no impacts will occur to trees, major rock outcroppings, or historic buildings within a scenic highway. Additionally, the Project is a storm drain facility which is subsurface and therefore will not impede views. Therefore, no impacts are anticipated. (Initial Study, p. 10; Draft EIR, p. 4-1.)

3. Threshold: Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

   Finding: Less than significant, without mitigation. (Initial Study p. 10.)

   Explanation: The Project improves an existing undersized natural bottom channel bounded by vacant properties, a federal landfill, and other federal properties. After construction of the Project, the channel will remain subsurface. Therefore, the Project will not degrade existing visual character or change the quality of the site and its surroundings. Further, the Project will provide screened fencing along the length of the channel. (Initial Study, p. 10; Draft EIR, pp. 4-1, 4-2.)

4. Threshold: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

   Finding: Less than significant, without mitigation. (Initial Study p. 10.)

Explanation: The Project is a flood control facility which does not create new or additional light or glare, and this Project does not include installation of lights. Lighting related to construction would be temporary. Therefore, impacts are less than significant. (Initial Study, p. 10; Draft EIR, p. 4-2.)

B. AGRICULTURE AND FOREST RESOURCES

1. Threshold: Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance?

   Finding: No impact. (Initial Study, p. 11.)

   Explanation: The Project does not convert any land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impacts will occur. (Initial Study, p. 11; Draft EIR, p. 4-2.)

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

   Finding: No impact. (Initial Study, p. 12.)

   Explanation: The Project site is not under a Williamson Act contract and is not zoned for agricultural use. Therefore, no impacts will occur. (Initial Study, p. 12.)

3. Threshold: Would the Project conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

   Finding: No impact. (Initial Study, p. 12.)

   Explanation: The Project is not zoned for and does not contain forest land. Thus, the Project will not convert forest land to non-forest use and no impacts are anticipated. (Initial Study, p. 12.)

4. Threshold: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use?

   Finding: No impact. (Initial Study, p. 12.)

   Explanation: The Project site is not zoned for either agricultural or forest land, does not contain either of these uses, and is not adjacent to either of these uses. Thus the Project would not cause any changes that would result in the conversion of agricultural or forest use and no impacts are anticipated. (Initial Study, p. 12; Draft EIR, p. 4-2.)

C. AIR QUALITY

1. Threshold: Would the Project conflict with or obstruct implementation of the applicable air quality plan?

   Finding: No impact. (Initial Study, p. 12.)

   Explanation: Conformance with the Air Quality Management Plan ("AQMP") is determined by demonstrating compliance with local land use plans. The Project involves the construction of a master planned storm drain which is not growth inducing and does not propose a change in existing

land uses in any local land use plan. Therefore, the Project does not conflict with or obstruct implementation of the AQMP and no impacts are anticipated. (Initial Study, pp. 12-13.)

2. Threshold: Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Finding: Less than significant. (Draft EIR, p. 5.1-15.)

Explanation: Short-term emissions from construction of the Project includes fugitive dust and other particulate matter, in the form of exhaust emissions generated by construction-related vehicles and the personal vehicles of construction workers, and off-gassing from new asphalt. These emissions were evaluated for the total construction period of approximately three years and nine months. Default values for the analysis were designed to reflect a worst-case scenario. (Draft EIR, p. 5.1-10.) The Draft EIR included both a "Regional Significance Threshold" ("RST") analysis, and a "Local Significance Threshold" ("LST") analysis. The RST analysis considered construction emissions of VOC, NO_X, CO, SO_2, PM_{10} and $PM_{2.5}$ and determined that during no stage of construction did these emissions exceed the maximum thresholds set by the South Coast Air Quality Management District ("SCAQMD"). (Draft EIR, pp. 5.1-12, 5.1-13, Table 5.1-C.) Similar, the short-term LST analysis determined that peak daily emissions of NO_X, CO, PM_{10} and $PM_{2.5}$ would not exceed SCAQMD thresholds. (Draft EIR, p. 5.1-14, Table 5.1-D.) Therefore, short-term emissions were determined to not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Long term emissions from operation of the Project include emissions related to maintenance activities necessary to retain flood control capacity. This will consist of cleaning out drains, repairing access roads and fences, and on rare occasions construction related to repairing damage from storm events. (Draft EIR, p. 5.1-13.) However, these maintenance and repair activities would be similar to existing conditions for the Heacock Channel. Because the Project does not propose new long-term uses, the long-term RST and LST analyses determined there would be only a less than significant impact. (Draft EIR, pp. 5.1-13, 5.1-15.)

3. Threshold: Would the Project 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?

Finding: Less than significant. (Draft EIR, p. 5.1-16.)

Explanation: The Project is located within an area that is designated as non-attainment for NO_2 under state standards, and ozone, PM_{10} and $PM_{2.5}$ under both state and federal standards. However, the AQMP establishes a program that would lead the region, including the Project area, into compliance and attainment. Because the Project's emissions do not conflict with the City's general plan, the AQMP, or exceed regional thresholds, implementation of the Project would not contribute to long-term cumulative emissions of criteria pollutants for which the region is in nonattainment. (Draft EIR, p. 5.1-16.)

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

Finding: Less than significant. (Draft EIR, p. 5.1-16.)

Explanation: The closest sensitive receptors are residents adjacent to Heacock Street. Short term emissions generated by the Project during construction are less than significant on a local level, according to the Draft EIR's LST analysis. Long term emissions will be similar to existing

conditions. Therefore, the Project will result only in less than significant impacts related to sensitive receptors. (Draft EIR, p. 5.1-16.)

5. Threshold: Would the Project create objectionable odors affecting a substantial number of people?

Finding: Less than significant. (Initial Study, p. 13.)

Explanation: The Project may generate diesel exhaust during construction in the immediate vicinity of the Project's improvements. However, these odors will be short-term and will not result in permanent impacts to surrounding land uses or sensitive receptors. Therefore, this impact is considered less than significant. (Initial Study, p. 13.)

D. BIOLOGICAL RESOURCES

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

Finding: No impact. (Initial Study, p. 14.)

Explanation: The Project is not subject to any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, no impacts are anticipated. (Initial Study, p. 14.)

E. CULTURAL RESOURCES

1. Threshold: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to California Code of Regulations, section 15064.5?

Finding: Less than significant. (Draft EIR, p. 5.3-8.)

Explanation: No resources identified as being eligible for the National Register of Historic Places is located within the Project's "area of potential effects." Thus, the Project will not cause a substantial adverse change in the significance of a historical resource. (Draft EIR, p. 5.3-8; Final EIR, pp. 2-22, 2-23.)

2. Threshold: Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Finding: Less than significant. (Initial Study, pp. 15-16.)

Explanation: Due to the disturbed condition of the Project area, the discovery of human remains is unlikely. However, in the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the Project shall cease and the contractor shall notify the County Coroner immediately, pursuant to California Health and Safety Code section 7050.5 and California Resource Protection Code section 5097.98. Compliance with these regulations ensures that impacts will be less than significant. (Initial Study, pp. 15-16; Draft EIR, pp. 4-3, 4-4.)

F. GEOLOGY AND SOILS

1. Threshold: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Finding: No impact. (Initial Study, p. 16.)

Explanation: The Project is not within an Alquist Priolo zone and the Project does not propose habitable structures that would expose people to the risk associated with development within such a zone. Therefore, no impacts are anticipated. (Initial Study, p. 16.)

2. Threshold: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving strong seismic ground shaking?

Finding: Less than significant. (Initial Study, p. 16.)

Explanation: The Project site is located in a tectonically-active region and a number of active and potentially active fault zones exist within the area. However, the Project will not pose a substantial risk to people or structures because it will be designed to the appropriate seismic parameters and does not include any habitable structures. Therefore, impacts are considered less than significant. (Initial Study, p. 16.)

3. Threshold: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving seismic-related ground failure, including liquefaction?

Finding: Less than significant. (Initial Study, p. 17.)

Explanation: According to the Project's Geotechnical Investigation, liquefaction may occur during a major seismic event due to the presence of shallow perched groundwater beneath the site. However, the potential for liquefaction-induced damages is not significant since no habitable structures are proposed. Further, the soil underlying Heacock Street Bridge, which spans the Project, is relatively dense and is not indicative of soils with the potential for liquefaction. Therefore, impacts are considered less than significant. (Initial Study, p. 17.) Although impacts will be less than significant, in an abundance of caution, the following mitigation will ensure that Project construction plans are prepared consistent with the Project's geotechnical report recommendations:

- **Mitigation Measure GEO 1:** Construction plans shall incorporate all recommendations, performance standards and requirements established within the Project Geotechnical Reports that address exposure of people or structures to potentially substantial adverse effects of strong seismic ground shaking or seismic-related ground failure (including liquefaction and landslides). (Draft EIR, p. 1-13, 1-14.)

4. Threshold: Would the Project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving landslides?

Finding: Less than significant. (Initial Study, p. 17.)

Explanation: The Project site is relatively flat and sloped to the south. It is not located on a hillside, will be installed at or below ground level, and does not propose habitable structures. Therefore, impacts are considered less than significant. (Initial Study, p. 17.) Although impacts will be less than significant, in an abundance of caution, the following mitigation will ensure that Project construction plans are prepared consistent with the Project's geotechnical report recommendations:

- **Mitigation Measure GEO 1:** Construction plans shall incorporate all recommendations, performance standards and requirements established within the Project Geotechnical

Reports that address exposure of people or structures to potentially substantial adverse effects of strong seismic ground shaking or seismic-related ground failure (including liquefaction and landslides). (Draft EIR, p. 1-13, 1-14.)

5. Threshold: Would the Project result in substantial soil erosion or loss of topsoil?

Finding: Less than significant. (Initial Study, p. 17.)

Explanation: The Project has the potential to result in short-term loss of topsoil and soil erosion, due to construction-related runoff. However, this will be minimized by mandatory compliance with the City's Municipal Code regulations pertaining to grading, and the National Pollutant Discharge Elimination System ("NPDES") general construction permit. A storm water pollution prevention plan ("SWPPP") will be required to be prepared prior to construction activities, and will incorporate best management practices ("BMPs") that eliminate the loss of topsoil and substantial erosion. As such, impacts are considered less than significant. (Initial Study, p. 17.)

6. Threshold: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Finding: Less than significant. (Initial Study, p. 17.)

Explanation: There are no known or mapped geologic units on the Project site. Impacts relating to landslide, lateral spreading, subsidence, liquefaction or collapse are considered less than significant because no features related to these issues have been identified on the site. (Initial Study, p. 17.) Although impacts will be less than significant, in an abundance of caution, the following mitigation will ensure that Project construction plans are prepared consistent with the Project's geotechnical report recommendations:

- **Mitigation Measure GEO 2:** Construction plans shall incorporate recommendations, performance standards and requirements established within the Project Geotechnical Reports that address potential location on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project shall be incorporated into the Project site design and construction plans. Furthermore, the Project is to adhere to the National Pollutant Discharge Elimination System ("NPDES") general construction permit, which requires that a storm water pollution prevention plan ("SWPPP") be prepared prior to construction activities and implemented during construction activities, will incorporate applicable best management practices ("BMPs") to minimize the loss of topsoil or substantial erosion during Project construction. (Draft EIR, p. 1-14.)

7. Threshold: Would the Project be located on expansive soil, creating substantial risks to life or property?

Finding: Less than significant. (Initial Study, p. 17.)

Explanation: The materials encountered during the Geotechnical Investigation for the Project were non-critically expansive. Those encountered underlying the Heacock Street bridge had low to medium expansion potential. Because the Project will not include any habitable structures, impacts are considered less than significant. (Initial Study, p. 17.)

8. Threshold: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available?

Finding: No impact. (Initial Study, pp. 17-18.)

Explanation: The Project is the construction and maintenance of a storm drain system. There are no housing units or businesses proposed as part of the Project, thus no sewer or wastewater disposal facilities are required. Therefore, no impacts are anticipated. (Initial Study, pp. 17-18.)

G. GREENHOUSE GAS EMISSIONS

1. Threshold: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less than significant. (Draft EIR, p. 5.4-15.)

Explanation: A CalEEMod model was used to calculate greenhouse gas emissions from fuel usage by construction equipment and construction-related activities. Specifically, the model predicted emissions for CO_2, CH_4, N_2O, and CO_2e. Construction is anticipated to occur from 2015 through 2019, and a total of 7,194.9 metric tons of CO_2e was calculated. (Draft EIR, pp. 5.4-14, 5.4-15, Table 5.4-B.) Consistent with South Coast Air Quality Management District ("SCAQMD") guidelines, construction emissions were amortized over the Project's 30-year lifetime, resulting in an average of 239.83 metric tons of CO_2e estimated per year. Combined with the near negligible operational emissions of the Project, this amount was determined to be less than significant. (Draft EIR, p. 5.4-15.)

2. Threshold: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Finding: Less than significant. (Initial Study, p. 18.)

Explanation: The Project consists only of infrastructure improvements, and is not considered a significant source of operational greenhouse gas emissions. The Project will not result in any changes to the existing land use patterns within the Project Area. Therefore, the Project will not conflict with any applicable plan, policy, or regulation for the reduction of greenhouse gas emissions and impacts are less than significant. (Initial Study, p. 18.)

H. HAZARDS AND HAZARDOUS MATERIALS

1. Threshold: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant. (Initial Study, p. 19.)

Explanation: During construction and operation of the Project, some potentially hazardous materials such as fuel, herbicides and pesticides will be used. However, a variety of Federal, State, and County regulations govern the transport, use and disposal of such materials. Because compliance with these laws is mandatory, impacts are considered less than significant. (Initial Study, p. 19.)

2. Threshold: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: No impact. (Initial Study, p. 19.)

Explanation: The Project is not located within one quarter mile of an existing or proposed school, therefore there will be no impacts. (Initial Study, p. 19.)

3. Threshold: Would the Project be 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, such that the Project would result in a safety hazard for people residing or working in the Project area?

Finding: Less than significant. (Initial Study, p. 20.)

Explanation: While the Project is located adjacent to the March ARB, it does not propose any residential development. Further, the Project does not fall within any of the noise contours depicting excessive noise levels or accident potential zones that may be hazardous to workers during construction or maintenance of the Project. Therefore, impacts are considered less than significant. (Initial Study, p, 20.)

4. Threshold: Would the Project be located within the vicinity of a private airstrip, such that the Project would result in a safety hazard for people residing or working in the Project area?

Finding: No impact. (Initial Study, p. 20.)

Explanation: The Project is not located within the vicinity of a private airstrip, therefore no impacts are anticipated. (Initial Study, p. 20.)

5. Threshold: Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Initial Study, p. 20.)

Explanation: The Project does not reconfigure roadways in such a way as to result in inadequate emergency access. While construction may require temporary closure of a travel lane along Heacock Street, access will be maintained throughout construction. Therefore, impacts are considered less than significant. (Initial Study, p. 20.)

6. Threshold: Would the Project 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?

Finding: Less than significant. (Initial Study, p. 20.)

Explanation: The Project site does not include any wildland, and is not adjacent to wildlands. As such, the Project will not expose people or structures to risk of loss, injury or death involving wildland fires and therefore impacts are considered less than significant. (Initial Study, p. 20.)

I. HYDROLOGY/WATER QUALITY

1. Threshold: Would the Project 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?

Finding: Less than significant. (Draft EIR, p. 5.6-34.)

Explanation: The Proposed Project does not involve the extraction of groundwater. Groundwater in the area of the Project is not utilized for groundwater supplies, and prior waste management

practices at the March ARB resulted in contamination of soil and groundwater in the vicinity of the Project. As a result, groundwater extraction has decreased in the area and groundwater levels are rising and will continue to rise. (Draft EIR, p. 5.6-33, Table 5.6-A.) However, because the Project includes construction of either a closed sub-drain system or a watertight channel design, there is no potential for contaminated groundwater to infiltrate the channel. (Draft EIR, p. 5.6-34.)

Further, implementation of the Project will not interfere with groundwater remediation efforts, specifically the containment and remediation of an existing groundwater contamination plume. The Project will not hinder groundwater recharge in areas that are not now affected by the plume. As such, the Project will not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. Impacts are considered less than significant. (Draft EIR, p. 5.6-34.)

2. Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Finding: Less than significant. (Initial Study, pp. 21-22.)

Explanation: During construction, and upon operation, the channel will be required to comply with NPDES. Conformance requires implementation of construction BMPs, and upon operation, compliance with the NPDES MS4 Permit. Through this compliance, erosion and siltation will be controlled and impacts are considered less than significant. (Initial Study, pp. 21-22.)

3. Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Finding: Less than significant. (Draft EIR, p. 5.6-35.)

Explanation: The Project's purpose is to address flooding issues within the area resulting from the unimproved and undersized condition of the existing natural bottom Heacock Channel. The Project's drainage improvements follow the existing drainage pattern of the area, will not alter the course of a stream or river, and will not increase the rate or amount of surface runoff. To the contrary, the Project would reduce flooding potential. Therefore, impacts are less than significant. (Draft EIR, pp. 5.6-34, 5.6-35.)

4. Threshold: Would the Project 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?

Finding: Less than significant. (Initial Study, p. 22.)

Explanation: Currently, Heacock Channel is undersized and currently provides inadequate storm water conveyance, resulting in flooding in surrounding areas. The Project will replace the existing undersized facility with a fully improved concrete lined channel that will be designed to safely carry 100-year storm runoff within a master-planned drainage system. Therefore, impacts are considered less than significant. (Initial Study, p. 22.)

5. Threshold: Would the Project otherwise substantially degrade water quality?

Finding: Less than significant. (Draft EIR, p. 5.6-36.)

Explanation: Both construction and operation of the Project may contribute to common pollutants, such as sediments, hydrocarbons and other pollutants associated with storm water runoff. However, compliance with the NPDES General Permit for Stormwater Discharges associated with Construction Activity and implementation of construction BMPs that will reduce loss of topsoil, erosion, or discharge of polluted runoff will minimize this potential. In addition, the Project is required to prepare a SWPPP prior to construction activities, which will incorporate applicable BMPs to reduce loss of topsoil, erosion, or discharge of polluted runoff. BMPs are likely to include installation of filter fabric fences, sandbars, and checkdams. (Draft EIR, p. 5.6-35.)

Upon operation of the Project, the channel will convey storm water runoff from developed and undeveloped areas that may already produce pollutants. Storm water entering the Project will be discharged into receiving waters, including the San Jacinto River and Canyon Lake, which are already impaired. However, the Project will be required to comply with the Comprehensive Nutrient Reduction Plan for the area. This requires implementation of watershed-based BMPs to achieve water quality improvements in Lake Elsinore and Canyon Lake. (Draft EIR, p. 5.6-35.)

Further, the discharge of storm water during operation of the Project is regulated by the Regional Water Quality Control Board under the NPDES MS4 permit program. This will also require compliance with regulatory actions that will further reduce impacts associated with water quality. (Draft EIR, p. 5.6-35.)

Finally, replacing the unlined channel with a concrete, fully lined channel will protect water conveyed by the channel from contamination related to the existing groundwater pollutant plume and prevent interference with remediation of the same. As such, impacts are considered less than significant. (Draft EIR, p. 5.6-36.)

6. Threshold: Would the Project 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?

Finding: No impact. (Initial Study, p. 22.)

Explanation: The Project does not include construction of housing. Thus, no housing would be placed within a 100-year flood hazard area and no impacts are anticipated. (Initial Study, p. 22.)

7. Threshold: Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flow?

Finding: No impact. (Initial Study, p. 22.)

Explanation: The Project does not include construction of housing. Thus, no housing would be placed within a 100-year flood hazard area that would impede or redirect flood flows, and no impacts are anticipated. (Initial Study, p. 22.)

8. Threshold: Would the Project 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?

Finding: No impact. (Initial Study, p. 22.)

Explanation: The Project does not include construction of housing. Thus, no housing would be placed within a 100-year flood hazard area and no impacts are anticipated. (Initial Study, p. 22.)

9. Threshold: Would the Project expose people or structures to inundation by seiche, tsunami, or mudflow?

Finding: No impact. (Initial Study, p. 22.)

Explanation: The Project is not near a large body of water which can produce seiches or the Pacific Ocean which can produce tsunamis. The Project area is not subject to mudflows due to the area being relatively flat without any hills in the immediate surroundings. Therefore, no impacts are anticipated. (Initial Study, p. 22.)

J. LAND USE AND PLANNING

1. Threshold: Would the Project physically divide an established community?

Finding: No impact. (Initial Study, p. 23.)

Explanation: The Project replaces an existing undersized natural bottom channel with a concrete lined channel. Because the channel already exists, the Project will not physically divide an established community and no impacts are anticipated. (Initial Study, p. 23.)

2. Threshold: Will the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: No impact. (Initial Study, p. 23.)

Explanation: The Project implements the adopted regional Sunnymead Area Drainage Plan. Thus, the Project will not conflict with any land use plan, policy or regulation, but will instead implement one. Also, no land use changes are proposed as part of the Project. Therefore, no impacts are anticipated. (Initial Study, p. 23.)

3. Threshold: Will the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

Finding: Less than significant. (Initial Study, p. 23.)

Explanation: The Project will not conflict with the Western Riverside County Multi-species Habitat Conservation Plan ("MSHCP"), which is the applicable habitat conservation plan for the Project site. While March JPA is not a permittee of the MSHCP, RCFCWCD is a permittee and thus all requirements, including surveys and analysis (including a Determination of Biologically Equivalent or Superior Preservation for impacts to riparian and riverine areas) have been completed for this Project to demonstrate compliance with applicable policies and procedures of the MSHCP. (Draft EIR, p. 5.2-35.) For more information regarding the Project's consistency with the MSHCP, see discussion under Section 2.0(A), below. (Initial Study, p. 23; Draft EIR, pp. 5.2-35 through 5.2-41.)

K. MINERAL RESOURCES

1. Threshold: Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: No impact. (Initial Study, p. 23.)

Explanation: The Project site has been classified by the State Mining and Geology Board as "MRZ-3". This classification is defined as "areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." However, there are no specific policies regarding property identified as "MRZ-3". Further, there are no regionally or statewide significant mineral resources located within the City of Moreno Valley, per that City's General Plan Final EIR. Therefore, no impacts are anticipated. (Initial Study, p. 23.)

2. Threshold: Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

Finding: No impact. (Initial Study, p. 23.)

Explanation: The Project site has been classified by the State Mining and Geology Board as "MRZ-3". This classification is defined as "areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." However, there are no specific policies regarding property identified as "MRZ-3". Further, there are no regionally or statewide significant mineral resources located within the City of Moreno Valley, per that City's General Plan Final EIR. Therefore, no impacts are anticipated. (Initial Study, p. 23.)

L. NOISE

1. Threshold: Would the Project result in 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?

Finding: Less than significant. (Initial Study, p. 24.)

Explanation: The nearest noise-sensitive receptors to the Project include two single-family residential developments and a mobile home park located along the eastern side of Heacock Street. The Moreno Valley Noise Ordinance does not include any exemptions for construction noise and establishes that no person shall operate or cause the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of 8:00 p.m. and 7:00 a.m. such that the sound creates a noise disturbance, except for emergency work or for work approved by the City Manager as per the Municipal Code. A traffic control plan, as required by the City of Moreno Valley, will ensure that access points for construction and truck traffic be located away from residences. Thus, the Project will comply with local noise ordinances and impacts will be less than significant. (Initial Study, p. 24.)

2. Threshold: Would the Project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (Initial Study, p. 25.)

Explanation: Project construction will not entail blasting, pile-driving, or extensive grading with heavy earth-moving equipment, which are the common sources of groundborne vibration. Maintenance and operation of the Project will also not utilize equipment that results in such vibration. As such, impacts are considered less than significant. (Initial Study, p. 25.)

3. Threshold: Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?

Finding: Less than significant. (Initial Study, p. 25.)

Explanation: Ongoing operation of the Project does not involve activities that would permanently increase noise levels in the Project vicinity. Further, occasional maintenance activities related to the Project's operation would be subject to local noise standards which limit noise to less sensitive hours of the day. Therefore, impacts are considered less than significant. (Initial Study, pp. 24-25.)

4. Threshold: Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project?

Finding: Less than significant. (Initial Study, p. 25.)

Explanation: Construction noise will be limited to daytime hours and will comply with the local noise ordinance, which protects noise levels and which includes applies to occasional maintenance activities. Thus, both short-term and long-term noise associated with the Project will be controlled by and consistent with the local noise ordinance. Therefore, impacts are less than significant. (Initial Study, pp. 24-25.)

5. Threshold: For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?

Finding: Less than significant. (Initial Study, p. 24.)

Explanation: While the Project is located adjacent to the March ARB, the Project does not fall within any of the noise contours depicting noise levels from the Base's operations. Further, the Project does not propose any residential development. Thus, the Project will not result in the exposure of people residing or working in the Project area to excessive airport-related noise levels. Impacts are less than significant. (Initial Study, p. 25.)

6. Threshold: 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?

Finding: Less than significant. (Initial Study, p. 24.)

Explanation: There is no private airstrip within the vicinity of the Project site. Therefore, no impacts are anticipated. (Initial Study, p. 25.)

M. POPULATION AND HOUSING

1. Threshold: Would the Project induce substantial population growth in an area, either directly or indirectly?

Finding: No impact. (Initial Study, p. 25.)

Explanation: The Project is not a source of growth, as it merely replaces an existing channel for the purpose of reducing existing flooding conditions. Thus, the Project does not extend infrastructure. As a result, no impacts are anticipated. (Initial Study, p. 25.)

2. Threshold: Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Finding: No impact. (Initial Study, p. 25.)

Explanation: No housing exists within the Project boundary, therefore no impacts are anticipated. (Initial Study, p. 25.)

3. Threshold: Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Finding: No impact. (Initial Study, p. 26.)

Explanation: No housing exists within the Project boundary, therefore no impacts are anticipated. (Initial Study, p. 26.)

N. PUBLIC SERVICES

1. Threshold: Would the Project result in substantial adverse physical impacts associated within the provision of fire protection, police protection, schools, parks, or other public facilities?

Finding: No impact. (Initial Study, p. 26.)

Explanation: The Project consists only of channel improvements and does not require the provision of any new or physically altered government facilities or government and public services. Therefore, no impacts are anticipated. (Initial Study, p. 26.)

O. RECREATION

1. Threshold: Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: No impact. (Initial Study, p. 26.)

Explanation: The Project does not involve new housing or long-term employment opportunities that could result in direct or indirect population growth. Thus, the Project would not affect the demand for existing recreational services or facilities. Thus, no impacts are anticipated. (Initial Study, p. 26.)

2. Threshold: Does the Project include recreational facilities or require the construction or expansion of recreational facilities, which have an adverse physical effect on the environment?

Finding: No impact. (Initial Study, p. 26.)

Explanation: The Project does not involve new housing or long-term employment opportunities that could result in direct or indirect population growth. Thus, the Project would not affect the demand for existing recreational services or facilities. No impacts are anticipated. (Initial Study, p. 26.)

P. TRANSPORTATION/TRAFFIC

1. Threshold: Would the Project 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?

Finding: Less than significant. (Initial Study, p. 27.)

Explanation: Short-term traffic related to construction will be minimal and will not conflict with any applicable plan, policy or ordinance establishing measures of effectiveness for the performance of the local circulation system. Further, operation of the Project will not result in a permanent increase in traffic. Therefore, impacts are considered less than significant. (Initial Study, p. 27.)

2. Threshold: Would the Project 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?

Finding: Less than significant. (Initial Study, p. 27.)

Explanation: Short-term traffic related to construction will be minimal and will not conflict with any applicable congestion management plan or other standards established for roads or highways. Further, operation of the Project will not result in a permanent increase in traffic. Therefore, impacts are considered less than significant. (Initial Study, p. 27.)

3. Threshold: Would the Project 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?

Finding: Less than significant. (Initial Study, p. 28.)

Explanation: Although the Project is located adjacent to the March ARB, the Project does not change existing land uses in the area. Therefore, no changes in air traffic patterns will result due to the Project and impacts are considered less than significant. (Initial Study, p. 28.)

4. Threshold: Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: No impact. (Initial Study, p. 28.)

Explanation: Construction of the Project will not change the current roadway configurations nor alter the area in such a way as to introduce a new hazard or increase hazards. Therefore, no impacts are anticipated. (Initial Study, p. 28.)

5. Threshold: Would the Project result in inadequate emergency access?

Finding: Less than significant. (Initial Study, p. 28.)

Explanation: The Project will not reconfigure current roadways such that would result in inadequate emergency access. Pursuant to the City of Moreno Valley Municipal Code, a construction traffic control plan will be required prior to street improvements and construction, to reduce temporary traffic impacts, including impacts to emergency access. With implementation of the traffic control plan, impacts would be less than significant. (Initial Study, p. 28.)

6. Threshold: Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Finding: No impact. (Initial Study, p. 28.)

Explanation: Because the Project is the reconstruction of a storm drain channel, the Project is not a traffic generator and does not include new homes or businesses. It does not create the need for alternative transportation and will not result in any conflicts with public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, no impacts are anticipated. (Initial Study, p. 28.)

Q. UTILITIES AND SYSTEM SERVICES

1. Threshold: Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

   Finding: No impact. (Initial Study, p. 29.)

   Explanation: The Project consists of improvements to the existing undersized natural-bottom Heacock Channel. As such, the Project will not generate wastewater, or exceed wastewater treatment requirements. Therefore, no impacts are anticipated. (Initial Study, p. 29.)

2. Threshold: Would the Project 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?

   Finding: No impact. (Initial Study, p. 29.)

   Explanation: The Project consists of improvements to an existing channel. As such, the Project will not facilitate the need for construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore, no impacts are anticipated. (Initial Study, p. 29.)

3. Threshold: Would the Project 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?

   Finding: No impact. (Initial Study, p. 29.)

   Explanation: The Project consists of improvements that will provide increased flood protection and contain 100-year storm flows. Thus, the Project will not generate a need for new or expanded storm water drainage facilities and no impacts are anticipated. (Initial Study, p. 29.)

4. Threshold: Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

   Finding: No impact. (Initial Study, p. 29.)

   Explanation: Because the Project is the reconstruction of an existing storm drain channel, the Project's operation will not involve activities that requiring new or expanded permanent water supplies. Therefore, no impacts are anticipated. (Initial Study, p. 29.)

5. Threshold: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

   Finding: No impact. (Initial Study, p. 29.)

Explanation: As a storm drain channel, the Project will not generate wastewater or require new wastewater facilities. No impacts are anticipated. (Initial Study, p. 29.)

6. Threshold: Would the Project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Finding: Less than significant. (Initial Study, pp. 29-30.)

Explanation: Operation of the Project will generate significant volumes of solid waste, as the Project is a storm drain channel. Solid waste generated during construction will be minimal and disposed of at a permitted landfill. Waste Management provides solid waste services to the Project site and has the option of hauling waste to any of three landfills in western Riverside County, each of which have substantial remaining capacity to accept Project related waste. (Initial Study, pp. 29-30, Table 1.)

7. Threshold: Would the Project comply with federal, state, and local statutes and regulations related to solid waste?

Finding: No impact. (Initial Study, p. 30.)

Explanation: The Project will not generate solid waste on a long-term basis and construction waste will be disposed of consistent with federal, state, and local statutes and regulations. Therefore, no impacts are anticipated. (Initial Study, p. 30.)

2.0 FINDINGS CONCERNING IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT

A. BIOLOGICAL RESOURCES

1. Threshold: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife ("CDFW") or the U.S. Fish and Wildlife Service ("USFWS")?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.2-24.)

Explanation: The Project site does contain species identified as special status species. (Draft EIR, pp. 5.2-8 through 5.2-14 [Table 5.2-C], 5.2-21 [Table 5.2-E].) The Project site is also located within the Western Riverside County Multi-Species Habitat Conservation Plan ("MSHCP") and the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKR HCP"). Riparian habitat is also located along the Project alignment. (Draft EIR, p. 5.2-22.)

Smooth Tarplant

Smooth tarplant was observed on-site during the biological surveys, at multiple locations in upland areas west of the Heacock Channel. However, these plants are not located in either a California Area Plan Species Survey Area or a Narrow Endemic Plants Species Survey Area per the MSHCP, and therefore focused surveys for this species is not required. (Draft EIR, p. 5.2-21.) However, the Project will be required to pay MSHCP mitigation fees, which is intended to provide full mitigation under CEQA, the National Environmental Policy Act ("NEPA"), the Federal Endangered Species Act ("FESA"), and the California Endangered Species Act ("CESA") for the impacts to the species and habitats covered by the MSHCP, which includes the smooth tarplant. (Draft EIR, p. 5.2-22.)

SKR

Potential impacts to SKR are mitigated on Project specific loss of suitable habitat and on a regional basis through compliance with the MSHCP and payment of the MSHCP mitigation fee outside of the SKR HCP boundaries. According to the Project's Biological Technical Report, SKR has a low to moderate potential for occurrence within portions of the Project site due to the presence of suitable habitat. Although the Project is located within the SKR HCP boundaries, the Project is not located within a Core Reserve of the SKR HCP and therefore does not require replacement of habitat pursuant to the SKR HCP. Implementation of the Project will not conflict with provisions of the SKR HCP, which provides take authorization for SKR. (Draft EIR, p. 5.2-22.)

Riparian Bird Species

Under the MSHCP, focused surveys are required in areas of suitable riparian habitat for sensitive species. However, a habitat assessment was completed for the Project site, and it concluded that no suitable habitat is present for the southwestern willow flycatcher or western yellow-billed cuckoo. Thus, focused surveys for these species are not required. Instead, payment of the MSHCP mitigation fees will provide full mitigation under CEQA, NEPA, FESA, and CESA for the impacts to the species and habitats covered by the MSHCP, which includes riparian bird species. (Draft EIR, p. 5.2-22.)

The Project's biological assessment did find marginally suitable habitat for the least Bells' vireo, a Federal and State listed endangered species. Thus, in compliance with MSHCP and USFWS requirements, focused surveys for this species were conducted, and no least Bells' vireo were detected. Thus, impacts are considered less than significant, after the payment of MSHCP mitigation fees. (Draft EIR, p. 5.2-23.)

Western Burrowing Owl

The western burrowing owl is a State species of special concern. The Project site is located within the MSHCP Survey Area for this species, requiring focused surveys. These surveys were completed consistent with MSHCP protocol and no burrowing owls were observed during these surveys. However, due to the dispersal nature of the species, there is the possibility that individuals could occupy the Project site prior to commencement of grading and construction. However, with the incorporation of the following mitigation measure, potential impacts to burrowing owl would be reduced to less than significant because individuals would be identified and relocated prior to any impact:

- **Mitigation Measure BIO 1:** A pre-construction survey for resident burrowing owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season. (Draft EIR, pp. 5.2-23, 5.2-40.)

Nesting Birds

The Project site contains trees, shrubs, and herbaceous vegetation with the potential to support nesting birds, including various raptors, including Cooper's hawk, and Golden eagle. The Project would require removal of some non-native trees, and potential impact these species. However, with the incorporation of the following mitigation measure, potential impacts to nesting birds would be reduced, because it would ensure that no active nests are taken:

- **Mitigation Measure BIO 2:** In order to avoid violation of the Migratory Bird Treaty Act ("MBTA") and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally January 1 to September 15) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (generally considered January 1 through September 15), a pre-activity field survey shall be conducted by a qualified biologist three days prior to initiation of construction activities, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If project activities are delayed or suspended for more than 30 days from the date of the pre-activity survey, surveys shall be repeated. If active nests are observed and located, appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100 feet of sensitive or protected songbird nests) shall be established and maintained during clearing and grubbing activities within the nesting season. The vegetation containing the active nest shall not be removed, and no grading or heavy equipment activity shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., ,the juveniles are surviving independent from the nest). (Draft EIR, pp. 5.2-23, 5.2-24, 5.2-40; as modified by Final EIR, p. 1-2, 1-3 [Errata].)

Other MSHCP Covered Species

Compliance with the MSHCP and payment of MSHCP mitigation fees will reduce any potential direct and indirect impacts to covered species, including indirect impacts from the loss of foraging habitat, to less than significant levels. Pursuant to the MSHCP, payment of the mitigation fee and compliance with the requirements of the MSHCP are intended to provide full mitigation under CEQA, NEPA, the federal Endangered Species Act, and the California Endangered Species Act for impacts to species and habitats covered by the MSHCP. Therefore, these impacts are considered less than significant. (Draft EIR, 5.2-24.)

Other Species Not Covered by the MSHCP

For species not covered under the MSHCP, which include the coast patch-nosed snake, rosy boa, silvery legless lizard, long-eared owl, western mastiff bat, western yellow bat, and Yuma myotis), incorporation of the following mitigation measure will reduce impacts to less than significant, by providing riparian habitat mitigation off-site:

- **Mitigation Measure BIO 3:** March JPA shall provide off-site compensatory mitigation, pursuant to the Tri-Party Cooperative Agreement for the Sunnymead MDP – Line B (Project No. 4-0-00011) dated March 12, 2013 between the City of Moreno Valley, March JPA and Riverside County Flood Control District, for impacts to riparian habitat through purchase of credits at an approved mitigation bank to replace the impacts to riparian habitat at a 3:1 ratio and at a 1:1 ratio for the loss of un-vegetated streambed. (Draft EIR, pp. 5.2-24, 5.2-40, 5.2-41.)

Thus, compliance with the MSHCP and implementation of mitigation measures **BIO 1, BIO 2,** and **BIO 3** ensures the proposed Project would not 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 CDFW or USFWS. Therefore, impacts are considered less than significant, after the incorporation of mitigation. (Draft EIR, p. 5.2-24.)

2. Threshold: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW, or USFWS?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.2-25.)

Explanation: A habitat assessment prepared for the Project identified sensitive riparian/riverine habitat in several locations along the proposed project alignment. However, the Project site does not contain any vernal pools, or other ephemeral ponds. Emergent wetland, mulefat scrub, southern willow scrub, and willow riparian forest are present. 4.82 acres of riparian/riverine areas have been identified, which includes 3.51 acres of various riparian communities and 1.31 acres of un-vegetated riverine areas. (Draft EIR, p. 5.2-25, Figure 1.) Because the Project cannot avoid these areas, potentially significant impacts to riparian/riverine habitat may result.

Under the MSHCP, preparation of a Determination of Biological Equivalence or Superior Preservation ("DBESP") is required. This was prepared consistent with Riverside County guidelines and demonstrated that with mitigation, the Project will represent a "biologically equivalent or superior alternative." Completion of the DBESP demonstrates consistency with the requirements of the MSHCP.

Under the MSHCP, payment of the mitigation fee and consistency with the MSHCP regulations provides full mitigation under CEQA, NEPA, CESA, and FESA for impacts to the species and habitats covered by the MSHCP. Further, incorporation of the following mitigation measures will ensure complete compliance with the MSHCP, the identification and relocation of sensitive bird species and nests, and the mitigation of any habitats not covered by the MSHCP:

- **Mitigation Measure BIO 1:** A pre-construction survey for resident Burrowing Owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season. (Draft EIR, pp. 5.2-25, 5.2-40.)

- **Mitigation Measure BIO 2:** In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally January 1 to September 15) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (generally considered January 1 through September 15), a pre-activity field survey shall be conducted by a qualified biologist three days prior to initiation of construction activities, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If project activities are delayed or suspended for more than 30 days from the date of the pre-activity survey, surveys shall be repeated. If active nests are observed and located, appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100 feet of sensitive or protected songbird nests) shall be established and maintained during clearing and grubbing activities within the nesting season. The vegetation containing the active nest shall not be removed, and no grading or heavy equipment activity shall occur within the established buffer, until a qualified biologist has determined that the nest is no

longer active (i.e., ,the juveniles are surviving independent from the nest). (Draft EIR, pp. 5.2-23, 5.2-24, 5.2-40; as modified by Final EIR, p. 1-2, 1-3 [Errata].)

- **Mitigation Measure BIO 3:** March JPA shall provide off-site compensatory mitigation, pursuant to the Tri-Party Cooperative Agreement for the Sunnymead MDP – Line B (Project No. 4-0-00011) dated March 12, 2013 between the City of Moreno Valley, March JPA and Riverside County Flood Control District, for impacts to riparian habitat through purchase of credits at an approved mitigation bank to replace the impacts to riparian habitat at a 3:1 ratio and at a 1:1 ratio for the loss of un-vegetated streambed. (Draft EIR, pp. 5.2-25, 5.2-41.)

With implementation of these measures, and consistency with the MSHCP, impacts to riparian habitats or other sensitive natural communities are considered less than significant. (Draft EIR, p., 5.2-25.)

3. Threshold: Would the Project 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?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.2-34.)

Explanation: A habitat assessment and field survey of the Project site revealed on-site features that contain the potential for state and/or federal jurisdictional wetlands. (Draft EIR, p. 5.2-27.)

Federal Jurisdiction

Project site surveys determined that the Project site includes 2.69 acres of United States Army Corps of Engineers ("ACOE") jurisdictional waters, which includes 0.57 acre of ACOE jurisdictional wetlands. (Draft EIR, p. 5.2-31, Table 5.2-D.) As a result, the Project requires an Individual Permit from ACOE under the Clean Water Act.

USFWS, CDFW, the Regional Water Quality Control Board, ACOE, and the Western Riverside County Regional Conservation Authority engaged in a consultation process in which the mitigation developed for MSHCP compliance could be done in conjunction with mitigation acceptable for processing Clean Water Act Section 401 and 404 permits. Together, these agencies determined that the following mitigation measure was appropriate mitigation for wetland impacts, because it provides for off-site mitigation at a 3:1 ratio for impacts to riparian habitat and a 1:1 ratio for impacts to vegetated riverine areas:

Mitigation Measure BIO 3: March JPA shall provide off-site compensatory mitigation, pursuant to the Tri-Party Cooperative Agreement for the Sunnymead MDP – Line B (Project No. 4-0-00011) dated March 12, 2013 between the City of Moreno Valley, March JPA and Riverside County Flood Control District, for impacts to riparian habitat through purchase of credits at an approved mitigation bank to replace the impacts to riparian habitat at a 3:1 ratio and at a 1:1 ratio for the loss of un-vegetated streambed. (Draft EIR, pp. 5.2-32, 5.2-41.)

As such, impacts to federal jurisdiction wetlands is considered less than significant, after the incorporation of mitigation.

CDFW Jurisdiction

The site habitat assessment and field surveys also determined that the Project site contains approximately 4.82 acres of potential CDFW jurisdictional waters, pursuant to the guidance requirements of sections 1600 through 1603 of the California Fish and Wildlife Code. (Draft EIR,

pp. 5.2-33, 5.2-34, Table 5.2-D; Final EIR, p. 2-15.) The Project's implementation will result in the loss of these jurisdictional waters, however, the following mitigation measures reduces these impacts to a level of less than significant, because it provides for off-site mitigation at a 3:1 ratio for impacts to riparian habitat and a 1:1 ratio for impacts to vegetated riverine areas:

- **Mitigation Measure BIO 3:** March JPA shall provide off-site compensatory mitigation, pursuant to the Tri-Party Cooperative Agreement for the Sunnymead MDP – Line B (Project No. 4-0-00011) dated March 12, 2013 between the City of Moreno Valley, March JPA and Riverside County Flood Control District, for impacts to riparian habitat through purchase of credits at an approved mitigation bank to replace the impacts to riparian habitat at a 3:1 ratio and at a 1:1 ratio for the loss of un-vegetated streambed. (Draft EIR, pp. 5.2-34, 5.2-41.)

With implementation of mitigation measure **BIO 3**, and regulatory compliance, the Project would not have a substantial diverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, or under state regulations. Therefore, impacts are considered less than significant. (Draft EIR, p. 5.2-34; Final EIR, p. 2-15.)

3. Threshold: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.2-35.)

Explanation: Portions of the Project alignment contain trees, shrubs, and herbaceous vegetation with the potential to support nesting migratory birds. This vegetation will be removed during construction of the Project. This has the potential to impact western burrowing owl and least Bell's vireo, two sensitive species as well as other migratory birds. However, with incorporation of the following two mitigation measures, these impacts are reduced to a level of less than significant, by ensuring that nests and individuals are identified and relocated prior to construction activities:

- **Mitigation Measure BIO 1:** A pre-construction survey for resident Burrowing Owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season. (Draft EIR, pp. 5.2-35, 5.2-40.)

- **Mitigation Measure BIO 2:** In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally January 1 to September 15) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (generally considered January 1 through September 15), a pre-activity field survey shall be conducted by a qualified biologist three days prior to initiation of construction activities, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If project activities are delayed or suspended for more than 30 days from the date of the pre-activity survey, surveys shall be repeated. If active nests are observed and located, appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100

feet of sensitive or protected songbird nests) shall be established and maintained during clearing and grubbing activities within the nesting season. The vegetation containing the active nest shall not be removed, and no grading or heavy equipment activity shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., ,the juveniles are surviving independent from the nest). (Draft EIR, pp. 5.2-23, 5.2-24, 5.2-40; as modified by Final EIR, p. 1-2, 1-3 [Errata].)

In addition, the Project itself is not a wildlife attractant, since the vegetation portion of the Heacock Channel occurs only within a narrow area located between Heacock Street and March ARB. As vegetation will be removed and replaced with a fully lined concrete channel, the Project will reduce the potential to attract new migratory wildlife. Further, the Project does not propose any water quality basins that may otherwise attract wildlife. (Draft EIR, p. 5.2-35.)

Thus, with implementation of **Mitigation Measures BIO 1** and **BIO 2,** and regulatory compliance, the Project would not 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. Therefore, impacts are considered less than significant. (Draft EIR, p. 5.2-35.)

4. Threshold: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.2-40.)

Explanation:

MSHCP
The Project is located within the MSHCP. While March JPA is not a permittee of the MSHCP, RCFCWCD is a permittee. Because this Project will be constructed and operated by RCFCWCD, all MSHCP requirements, including surveys and analysis must be, and have been, completed for this Project to demonstrate MSHCP compliance. (Draft EIR, p. 5.2-35.)

§ 6.1.2: Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools
Section 6.1.2 of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full or partial avoidance of riparian/riverine areas. However, avoidance of these areas is not feasible, given that the Project is the replacement of an earthen channel with a concrete lined channel. The purpose of the Project is to provide flood protection, which requires the expansion of the channel. There are no feasible alternatives other than reconstruction of the channel to reduce existing flooding. Any alternative expanding or reconstructing the channel, requires these impacts to riparian/riverine areas located within the existing channel. (Draft EIR, pp. 5.2-36, 5.2-37.) However, implementation of the following mitigation measure will reduce impacts to a level of less than significant, by providing off-site mitigation at a 3:1 and 1:1 ratio:

- **Mitigation Measure BIO 3:** March JPA shall provide off-site compensatory mitigation, pursuant to the Tri-Party Cooperative Agreement for the Sunnymead MDP – Line B (Project No. 4-0-00011) dated March 12, 2013 between the City of Moreno Valley, March JPA and Riverside County Flood Control District, for impacts to riparian habitat through purchase of credits at an approved mitigation bank to replace the impacts to riparian habitat at a 3:1 ratio and at a 1:1 ratio for the loss of un-vegetated streambed. (Draft EIR, pp. 5.2-37, 5.2-41.)

Thus, the Project is consistent with Section 6.1.2 of the MSHCP.

§6.1.3: Protection of Narrow Endemic Plant Species
This section of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas, site-specific focused surveys be completed. However, the Project is not located within one of these areas, therefore the Project is consistent with this section of the MSHCP without any additional focused surveys. (Draft EIR, p. 5.2-38.)

§ 6.1.4: Guidelines Pertaining to the Urban/Wildlands Interface
This section provides guidelines that must be implemented to reduce potential edge effects relating to drainage, toxics, lighting, noise, invasive species, wildlife barriers, and grading/land development. (Draft EIR, p. 5.2-38.) However, the Project is not located within an MSHCP Conservation Area, and there is no potential for edge effects. The Project is not within any MSHCP Criteria Area, Cell Group, Sub Unit, Existing or Proposed Core Areas, Habitat Blocks, Special Linkage Areas, or buffer zone. Thus, the Project is consistent with this section of the MSHCP, without any additional surveys or analysis required. (Draft EIR, p. 5.2-38.)

§ 6.3.2: Additional Survey Needs and Procedures
The MSHCP requires additional surveys for certain species if the Project is located within specific areas. The Project site is located within the western burrowing owl survey areas, and surveys were conducted for burrowing owl consistent with MSHCP and CDFW guidelines. No owls were observed during the focused surveys, and the following mitigation ensures that individuals and nests will be removed and relocated prior to commencement of construction:

- **Mitigation Measure BIO 1:** A pre-construction survey for resident Burrowing Owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season. (Draft EIR, pp. 5.2-35, 5.2-40.)

Thus, the Project is consistent with this section of the MSHCP.

MSHCP Appendix C and § 7.5.3: Construction Guidelines
The MSHCP lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity. However, the Project site does not contain sensitive habitat and is not located adjacent to any sensitive habitat areas. Nonetheless, the following mitigation measures will further reduce the Project's potential to impact sensitive habitats:

- **Mitigation Measure BIO 1:** A pre-construction survey for resident Burrowing Owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season. (Draft EIR, pp. 5.2-39, 5.2-40.)

- **Mitigation Measure BIO 2:** In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally January 1 to September 15) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (generally considered January 1 through September 15), a pre-activity field survey shall be conducted by a qualified biologist three days prior to initiation of construction activities, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If project activities are delayed or suspended for more than 30 days from the date of the pre-activity survey, surveys shall be repeated. If active nests are observed and located, appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100 feet of sensitive or protected songbird nests) shall be established and maintained during clearing and grubbing activities within the nesting season. The vegetation containing the active nest shall not be removed, and no grading or heavy equipment activity shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., ,the juveniles are surviving independent from the nest). (Draft EIR, pp. 5.2-23, 5.2-24, 5.2-40; as modified by Final EIR, p. 1-2, 1-3 [Errata].)

Thus, the Project is consistent with these sections of the MSHCP.

Stephens Kangaroo Rat Habitat Conservation Plan

The Project is also located within the SKR HCP boundaries, which establishes a regional system of seven core reserves for conservation of SKR and its habitat. The Project is not located within a Core Reserve and therefore does not require replacement of habitat. Thus, the Project is consistent with the SKR HCP. (Draft EIR, pp. 5.2-39, 5.2-40.)

As a result of the above, implementation of mitigation measures and compliance with the MSHCP and SKR HCP, the Project 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. Therefore, impacts are less than significant. (Draft EIR, p. 5.2-40.)

B. CULTURAL RESOURCES

1. Threshold: Would the proposed Project cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.3-8.)

Explanation: A cultural resources survey report prepared for the Project concluded that there are no archaeological resources known to be located within the proposed Project site. (Draft EIR, pp. 5.3-7, 5.3-8; Final EIR, pp. 2-22, 2-23.) However, in the event buried cultural materials are unearthed during construction activities, the following mitigation measure ensures potential impacts to currently unknown archaeological resources will be less than significant, through protection and curation of any found artifacts:

- **Mitigation Measure CPR 1:** Should any cultural and/or archaeological resource be inadvertently discovered during construction, all ground disturbing activities within 50 feet of the discovery shall immediately halt and construction shall be moved to other parts of the subject footprint. A Riverside County qualified archaeologist shall be retained by the proponent (or designee) to determine the significance of the resource(s). If the find is determined to be a historical or unique archaeological resource, as defined in section

15064.5 of the California Code of Regulations, avoidance or other appropriate measures as recommended by the archaeologist shall be implemented. Any artifacts collected or recovered shall be cleaned, identified, catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery. (Draft EIR, p. 5.3-8, 5.3-9; Final EIR, p. 2-22.)

2. Threshold: Would the proposed Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.3-9.)

Explanation: A paleontological resources survey report prepared for the Project concluded that no paleontological resources are known to be located within the Project site. Despite extensive prior development in the vicinity, no fossils have been observed. However, in the event that buried paleontological resources are unearthed during construction, the following mitigation measures ensure the Project's potential to directly or indirectly destroy a unique paleontological resource is less than significant:

- **Mitigation Measure CPR 2:** Should any paleontological resource be inadvertently discovered during construction, all ground disturbing activities within 50 feet of the discovery shall immediately halt and construction shall be moved to other parts of the subject footprint. A Riverside County qualified archaeologist shall be retained by the proponent (or designee) to recover paleontological specimens. All recovered paleontological specimens shall be prepared and stabilized for identification and permanent preservation, including the washing of sediment samples to recover small invertebrates and vertebrate fossils. (Draft EIR, p. 5.3-9.)

- **Mitigation Measure CPR 3:** Should any paleontological resource be inadvertently discovered during construction, identification and curation of recovered paleontological specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required. Mitigation of adverse impacts to significant paleontological resources is not complete until the curation process has been fully completed and documented. (Draft EIR, p. 5.3-10.)

- **Mitigation Measure CPR 4:** Should any paleontological resource be inadvertently discovered during construction, preparation of a report of findings with an appended itemized inventory of paleontological specimens shall be required. The submittal of the report to the applicable Lead Agency and the curation of recovered specimens into an established, accredited museum repository shall signify the completion of the mitigation program. (Draft EIR, p. 5.3-10.)

C. HAZARDS AND HAZARDOUS MATERIALS

1. Threshold: Would the proposed Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or 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?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.5-25.)

Explanation: The Project is located near the March ARB, which includes a number of sites included on databases listing hazardous materials pursuant to Government Code section 65262.5 and which have been remediated or are under ongoing remediation. The sites nearest the Project are the "OU-1 Groundwater Plume" and "IRP Site No. 4 – Landfill No. 6". As portions of the Project are above the OU-1 Groundwater Plume and adjacent to the former landfill, there is a potential for a significant hazard associated with the proposed improvements. (Draft EIR, p. 5.5-20.)

Groundwater-Related Hazards

The OU-1 Groundwater Plume is located beneath the Project. Groundwater levels are rising at a rate of 0.5 and 3 feet per year, due to decreased groundwater pumping in the area, groundwater inflow from the north and west, water leakage from aged water distribution infrastructure on March ARB, and limited water transmission capacity. During a geotechnical investigation, exploratory borings within the Project site encountered groundwater at depths of 13.5 to 27 feet. (Draft EIR, p. 5.5-21, Table 5.5-F.) It is anticipated that groundwater may be encountered during construction and operation of the Project. Should groundwater be encountered, there is a high likelihood it may be contaminated from the groundwater plume. (Draft EIR, p. 5.5-21.)

As groundwater is expected to be encountered during construction, dewatering activities will be necessary and there is a potential for construction workers to come into contact with potentially contaminated groundwater. (Draft EIR, p. 5.5-22.) However, implementation of the following mitigation measures will reduce this potential impact to a level of less than significant by requiring preparation of a Health and Safety Plan and the presence of an onsite hazardous materials monitor:

- **Mitigation Measure HAZ 1:** Prior to ground disturbance activities, a hazardous materials monitor shall be retained for on-site monitoring during grading and excavation activities. (Draft EIR, pp. 5.5-21, 5.5-26.)

- **Mitigation Measure HAZ 2:** Prior to ground disturbance activities, the following shall be included in construction specifications to reduce potentially hazardous conditions and minimize the impacts from the handling of potentially hazardous materials:

  - The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, and regularly inspect all construction equipment for leaks.

  - The contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill.

  - The construction staging area(s) shall be designed to contain contaminants such as oil, grease, and fuel products so that they do not drain towards receiving waters or storm drain inlets. (Draft EIR, pp. 5.5-21, 5.5-26.)

- **Mitigation Measure HAZ 3:** Prior to ground disturbance activities, all environmental investigation and/or remediation shall be conducted under the *Health and Safety Plan* approved by jurisdictional regulatory agencies overseeing hazardous waste remediation until the applicable regulatory standard is met. (Draft EIR, pp. 5.5-21, 5.5-26.)

In addition, implementation of the following mitigation measures will require testing of groundwater prior to commencement of dewatering activities to determine if groundwater is contaminated above allowable thresholds set by the Regional Water Quality Control Board

("RWQCB"), and if so, will require treatment measures to reduce levels to regulatory compliance before discharge (Draft EIR, pp. 5.5-22, 5.5-23):

- **Mitigation Measure HAZ 4:** Prior to ground disturbance activities, a registered geologist shall be retained to test groundwater for volatile organic compounds (VOCs) to include tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride (CTCL), cis-1,2-dichloroethene (2-DCE) and vinyl chloride. Should results of groundwater testing identify the presence of VOCs in groundwater below allowable thresholds identified by the Regional Water Quality Control Board, no further action shall be required. Should VOCs be identified above allowable thresholds, implementation of **MM HAZ 5** shall be required. (Draft EIR, pp. 5.5-22, 5.5-23, 5.5-26.)

- **Mitigation Measure HAZ 5:** Should results of groundwater testing identify volatile organic compounds above limits allowable by the Regional Water Quality Control Board, prior to ground disturbance activities one or a combination of the following treatment methods, each of which is adequate to remediate the identified contaminants of concern, shall be implemented, including but not limited to, air stripping, air sparging, granular activated carbon absorption, UV-peroxidation, nutrient enhanced biodegradation, or through the EGETS provided adequate capacity is available and an agreement is in place with March Air Force Base, to bring contaminant levels into regulatory compliance prior to discharge. (Draft EIR, pp. 5.5-23, 5.5-27.)

- **Mitigation Measure HAZ 6:** Prior to discharge, extracted and treated groundwater resulting from the cleanup of groundwater polluted by petroleum hydrocarbons and/or solvents shall comply with Order No. R8-2012-0027, NPDES No. CAG918001 adopted by the RWQCB on July 20, 2012. (Draft EIR, pp. 5.5-23, 5.5-27.)

In addition to the above mitigation measures, CalOSHA provides regulatory oversight concerning the use of hazardous materials, including mandatory requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. Any dewatering activities that may result in contact with contaminated groundwater must be conducted in accordance with these standards. Thus, adherence to existing regulations, and implementation of mitigation measures **HAZ 1** through **HAZ 6** ensure impacts resulting from contaminated groundwater during construction are less than significant. (Draft EIR, p. 5.5-23.)

Soil-Related Hazards

Because groundwater is rising, and because the former landfill adjacent to the Project site has not been fully remediated, there is a potential for encountering contaminated soils during Project construction. (Draft EIR, pp. 5.5-21, 5.5-23.) However, implementation of the following mitigation measures will ensure that a Health and Safety Plan is prepared to minimize potentially hazardous conditions, that all environmental investigations and/or remediation activities are completed consistent with the Health and Safety Plan, and that an onsite hazardous materials monitor is present during construction (Draft EIR, p. 5.5-24):

- **Mitigation Measure HAZ 1:** Prior to ground disturbance activities, a hazardous materials monitor shall be retained for on-site monitoring during grading and excavation activities. (Draft EIR, pp. 5.5-24, 5.5-26.)

- **Mitigation Measure HAZ 2:** Prior to ground disturbance activities, the following shall be included in construction specifications to reduce potentially hazardous conditions and

minimize the impacts from the handling of potentially hazardous materials:

- The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, and regularly inspect all construction equipment for leaks.

- The contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill.

- The construction staging area(s) shall be designed to contain contaminants such as oil, grease, and fuel products so that they do not drain towards receiving waters or storm drain inlets. (Draft EIR, pp. 5.5-24, 5.5-26.)

- **Mitigation Measure HAZ 3:** Prior to ground disturbance activities, all environmental investigation and/or remediation shall be conducted under the *Health and Safety Plan* approved by jurisdictional regulatory agencies overseeing hazardous waste remediation until the applicable regulatory standard is met. (Draft EIR, pp. 5.5-24, 5.5-26.)

In addition, the following mitigation measures will require testing of soils prior to ground disturbing activities to identify soils that exceed allowable thresholds for contaminants, and if such soils are identified, requiring a remediation plan identifying treatment methods specific to the contaminants identified (Draft EIR, p. 5.5-24):

- **Mitigation Measure HAZ 7:** Prior to ground disturbance activities, a registered geotechnical engineer shall be retained to test soils for volatile organic compounds, semi-volatile organic compounds, heavy metals, petroleum hydrocarbons, and ploychlorinated biphenyls. Should results of soil testing identify the presence of constituents in soil above allowable thresholds identified under California Code of Regulations, Title 22, Division 4.5, Section 66261.24, implementation of **MM HAZ 8** shall be required, requiring preparation of a Soil Management Plan. Should results identify the presence of constituents in soils below the allowable threshold, no further action shall be required. (Draft EIR, pp. 5.5-24, 5.5-27.)

- **Mitigation Measure HAZ 8:** Prior to ground disturbance activities, soil testing for potential VOC vapor intrusion shall be performed pursuant to guidance and requirements by the Department of Toxic Substances Control (DTSC). Should results of soil testing results identify soils contaminated above allowable thresholds established by DTSC/Environmental Protection Agency Preliminary Remediation Goals or California Human Health Screening Levels, a Soils Management Plan shall be prepared by a registered geotechnical engineer to include at a minimum:

  - Condition of the soil identifying the constituent of concern and contamination levels present.

  - Remediation plan which identifies treatment method for contaminated soils.

  - Known effective treatment methods for the identified potential contaminates of concern for onsite soils that shall be considered for implementation in the remediation plan include, but are not limited to:

i. For volatile organic compounds: Soil vapor extraction, thermal desorption, and/or off-site incineration

ii. For semi-volatile organic compounds: Biodegradation, bio-venting, bioaugmentation, dehalogenation, and/or excavation with off-site disposal

iii. For heavy metals: physical/chemical immobilization, thermal extraction, and/or vegetative uptake

iv. For petroleum hydrocarbons: Free product recovery, soil venting, air sparging, and/or in situ bioremediation

v. For polychlorinated biphenyls: Off-site incineration, ex situ thermal desorption, excavation and disposal, and/or in situ vitrification

- Should remediation plans involve the removal of contamination, then identification shall be made that contaminated material shall be excavated, consolidated and transported by a licensed handler/hauler to an off-site licensed hazardous waste disposal facility.

- Worker safety precautions that will be maintained throughout site preparation activities, in accordance with occupational health and safety standards so as to prevent potential exposure to VOC-containing materials or other hazardous materials.

- Should any soil be required to be stockpiled on site, appropriate engineering controls shall be identified including but not limited to:

  - measures to minimize dust emissions;

  - stockpile shall be placed on an impervious surface located away from construction;

  - measures to prevent surface and/or storm water from coming into contact with the stockpile;

  - how stockpile is to secured and covered to minimize vapor emissions and prevent runoff; and

  - timing for removal of stockpiled materials.

- 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 Air Reserve Base, prior to importation to the site.
- Documentation for all disposal of all contaminated materials will be provided to the March Air Reserve Base upon completion of remediation activities. (Draft EIR, pp. 5.5-24, 5.5-27, 5.5-28.)

In addition to the above mitigation measures, CalOSHA provides regulatory oversight concerning the use of hazardous materials, including mandatory requirements for safety training, availability of safety equipment, hazardous materials exposure warnings, and emergency action and fire prevention plan preparation. All soil excavation activities that may result in contact with

contaminated soils will be required to be conducted in accordance with these standards. Thus, adherence to existing regulations, and implementation of mitigation measures **HAZ 1** through **HAZ 3**, **HAZ 7** and **HAZ 8** ensure impacts resulting from contaminated soil during construction are less than significant. (Draft EIR, p. 5.5-24.)

Ongoing Operations

Project operation will involve the conveyance of water and would not require the use, storage, or disposal of hazardous substances. However, it is possible that hazardous materials may be transported to and from during periodic maintenance activities. This could result in accidental spills, leaks, toxic releases, fire, or explosion. However, appropriate documentation for all hazardous materials transported in connection with maintenance activities is required for compliance with existing hazardous materials regulations codified in Titles 8, 22, and 26 of the California Code of Regulations and the California Health and Safety Code. Such activities would also require compliance with all applicable Federal, State, and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste. (Draft EIR, pp. 5.5-23, 5.5-24.)

In addition, the Project's watertight channel design would eliminate the potential for contaminated groundwater to rise and infiltrate the channel. As such, operations will not result in significant impacts relating to hazards and hazardous materials. (Draft EIR, p. 5.5-25.)

Conclusion

Because ongoing operations will result in less than significant impacts, and because mitigation measures **HAZ 1** through **HAZ 8** reduce construction related impacts to less than significant, the Project's hazards- and hazardous materials-related impacts are reduced to a level of less than significant. (Draft EIR, pp. 5.5-25., 5.5-28)

D. HYDROLOGY AND WATER QUALITY

1. Threshold: Would the Project violate any water quality standards or waste discharge requirements?

Finding: Less than significant, with mitigation incorporated. (Draft EIR, p. 5.6-33.)

Explanation: The Santa Ana Regional Water Quality Control Board ("SARWQCB") sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act and are documented in the Basin Plan. (Draft EIR, p. 5.6-23.) This includes numeric water quality standards and narrative objectives. (Draft EIR, p. 5.6-24, Table 5.6-D.)

Construction

Due to a rising groundwater table, dewatering activities are likely to be required during construction. Due to the presence of the OU-1 Groundwater Plume, there is potential for the dewatering of contaminated groundwater. (Draft EIR, p. 5.6-26.) In addition, the Project has the potential to result in the discharge of sediments, hydrocarbons, and other pollutants associated with storm water runoff from a construction site. (Draft EIR, p. 5.6-28.)

However, the following mitigation measures will require preparation of a Health and Safety Plan for which all environmental investigation and/or remediation is to be conducted under, and the presence of an onsite hazardous materials monitor to further ensure regulatory compliance is met and hazardous discharges are not released:

- **Mitigation Measure HYDRO 1**: Prior to ground disturbance activities, a hazardous materials monitor shall be retained for on-site monitoring during grading and excavation

activities. (Draft EIR, pp. 5.6-28, 5.6-36.)

- **Mitigation Measure HYDRO 2:** Prior to ground disturbance activities, the following shall be included in construction specifications to reduce potentially hazardous conditions and minimize the impacts from the handling of potentially hazardous materials:

  - The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, and regularly inspect all construction equipment for leaks.

  - The contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill.

  - The construction staging area(s) shall be designed to contain contaminants such as oil, grease, and fuel products so that they do not drain towards receiving waters or storm drain inlets. (Draft EIR, pp. 5.6-28, 5.6-36.)

- **Mitigation Measure HYDRO 3:** Prior to ground disturbance activities, all environmental investigation and/or remediation shall be conducted under the *Health and Safety Plan* approved by jurisdictional regulatory agencies overseeing hazardous waste remediation until the applicable regulatory standard is met. (Draft EIR, pp. 5.6-28, 5.6-36.)

In addition, because the Project will impact jurisdictional waters of the United States, the Project will be required to obtain and comply with a Section 401 and Section 404 permit which will identify and require water quality features applicable to the condition of concern in the area be implemented. (Draft EIR, p. 5.6-26.)

Further, prior to any necessary groundwater dewatering activities, implementation of the following mitigation measures will be required to determine if groundwater is contaminated above regulated thresholds, and to ensure adequate treatment methods are implemented to reduce impacts to less than significant:

- **Mitigation Measure HYDRO 4:** Prior to ground disturbance activities, a registered geologist shall be retained to test groundwater for volatile organic compounds (VOCs) to include tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride (CTCL), cis-1,2-dichloroethene (2-DCE) and vinyl chloride. Should results of groundwater testing identify the presence of VOCs in groundwater below allowable thresholds identified by the Regional Water Quality Control Board, no further action shall be required. Should VOCs be identified above allowable thresholds, implementation of MM HAZ 5 shall be required. (Draft EIR, pp. 5.6-26, 5.6-36, 5.5-37.)

- **Mitigation Measure HYDRO 5:** Should results of groundwater testing identify volatile organic compounds above limits allowed by the Regional Water Quality Control Board, prior to ground disturbance activities, one or a combination of the following treatment methods, each of which is adequate to remediate the identified contaminants of concern, shall be implemented, including but not limited to, air stripping, air sparging, granular activated carbon absorption, UV-peroxidation, nutrient enhanced biodegradation, or through the EGETS, provided adequate capacity is available and an agreement is in place with March Air Force Base, to bring contaminant levels into regulatory compliance prior to discharge. (Draft EIR, pp. 5.6-26, 5.5-37.)

- **Mitigation Measure HYDRO 6:** Prior to discharge, extracted and treated groundwater resulting from the cleanup of groundwater polluted by petroleum hydrocarbons and/or solvents shall comply with Order No. R8-2012-0027, NPDES No. CAG918001 adopted by the RWQCB on July 20, 2012. (Draft EIR, pp. 5.6-26, 5.5-37.)

In regards to the potential for excavation of contaminated soils, the following mitigation measures will ensure that testing is completed to determine if soil is contaminated prior to its removal, and in the event excavated soil is contaminated, that a remediation plan is implemented to reduce impacts to less than significant through treatment methods specific to the present contaminants (Draft EIR, p. 5.6-28):

- **Mitigation Measure HYDRO 7:** Prior to ground disturbance activities, a registered geotechnical engineer shall be retained to test soils for volatile organic compounds, semi-volatile organic compounds, heavy metals, petroleum hydrocarbons, and polychlorinated biphenyls. Should results of soil testing identify the presence of constituents in soil above allowable thresholds identified under California Code of Regulations, Title 22, Division 4.5, Section 66261.24, implementation of **MM HAZ 8** shall be required, requiring preparation of a Soil Management Plan. Should results identify the presence of constituents in soils below the allowable threshold, no further action shall be required. (Draft EIR, pp. 5.6-28, 5.6-37.)

- **Mitigation Measure HYDRO 8:** Prior to ground disturbance activities, soil testing for potential VOC vapor intrusion shall be performed pursuant to guidance and requirements by the Department of Toxic Substances Control (DTSC). Should results of soil testing identify soils are contaminated above allowable thresholds established by DTSC/Environmental Protection Agency Preliminary Remediation Goals or California Human Health Screening Levels, a Soils Management Plan shall be prepared by a registered geotechnical engineer to include at a minimum:

    - Condition of the soil identifying the constituent of concern and contamination levels present.

    - Remediation plan which identifies treatment method for contaminated soils.

        - Known effective treatment methods for the identified potential contaminates of concern for on-site soils that shall be considered for implementation in the remediation plan include, but are not limited to:

            - For volatile organic compounds: Soil vapor extraction, thermal desorption, and/or off-site incineration

            - For semi-volatile organic compounds: Biodegradation, bio-venting, bioaugmentation, dehalogenation, and/or excavation with off-site disposal

            - For heavy metals: physical/chemical immobilization, thermal extraction, and/or vegetative uptake

            - For petroleum hydrocarbons: Free product recovery, soil venting, air sparging, and/or in situ bioremediation

            - For polychlorinated biphenyls: Off-site incineration, ex situ

thermal desorption, excavation and disposal, and/or in situ vitrification

- Should remediation plan involve the removal of contamination, then identification shall be made that contaminated material shall be excavated, consolidated and transported by a licensed handler/hauler to an off-site licensed hazardous waste disposal facility.

- Worker safety precautions that will be maintained throughout site preparation activities, in accordance with occupational health and safety standards so as to prevent potential exposure to VOC-containing materials or other hazardous materials.

- Should any soil be required to be stockpiled on site, appropriate engineering controls shall be identified including but not limited to:

    - measures to minimize dust emissions;

    - stockpile shall be placed on an impervious surface located away from construction;

    - measure to prevent surface and/or storm water from coming into contact with the stockpile;

    - how stockpile is to secured and covered to minimize vapor emissions and prevent runoff; and

    - timing for removal of stockpiled materials.

- 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 Air Reserve Base, prior to importation to the site.

- Documentation for all disposal of all contaminated materials will be provided to the March Air Reserve Base upon completion of remediation activities. (Draft EIR, pp. 5.6-28, 5.6-38.)

With implementation of local, state, and federal regulations, and mitigation measures **HYDRO 1** through **HYDRO 8** listed above, potential significant environmental effects related to hydrology and water quality will be reduced below a level of significance. (Draft EIR, p. 5.6-38.)

3.0 FINDINGS CONCERNING MANDATORY FINDINGS OF SIGNIFICANCE

1. Threshold: 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?

Finding: Less than significant.

Explanation: The Project does not have the potential to degrade the quality of the environment, as shown through the Project's consistency with the MSHCP. (Draft EIR, pp. 5.2-35 through 5.2-40.) The MSHCP's purpose is to conserve habitat for species throughout western Riverside County, and consistency with the MSHCP, including survey requirements and payment of the MSHCP mitigation fee, reduces any potential direct and indirect impacts to covered species to less than significant levels, and provides full mitigation under CEQA, NEPA, FESA, and CESA. (Draft EIR, p. 5.2-24.) For species not covered under the MSHCP, which include the coast patch-nosed snake, rosy boa, silvery legless lizard, long-eared owl, western mastiff bat, western yellow bat, and Yuma myotis), incorporation of **Mitigation Measure BIO 3** ensures that off-site compensatory mitigation be provided through the purchase of credits at an approved mitigation bank. (pp. 5.2-24, 5.2-40, 5.2-41.) In addition, a Determination of Biological Equivalent of Superior Preservation for impacts to riparian and riverine was established for the Project, in consultation with federal and state agencies. (Draft EIR, p. 5.2-35.) As such, this impact is considered less than significant.

2. Threshold: Does the Project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Finding: Less than significant.

Explanation: The Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. In fact, impacts of the Project's operation will be similar to those of existing conditions, as this Project is the reconstruction of an existing storm drain facility. (See, e.g., Draft EIR, pp. 7-21 through 7-26 [Table 8-G, summarizing impacts of the proposed Project].) With the exception of potential biological and cultural resources impacts (which have been mitigated to a level of less than significant), the Project's impacts are primarily short-term and construction-related. Further, in the event that the Project is not completed, there is a greater potential for hazardous waste, hydrology, and water quality impacts associated with the high likelihood that rising, contaminated groundwater will contaminate the storm water being conveyed by the earthen channel. (Draft EIR, pp. 7-5 through 7-7 [describing the No Project Alternative.) Lining the channel, as this Project proposes, will protect storm water from contamination. As such, this Project does not have the potential to achieve short-term environmental goals at the expense of long-term environmental goals.

3. Threshold: Does the Project have impacts that are individually limited, but cumulatively considerable?

Finding: Less than significant.

Explanation: The Project will not have significant cumulative impacts. See Section 4.0, below.

4. Threshold: Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Finding: Less than significant.

Explanation: The Project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The Project will not have any significant environmental effects, after the incorporation of mitigation. (Draft EIR, p. 7-1.) The Project will result in no impacts directly effecting humans, including air quality, hazards, geology and soils, land use planning, public services, and transportation, or will result in impacts that have been

mitigated to a level of less than significant. (Final EIR, Table 3-A.) As a result, the Project will not cause substantial adverse effects on human beings.

4.0 FINDINGS CONCERNING CUMULATIVE IMPACTS

The EIR utilized a "summary of projects" approach to analyzing cumulative impacts, consistent with State CEQA Guidelines section 15130(d). The Initial Study and Draft EIR found no potential significant impacts pertaining to aesthetics, agriculture and forest resources, geology and soils, land use and planning, mineral resources, noise, public services, transportation and traffic. Therefore, these resource areas will not experience cumulative impacts due to the Project, as the Project will not substantially change the environment as it pertains to these areas.

A. CUMULATIVE AIR QUALITY IMPACTS

The cumulative area for air quality impacts is the entire air Basin. That portion of the Basin within which the Project is located is designated as a nonattainment area for NO_2 under state standards, and for ozone, PM_{10} and $PM_{2.5}$ under both state and federal standards. Project emissions within the context of SCAQMD's regional emissions thresholds provide an indicator of potential cumulative impacts within the Basin. Neither the Project's short-term or long-term emissions exceed these thresholds. Thus, the Project's incremental contribution to criteria pollutant emissions is not cumulatively considerable and cumulative impacts are not significant. (Draft EIR, p. 6-2.)

B. CUMULATIVE BIOLOGICAL RESOURCES IMPACTS

The geographic context by which the Project's cumulative impact on biological resources is measured, encompasses western Riverside County. This area is covered by an adopted regional plan, the MSHCP. (Draft EIR, p. 6-2.)

The primary effects of the Project, when considered with other development in western Riverside County, would be the cumulative direct loss of vegetation important to raptors, and habitat of sensitive or special-status wildlife species, and jurisdictional waters and wetlands. However, as described above, the Project will be implemented consistent with the MSHCP, habitat assessments and focused surveys will be completed pre-construction to identify and relocate sensitive species, and implementation of mitigation measures will further reduce Project impacts by ensuring offsite habitat replacement. Because compliance with the MSHCP was intended to address all projects within the region, it addresses and provides mitigation for cumulative impacts. This the Project's contribution to biological impacts would not be cumulatively considerable and cumulative impacts are not significant. (Draft EIR, p. 6-5.)

C. CUMULATIVE CULTURAL AND PALEONTOLOGICAL IMPACTS

The geographic scope for cumulative impacts to cultural resources is defined by the cultural setting and territory of the prehistoric and historic people who occupied the area of southern California in which the March JPA, March ARB, and City of Moreno Valley are located. Cumulative projects in the Project area and other development in western Riverside County could result in the progressive loss of as-yet unrecorded archaeological resources. (Draft EIR, p. 6-5.)

Both a cultural resources survey assessment and a paleontological resource assessment were completed for the Project in 2014. No evidence of the presence of resources was observed. However, in the unlikely event that resources are uncovered, mitigation measures **CPR 1** through **CPR 4** mitigate these impacts to less than significant levels. (Draft EIR, p. 6-5; Final EIR, pp. 2-22, 2-23.) These measures require the careful identification, removal, recordation, and curation of any resources uncovered. Thus, the proposed Project's contribution to cultural and paleontological impacts would not be cumulatively considerable and impacts are not significant. (Draft EIR, p. 6-5.)

D. CUMULATIVE GREENHOUSE GAS EMISSIONS

The cumulative impact area for greenhouse gas emissions is the earth's atmosphere, and all effects of greenhouse gas emissions are cumulative. (Draft EIR, p. 6-5.) Because the Project's amortized greenhouse gas emissions are below the greenhouse gas screening threshold developed by SCAQMD, the Project's greenhouse gas emissions would not be cumulatively considerable and impacts are not significant. (Draft EIR, p. 6-6.)

E. CUMULATIVE HAZARDS AND HAZARDOUS MATERIALS

Risks associated with hazardous materials are largely site specific and localized and thus are limited to the Project site. As discussed above, there is the potential for site specific impacts related to contaminated groundwater and contaminated soils present at the Project site during construction. However, mitigation measures **HAZ 1** through **HAZ 8**, combined with compliance with federal, state, and local regulations governing the removal of hazardous soils and the discharge of waters, impacts will be reduced to less than significant levels. As such, the proposed Project's contribution to impacts associated with hazards and hazardous materials would not be cumulatively considerable and impacts are not significant. (Draft EIR, p. 6-6.)

F. CUMULATIVE HYDROLOGY AND WATER QUALITY

The geographic context for cumulative hydrological and water quality impacts is the San Jacinto Watershed hydrologic unit. Typical hydrologic and water quality impacts include increased discharge of storm water or sediment into a drainage system, or development within a floodplain which may reduce floodplain capacity. However, the Project is the construction and operation of a fully lined concrete flood control channel that will provide 100-year flood protection to neighboring properties and will not alter the course of a stream or river. (Draft EIR, p. 6-6.)

Once construction is complete, the Project will not create new sources of storm water pollutants. Instead, it will collect, convey, and discharge storm water runoff emanating from developed and undeveloped areas that may already produce pollutants. However, the discharge of storm water is regulated under the NPDES, and implementation of the NPDES permit requirements will ensure that the Project would not contribute to impacts within the watershed.

Further, the Project does not involve the extraction of groundwater. Although the Project will increase the amount of impervious surfaces, groundwater in this area is not utilized for groundwater supplies due to poor water quality as a result of contaminates.

Implementation of the final Project-specific SWPPP and NPDES permit requirements would eliminate or reduce potential significant adverse impacts related to hydrology and water quality to less than significant. Compliance with the applicable Comprehensive Nutrient Reduction Plan would ensure implementation of watershed based BMPs that will achieve water quality improvements in the federally impaired water bodies of Lake Elsinore and Canyon Lake. Additionally, adherence to mitigation measures **HYDRO 1** through **HYDRO 8** will ensure a hazardous materials monitor is onsite during construction, proper handling of hazardous materials, and groundwater and soils testing to determine if additional remedial actions are required. As a result of regulation compliance and implementation of mitigation measures, the Project's contribution to hydrology and water quality would not be cumulatively considerable and impacts are less than significant. (Draft EIR, p. 6-7.)

5.0 FINDINGS CONCERNING GROWTH INDUCING IMPACTS

Pursuant to State CEQA Guidelines section 15126.2(d), a project may foster economic or population growth, or additional housing, either indirectly or directly, in a geographical area if it meets any one of the following criteria: (1) it would remove obstacles to population growth; (2) it would increase the population such that it may tax existing community service facilities, causing significant environmental effects; and (3) it would encourage and facilitate other activities that could significantly affect the environment. (Draft EIR, p. 6-8.)

The Project does not remove obstacles to population growth because it proposes improvements to an existing storm drain channel to address current and future drainage needs within the Project area. These future needs are for land uses that have already been approved. Therefore, the Project would not remove any additional obstacles to growth that has not already been accounted for. (Draft EIR, p. 6-8.)

The Project would also not result in an increase in population that may tax existing community services. While the Project may result in a very small number of new employment opportunities during construction, the Project would not create new households. Operation of the Project would not generate new employment opportunities as existing RCFCWCD personnel will address maintenance issues as they arise over the Project's lifespan. Therefore, the Project would not result in population growth. (Draft EIR, p. 6-8.)

The Project also would not, in of itself, generate an increased demand on infrastructure or utilities that will significantly affect the environment. Instead, it provides improvements to planned flood control infrastructure that will correspond with future development as needed. Thus, it will not encourage or facilitate activities that significantly affect the environment. (Draft EIR, p. 6-8.)

Because the Project does not meet any of the criteria identified in State CEQA Guidelines section 15126.1(d), implementation of the Project would not result in any significant growth inducing impacts.

6.0 FINDINGS CONCERNING SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

State CEQA Guidelines section 15126.2(c) identifies, as examples, such things as the use of nonrenewable natural resources, irreversible changes in land use, and irreversible damage to the environment resulting from environmental accidents associates with a project.

Nonrenewable resources, such as fossil fuels, will be consumed during construction of the Project. These resources are used for vehicles traveling to and from the Project site and used to construct the improvements. Once in operation, nonrenewable resources will no longer be consumed except by vehicles addressing maintenance issues as they arise. As such, operation of the Project would not be a long-term obligation or investment of fossil fuels due to the infrequency of the visits and continually improving fuel technology. Thus, the Project does not involve a significant long-term investment of nonrenewable resources during construction, operation, or maintenance and would not result in any significant irreversible environmental changes. (Draft EIR, p. 6-9.)

7.0 FINDINGS CONCERNING ALTERNATIVES

Section 15126.6 of the State CEQA Guidelines requires EIRs to consider and discuss alternatives to the proposed Project that "would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." (State CEQA Guidelines, § 15126.6(a).) "The range of potential alternatives to the proposed Project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects." (State CEQA Guidelines, § 15126.6(c).)

However, when all of a project's significant impacts can be mitigated by the adoption of mitigation measures, the lead agency has no obligation to make findings with regards to alternatives. (Pub. Res. Code, § 21081(a)(1)-(2); State CEQA Guidelines, § 15091(a)(1)-(2); *Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477 [agency is not required to make findings that environmentally superior alternative is infeasible if mitigation measures will reduce environmental impacts to acceptable levels]; *Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351, 379 [agency is not required to make findings on feasibility of EIR's alternatives if mitigation measures will reduce environmental impacts to acceptable levels].) Nevertheless, the EIR analyzed project alternatives, and the

following findings account for this analysis and the elimination of project alternatives on the following bases: (1) the alternative fails to avoid or reduce significant environmental impacts; (2) the alternative fails to meet most of the basic Project objectives, and/or (3) the alternative is infeasible.

A. PROJECT OBJECTIVES

The Project is intended to meet the following objectives:

- Improve flood control capacity for the existing Heacock Channel to contain 100-year storm flows in order to eliminate the Federal Emergency Management Agency designation of special flood hazard area and alleviate a source of flooding within the Sunnymead Master Drainage Plan Watershed;
- Provide improved facilities that do not interfere with operation of the March Air Force Base's Expanded Groundwater Treatment System ("EGETS") or IRP Site No. 4 – Landfill No. 6;
- Provide improved facilities that require a minimal amount of relocation of existing utilities;
- Provide improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible;
- Improve water quality conditions to assist stakeholders in meeting the existing and future requirements mandated by the Santa Ana Regional Water Quality Control Board ("SARWQCB");
- Eliminate infiltration of rising groundwater into the Heacock Channel in areas where there is potential for contamination to the greatest extent feasible;
- Protect Heacock Street, surrounding properties, and existing infrastructure, by minimizing the potential for flooding and potential washout during major storm events; and
- Reduce erosion hazards. (Draft EIR, p. 7-1.)

B. ALTERNATIVES REJECTED FROM CONSIDERATION

In determining an appropriate range of alternatives to be evaluated in the EIR, a number of possible alternatives were initially considered and rejected. Alternatives were rejected because either they could not accomplish most of the basic objectives of the Project, would not have resulted in a reduction of potentially significant impacts, or were considered infeasible. Four alternatives were considered and rejected by March JPA. None of these alternatives would have resulted in fewer environmental impacts than the proposed Project. The specific reasons for rejecting each alternative are described below. (Draft EIR, p. 7-2.)

1. Alternative Site

Description: Off-site alternative, locating the storm drain in an entirely different location.

Finding: An alternative site for the channel improvements is infeasible, given that the channel is existing and the Project proposes improvements to the existing channel, which frequently floods. Further, an alternative site would not meet most of the basic Project objectives, including: (1) improving flood control capacity in the existing Heacock Channel; (2) providing improved facilities that require a minimal amount of relocation of existing utilities; (3) providing improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; (4) eliminate infiltration of rising groundwater into the existing Heacock Channel in areas where there is potential for contamination; and (5) protect Heacock Street, surrounding properties, and existing infrastructure, by minimizing the potential for flooding and potential washout during major storm events. For these reasons, an alternative site was not further considered in the EIR. (Draft EIR, p. 7-3.)

2. Fully Earthen Channel Improvements Alternative

Description: This alternative would encompass the same footprint as the Project, and consist of improving the existing earthen Heacock Channel by widening it. This alternative would reduce impacts resulting from the loss of waters of the United States and riparian/riverine habitat.

Finding: The widened project footprint required by this alternative is not feasible due to constraints from the proximity of the channel to Heacock Street, March ARB, and existing approved entitlements for the March LifeCare Campus. In addition, this alternative is not feasible because a fully earthen channel would not accommodate the necessary flow velocities. This alternative is also not feasible in that rising groundwater would likely contaminate the water within the channel, if the channel was not fully lined. This alternative would also not meet basic project objectives, which include: (1) providing improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; and (2) eliminate infiltration of rising groundwater into the existing Heacock Channel in areas where there is potential for contamination. For these reasons, a fully earthen channel was not further considered in the EIR. (Draft EIR, p. 7-3.)

3. Partial Concrete-Lined Channel Improvements Alternative

Description: This alternative would encompass the same footprint and consist of a concrete lined open channel for one portion of the project. This alternative would result in only a partial loss to waters of the United States and riparian/riverine habitat.

Finding: This footprint required to widen and construct improvements for those portions of the channel that would remain earthen is not available, making this alternative infeasible. This is due to constrains from the proximity of Heacock Street and March ARB, and existing approved entitlements for the March LifeCare Campus. Further, an earthen channel would not be able to accommodate the necessary flow velocities. This alternative is also not feasible in that rising groundwater would likely contaminate the water within the channel, if the channel was not fully lined. This alternative would also not meet basic project objectives, which include: (1) providing improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; and (2) eliminate infiltration of rising groundwater into the existing Heacock Channel in areas where there is potential for contamination. For these reasons, an alternative site was not further considered in the EIR. (Draft EIR, p. 7-3.)

4. Fully Lined Concrete Trapezoidal Open Channel Alternative

Description: This alternative would encompass the same footprint as the Project, and consist of a reinforced concrete trapezoidal open channel, constructed in accordance with RCFCWCD standards, inclusive of two access roads and appurtenant fencing for the entire length of the channel. This alternative would require the relocation of the IRP Site No. 4 – Landfill No. 6, which is adjacent to the Project site. This alternative would also require the relocation of many utilities including groundwater extraction, injection, and monitoring wells associated with the EGETS.

Finding: The impacts associated with this alternative would be much greater than the impacts of the proposed Project, due to the potential for release and transport of toxic contaminants related to the relocation of the landfill site. Further, relocation of the landfill to another site would move the associated hazardous waste impacts to another location. Relocation of wells associated with the EGETS may interfere with or impact the effectives of the EGETS in remediating groundwater contamination. Further, this alternative would not meet several basic project objectives, including: (1) provide improved facilities that do not interfere with operation of the EGETS or IRP Site No. 4 – Landfill No. 6; (2) provide improved facilities that require a minimal amount of relocation of

existing utilities; (3) provide improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; (4) improve water quality conditions to assist stakeholders in meeting the existing and future requirements mandated by the Santa Ana Regional Water Quality Control Board ("SARWQCB"). For these reasons, a fully lined trapezoidal open channel alternative was not further considered in the EIR. (Draft EIR, p. 7-4.)

5. Buried Reinforced Concrete Box Channel Alternative

Description: This alternative would encompass the same footprint as the proposed Project and consist of a triple-cell reinforced concrete box culvert structure, constructed to RCFCWCD standards. This alternative would entail burying the structure under a minimum of 2 feet of select fill material, likely obtained from on-site excavation. This alternative would necessitate the relocation of several utilities crossing and/or paralleling the alignment, reconstruction of the Meyer Drive Bridge, and procurement of a permanent storm drain easement in favor of the RCFCWCD. This alternative would not allow for sunlight to penetrate the water, which is a beneficial water treatment that reduced pathogens.

Finding: This alternative is infeasible in that it would require procurement of a permanent storm drain easement, and it would not allow for UV treatment of water. Additionally, this alternative would not meet several basic project objectives, including: (1) provide improved facilities that require a minimal amount of relocation of existing utilities; (2) provide **improved** facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; and (3) improve water quality conditions to assist stakeholders in meeting the existing and future requirements mandated by the Santa Ana Regional Water Quality Control Board ("SARWQCB"). For this reason, this alternative was not further considered. (Draft EIR, p. 7-4.)

C. ALTERNATIVES CONSIDERED IN DETAIL IN THE EIR

The following Project Alternatives were considered in detail in the EIR. These alternatives are rejected for various reasons as set forth below. However, when all of a project's significant impacts can be mitigated by the adoption of mitigation measures, as with this Project, the lead agency is not required to make findings on the feasibility of an EIR's alternatives. (*Rio Vista Farm Bureau Center v. County of Solano* (1992) 5 Cal.App.4th 351, 379.)

1. Alternative 1 – No Project/No Improvement

Description: This alternative includes the continued use of the Project site as an existing earthen drainage ditch located immediately west of Heacock Street. (Draft EIR, p. 7-5.)

Impacts: Impacts to air quality, biological resources, cultural and paleontological resources, and greenhouse gas emissions would be less than that of the proposed Project under Alternative 1, due to the fact that no construction would occur. However, Alternative 1 would result in greater hazardous and hazardous materials impacts, due to the rising contaminated groundwater below the earthen channel and the potential for this groundwater to contaminate the channel, if the channel is not improved. In addition, this alternative has greater hydrology and water quality impacts, due to the fact that the existing facility cannot accommodate storm events, and flooding will continue to become more frequent if the channel is not improved. (Draft EIR, p. 7-6.)

Objectives: Alternative 1 does not meet any of the project objectives.

Finding: The Commission rejects Alternative 1 on the basis that: (1) it has the potential to increase significant impacts relating to hazards and hazardous materials, and impacts relating to hydrology and water quality; (2) it is not economically viable because the costs associated with continued flooding and the potential for contaminated groundwater to infiltrate the channel are likely to be higher than the cost of the proposed Project; and (3) it fails to meet any of the basic project objectives. (Draft EIR, pp. 7-6, 7-7, Table 8-A.) The Commission further finds that each of these grounds separately and individually provide sufficient justification for rejection of this alternative. Therefore, Alternative 1 – No Project/No Improvement is eliminated from consideration.

2. Alternative 2 – Hybrid Channel Design

Description: This alternative would encompass the same footprint as the proposed Project, but consist of a reinforced concrete trapezoidal open channel for one segment, a reinforced concrete triple box culvert for another segment, and a concrete lined rectangular open channel for the third segment of the alignment. (Draft EIR, p. 7-7.)

Impacts: This alternative would result in the same impacts as the proposed Project.

Objectives: This alternative would meet all but one project objective: provide improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible. This alternative would provide improved facilities, but would result in higher construction costs than the proposed Project. (Draft EIR, p. 7-11, Table 8-B.)

Finding: The Commission rejects Alternative 2 – Hybrid Channel Design on the basis that: (1) it does not reduce the environmental impacts of the proposed Project. (Draft EIR, p. 7-11.) Therefore Alternative 2 is eliminated from consideration.

3. Alternative 3 – Rectangular Open Channel

Description: Similar to the Project, this alternative proposes a fully lined reinforced concrete rectangular open channel, as opposed to a trapezoidal channel. This alternative would require the relocation of several groundwater extraction wells, however these wells are not associated with groundwater remediation efforts of March ARB. This alternative would also require the construction of a maintenance road on each side of the channel, as opposed to just on one side like the proposed Project, to comply with RCFCWCD standards. (Draft EIR, pp. 7-11, 7-12.) This maintenance road would require relocation of the former landfill and existing wells.

Impacts: This alternative may result in higher air quality and greenhouse gas emissions impacts, due to the additional construction efforts that will be needed to remove the groundwater extraction wells within the alternative's footprint. This alternative would also result in slightly higher impacts than the proposed Project relating to hazards and hazardous materials. This is because the concrete rectangular open channel would require an additional maintenance road adjacent to the landfill site. This would necessitate more disturbance to the former landfill than the proposed Project, and increase the potential for impacts relating to the release of hazardous materials. This alternative also has higher impacts relating to hydrology and water quality, also due to the additional maintenance road. Disturbance of the existing landfill could increase the potential for release of hazardous materials, which would impact water quality to a greater extent than the proposed Project. (Draft EIR, p., 7-14.)

Objectives: This alternative would meet all but two project objectives, which are: (1) provide improved facilities that do not interfere with the EGETS or disturb IRP Site No. 4 – Landfill No.

6; and (2) provide improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible. (Draft EIR, p. 7-15, Table 8-C.)

Finding: The Commission rejects Alternative 3 – Rectangular Open Channel on the grounds that: (1) it does not reduce the impacts of the proposed Project and in fact may result in greater environmental impacts; and (2) it fails to meet two project objectives. (Draft EIR, pp. 7-15, 7-16.) The Commission further finds that each of these grounds separately and individually provide sufficient justification for rejection of this alternative. Therefore, Alternative 3 is eliminated from consideration.

4. Alternative 4 – Buried Reinforced Concrete Box Channel

Description: This alternative uses a triple-cell reinforced concrete box underneath the surface of Heacock Street, constructed to RCFCWCD standards, and leaves the existing channel in place, in its existing condition. However, the existing channel would no longer be utilized for storm water conveyance from Cactus Avenue to Perris Valley Storm Channel Lateral-A. This alternative would require the procurement of a permanent storm drain easement in favor of the RCFCWCD and require the relocation of approximately 2 miles of subterranean utility lines. The surface roadway would be returned to its original condition upon completion of the alternative. (Draft EIR, p. 7-16.)

Impacts: This alternative would result in greater air quality and greenhouse gas emissions impacts, due to the more intensive construction activity that would be required to construct the project below Heacock Street and relocate utilities. (Draft EIR, p. 7-16.) However, these impacts would still be less than significant. (Draft EIR, p. 7-17.) This alternative would also result in fewer impacts to biological resources and hazards and hazardous materials than the proposed Project, due to the preservation in place of the existing channel's vegetation and jurisdictional waters, and due to the alternative's increased distance from the existing landfill. (Draft EIR, p. 7-17, 7-18.) This alternative would also result in additional impacts relating to traffic and transportation, due to the fact that an existing roadway will be closed. (Draft EIR, p. 7-19.) However, overall, Alternative 4 resulting in fewer impacts than the Project as proposed. (Draft EIR, p. 7-25; Table 8-G.)

Objectives: This alternative fails to meet three of the eight project objectives, including: (1) provide improved facilities that require a minimal amount of relocation of existing utilities; (2) provide improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; and (3) eliminate infiltration of groundwater into the Heacock Channel in areas where there is potential for contamination. Instead, this alternative requires relocation of approximately 2 miles of utility lines, including water pipelines and a sewer pipeline, and will increase construction costs due to the trenching and resurfacing of Heacock Street and the additional relocation of utilities. This alternative also will leave Heacock Channel in place, as-is, leaving the potential for infiltration of potentially contaminated groundwater into the channel. (Draft EIR, pp. 7-18, 7-19, Table 8-C.)

Finding: The Commission rejects Alternative 4 – Buried Reinforced Concrete Box Channel on the following grounds: (1) it fails to meet basic project objectives. (Draft EIR, p. 7-19.) Therefore, Alternative 4 is eliminated from consideration.

D. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

When all of a project's significant impacts can be mitigated by the adoption of mitigation measures, as is the case with this Project, an agency is not required to make findings that the environmentally superior alternative is infeasible. (*Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal.App.4th 477.)

However, Alternatives 1, 2, and 3 all result in greater environmental impacts than the proposed Project. Only Alternative 4 reduces the environmental impacts of the proposed Project, due to its avoidance of impacts to hazards and hazardous materials (due to further distance from the alternative's alignment to the former landfill), and its avoidance of impacts to biological resources (due to leaving the existing earthen channel in place). (Draft EIR, pp. 7-21 through 7-26, Table 8-G.) However, the Project as proposed would not result in significant and unavoidable impacts relating to hazards and hazardous materials, nor would it result in significant and unavoidable impacts relating to biological resources. (See, §§ 1.0(D), 1.0(H), 2.0(A), and 2.0(D), above.)

Alternative 4 does increase the potential for additional air quality, greenhouse gas emissions, and traffic/transportation impacts. Nonetheless, this Alternative has been determined to be the Environmentally Superior Alternative. However, as noted above, this alternative would not achieve three of the primary project objectives, which are to (1) provide improved facilities that require a minimal amount of relocation of existing utilities; (2) provide improved facilities while minimizing costs for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible; and (3) eliminate infiltration of groundwater into the Heacock Channel in areas where there is potential for contamination. (Draft EIR, pp. (Draft EIR, pp. 7-18, 7-19, Table 8-C.)

EXHIBIT "B"

MITIGATION MONITORING AND REPORTING PROGRAM

Table 3-A – Mitigation Monitoring and Reporting Program

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
Air Quality	*Mitigation not required*	*Mitigation not required*	*Not applicable*	*Not applicable*		*Mitigation not required*
Biological Resources	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; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by	**MM BIO 1:** A pre-construction survey for resident Burrowing Owls shall be conducted by a qualified biologist no more than 30 days prior to any grading or disturbance activity. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for Burrowing Owls. The pre-construction survey and any relocation activities shall be conducted in accordance with current MSHCP survey guidelines and protocols. Take of active nests will be avoided. Passive relocation (use of one way doors and collapse of burrows) will occur when owls are present outside the nesting season (MSHCP Objective 6 for burrowing owl).	30 days prior to commencement of grading and construction	Riverside County Flood Control and Water Conservation District / Qualified Biologist	Preconstruction Burrowing Owl Survey from qualified biologist. Activity to be reported to MJPA.	Less than significant
		MM BIO 2: In order to avoid violation of the MBTA and California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (generally January 1 to September 15) of potentially occurring native and migratory bird species. If site preparation activities are proposed during the nesting/breeding season (generally considered January 1 to September 15), a pre-activity field survey shall be conducted by a qualified biologist 3 days prior to initiation of construction activities, to determine if active nests of	Prior to ground disturbance activities	Riverside County Flood Control and Water Conservation District / Qualified Biologist	Riverside County Flood Control and Water Conservation District shall hire a qualified biologist to perform a pre-activity survey if site preparation is to occur between January 1 and	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
	the California Department of Fish and Game or U.S. Fish and Wildlife Service; 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; interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors,	species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code, are present in the construction zone. If project activities are delayed or suspended for more than 30 days from the date of the pre-activity survey, surveys shall be repeated. If active nests are observed and located appropriate buffers (e.g., 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), within 100 feet of sensitive or protected songbird nests) shall be established and maintained during clearing and grubbing activities within the nesting season. The vegetation containing the active nest shall not be removed, and no grading or heavy equipment activity shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest).			September 15. Activity Report shall be provided to MJPA prior to ground disturbing activities.	
		MM BIO 3: March Joint Powers Authority shall provide off-site compensatory mitigation, pursuant to the Tri-Party Cooperative Agreement for the Sunnymead MDP – Line B (Project No. 4-0-00011) dated March 12, 2013 between the City of Moreno Valley, March JPA and Riverside County Flood Control and Water Conservation District, for impacts to riparian habitat through purchase of credits at an approved mitigation bank to replace the impacts riparian habitat at a 3:1 ratio and at a 1:1 ratio for the loss of unvegetated streambed.	Prior to construction	March Joint Powers Authority	Proof of compliance shall be submitted to the City of Moreno Valley and Riverside County Flood Control and Water Conservation District.	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
	or impede the use of native wildlife nursery sites; or conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.					
Cultural and Paleontological Resources	Cause a substantial adverse change in the significance of an archaeological or historical resource as defined in Section 15064.5; directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.	**MM CPR 1**: Should any cultural and/or archaeological resource be inadvertently discovered during construction, all ground disturbing activities within 50 feet of the discovery shall immediately halt and construction shall be moved to other parts of the subject footprint. A Riverside County qualified archaeologist shall be retained by the proponent (or designee) to determine the significance of the resource(s). If the find is determined to be a historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State *CEQA Guidelines*), avoidance or other appropriate measures as recommended by the archaeologist shall be implemented. Any artifacts collected or recovered shall be cleaned, identified,	During construction, as needed	Riverside County Flood Control and Water Conservation District / Qualified Archaeologist	Activity Report submitted by qualified Archaeologist to MJPA.	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		catalogued, analyzed, and prepared for curation at an appropriate repository with permanent retrievable storage to allow for additional research in the future. Site records or site record updates (as appropriate) shall be prepared and submitted to the Eastern Information Center as a permanent record of the discovery.				
		MM CPR 2: Should any paleontological resource be inadvertently discovered during construction, all ground disturbing activities within 50 feet of the discovery shall immediately halt and construction shall be moved to other parts of the subject footprint. A Riverside County qualified paleontologist shall be retained by the proponent (or designee) to recover paleontological specimens. All recovered paleontological specimens shall be prepared and stabilized for identification and permanent preservation, including the washing of sediment samples to recover small invertebrates and vertebrate fossils.	During ground disturbance activities	Riverside County Flood Control and Water Conservation District / Qualified Paleontologist	Activity Report submitted by qualified Paleontologist to MJPA.	Less than significant
		MM CPR 3: Should any paleontological resource be inadvertently discovered during construction, identification and curation of recovered paleontological specimens into an established accredited museum repository with permanent retrievable paleontological storage shall be required. Mitigation of adverse impacts to significant paleontological resources is not complete until the curation process has been fully completed and documented.	During ground disturbing activities	Riverside County Flood Control and Water Conservation District / Qualified Paleontologist	Activity Report submitted by qualified Paleontologist to MJPA.	Less than significant

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		MM CPR 4: Should any paleontological resource be inadvertently discovered during construction, preparation of a report of findings with an appended itemized inventory of paleontological specimens shall be required. The submittal of the report to the applicable Lead Agency and the curation of recovered specimens into an established, accredited museum repository shall signify the completion of the mitigation program.	During ground disturbing activities	Riverside County Flood Control and Water Conservation District/ Qualified Paleontologist	Activity Report submitted by qualified Paleontologist to MJPA.	Less than significant
Geology and Soils	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, landslides.	**MM GEO 1:** Construction plans shall incorporate all recommendations, performance standards and requirements established within the Project Geotechnical Reports that address exposure of people or structures to potentially substantial adverse effects of strong seismic ground shaking or seismic-related ground failure (including liquefaction and landslides).	Prior to grading	Riverside County Flood Control and Water Conservation District	Submittal of Construction Plans to MJPA.	*Less than significant*
	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	**MM GEO 2:** Construction plans shall incorporate recommendations, performance standards and requirements established within the Project Geotechnical Reports that address potential location on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project shall be incorporated into the Project site design and construction plans. Furthermore, the Project is to adhere to the	Prior to grading	Riverside County Flood Control and Water Conservation District	Submittal of Construction Plans and SWPPP to MJPA.	*Less than significant*

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
	landslide, lateral spreading, subsidence, liquefaction or collapse.	National Pollutant Discharge Elimination System (NPDES) general construction permit, which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities, will incorporate applicable Best Management Practices (BMPs) to minimize the loss of topsoil or substantial erosion during Project construction.				
Greenhouse Gas Emissions	*Mitigation not required*	*Mitigation not required*	*Not applicable*	*Not applicable*		*Mitigation not required*
Hazards and Hazardous Materials	Create a significant hazard to the public or the environment through the routine reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or be located on a site which is included on a list of hazardous materials sites compiled	**Construction Mitigation Measures** ***MM HAZ 1*** *through* ***MM HAZ 7****, are applicable to Stage 2 and Stage 3*				
		MM HAZ 1: Prior to ground disturbance activities, a hazardous materials monitor shall be retained for on-site monitoring during grading and excavation activities.	Prior to ground disturbance activities	Riverside County Flood Control and Water Conservation District	Submittal of executed hazardous materials monitoring contract to MJPA	Less than significant
		MM HAZ 2: Prior to ground disturbance activities, the following shall be included in construction specifications to reduce potentially hazardous conditions and minimize the impacts from the handling of potentially hazardous materials: ▪ The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, and regularly inspect all	Prior to ground disturbance activities	Contractor /Riverside County Flood Control and Water Conservation District	Submittal of Health and Safety Plan to MJPA.	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
	pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment	construction equipment for leaks. ▪ The contractor(s) shall prepare a *Health and Safety Plan*. The plan shall include measures to be taken in the event of an accidental spill. The construction staging area(s) shall be designed to contain contaminants such as oil, grease, and fuel products so that they do not drain towards receiving waters or storm drain inlets.				
		MM HAZ 3: Prior to ground disturbance activities, all environmental investigation and/or remediation shall be conducted under the *Health and Safety Plan* approved by jurisdictional regulatory agencies overseeing hazardous waste remediation until the applicable regulatory standard is met.	Prior to ground disturbance activities	Contractor / Riverside County Flood Control and Water Conservation District	Submittal of Health and Safety Plan to MJPA and on-site verification.	Less than significant
		Mitigation Measures for Groundwater				
		MM HAZ 4: Prior to ground disturbance activities, a registered geologist shall be retained to test groundwater for volatile organic compounds (VOCs) to include tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride (CTCL), Cis-1,2-dichloroethene (2-DCE) and vinyl chloride. Should results of groundwater testing identify the presence of VOCs in groundwater below allowable thresholds identified by the Regional Water Quality Control Board, no further action shall be required. Should VOC's be identified above allowable thresholds, implementation of **MM HAZ 5** shall be required	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant
		MM HAZ 5: Should results of groundwater	Prior to ground	Geologist / Riverside	Submittal of	Less than

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		testing identify volatile organic compounds above limits allowable by Regional Water Quality Control Board, prior to ground disturbance activities, one or a combination of the following treatment methods, each of which is adequate to remediate the identified contaminants of concern, shall be implemented, including but not limited to, air stripping, air sparging, granular activated carbon absorption, UV-peroxidation, nutrient enhanced biodegradation, or through the EGETS provided adequate capacity is available and an agreement is in place with March Air Force Base, to bring contaminant levels into regulatory compliance prior to discharge.	disturbance activities	County Flood Control and Water Conservation District	testing results by qualified geologist to MJPA and on-site verification.	significant
		MM HAZ 6: Prior to discharge, extracted and treated groundwater resulting from the cleanup of groundwater polluted by petroleum hydrocarbons and/or solvents shall comply with Order No. R8-2012-0027, NPDES No. CAG918001 adopted by the RWQCB on July 20, 2012.	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant
		Mitigation Measures for Soils				
		MM HAZ 7: Prior to ground disturbance activities, a registered geotechnical engineer shall be retained to test soils for volatile organic compounds, semi-volatile organic compounds, heavy metals, petroleum hydrocarbons, and ploychlorinated biphenyls. Should results of soil testing identify the presence of constituents in soil above allowable thresholds identified under California Code of Regulations, Title 22, Division 4.5, Section 66261.24, implementation of **MM HAZ 8**	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		shall be required, requiring preparation of a Soil Management Plan. Should results identify the presence of constituents in soils below the allowable threshold, no further action shall be required.				
		MM HAZ 8: Prior to ground disturbance activities, soil testing for potential VOC vapor intrusion shall be performed pursuant to guidance and requirements by the Department of Toxic Substances Control (DTSC). Should results of soil testing results identify soils are contaminated above allowable thresholds established by DTSC/Environmental Protection Agency Preliminary Remediation Goals or California Human Health Screening Levels, a Soils Management Plan shall be prepared by a registered geotechnical engineer to include at a minimum: ▪ Condition of the soil identifying the constituent of concern and contamination levels present. ▪ Remediation plan which identifies treatment method for contaminated soils. o Known effective treatment methods for the identified potential contaminates of concern for on-site soils that shall be considered for implementation in the remediation plan include, but are not limited to: i. For volatile organic compounds: Soil vapor extraction, thermal desorption, and/or off-site incineration	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		ii. For semi-volatile organic compounds: Biodegradation, bio-venting, bioaugmentation, dehalogenation, and/or excavation with off-site disposal iii. For heavy metals: physical/chemical immobilization, thermal extraction, and/or vegetative uptake iv. For petroleum hydrocarbons: Free product recovery, soil venting, air sparging, and/or *in situ* bioremediation v. For polychlorinated biphenyls: Off-site incineration, *ex situ* thermal desorption, excavation and disposal, and/or *in situ* vitrification ▪ Should remediation plans involve the removal of contamination, then identification shall be made that contaminated material shall be excavated, consolidated and transported by a licensed handler/hauler to an off-site licensed hazardous waste disposal facility. ▪ Worker safety precautions that will be maintained throughout site preparation activities, in accordance with occupational health and safety standards so as to prevent potential exposure to VOC-containing materials or other hazardous materials.				

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		▪ Should any soil be required to be stockpiled on site, appropriate engineering controls shall be identified including but not limited to: o measures to minimize dust emissions; o stockpile shall be placed on an impervious surface located away from construction; o measure to prevent surface and/or storm water from coming into contact with the stockpile; o how stockpile is to secured and covered to minimize vapor emissions and prevent runoff; and o timing for removal of stockpiled materials. ▪ 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 Air Reserve Base, prior to importation to the site. ▪ Documentation for all disposal of all contaminated materials will be provided to the March Air Reserve Base upon completion of remediation activities.				
Hydrology and Water Quality	Violate any water quality standards or waste discharge requirements; substantially	**Construction Mitigation Measures** ***MM HYDRO 1** through **MM HYDRO 7**, are applicable to Stage 2 and Stage 3*				
		MM HYDRO 1: Prior to ground disturbance activities, a hazardous materials monitor shall be retained for on-site monitoring during grading and excavation activities.	Prior to ground disturbance activities	Riverside County Flood Control and Water Conservation District	Submittal of executed hazardous materials monitoring	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
	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); substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river,				contract to MJPA	
		MM HYDRO 2: Prior to ground disturbance activities, the following shall be included in construction specifications to reduce potentially hazardous conditions and minimize the impacts from the handling of potentially hazardous materials: ▪ The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, and regularly inspect all construction equipment for leaks. ▪ The contractor(s) shall prepare a *Health and Safety Plan*. The plan shall include measures to be taken in the event of an accidental spill. The construction staging area(s) shall be designed to contain contaminants such as oil, grease, and fuel products so that they do not drain towards receiving waters or storm drain inlets.	Prior to ground disturbance activities	Contractor /Riverside County Flood Control and Water Conservation District	Submittal of Health and Safety Plan to MJPA.	Less than significant
		MM HYDRO 3: Prior to ground disturbance activities, all environmental investigation and/or remediation shall be conducted under the *Health and Safety Plan* approved by jurisdictional regulatory agencies overseeing hazardous waste remediation until the applicable regulatory standard is met.	Prior to ground disturbance activities	Contractor / Riverside County Flood Control and Water Conservation District	Submittal of Health and Safety Plan to MJPA.	Less than significant
		Mitigation Measures for Groundwater				

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
	or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site; or otherwise substantially degrade water quality.	**MM HYDRO 4:** Prior to ground disturbance activities, a registered geologist shall be retained to test groundwater for volatile organic compounds (VOCs) to include tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride (CTCL), Cis-1,2-dichloroethene (2-DCE) and vinyl chloride. Should results of groundwater testing identify the presence of VOCs in groundwater below allowable thresholds identified by the Regional Water Quality Control Board, no further action shall be required. Should VOC's be identified above allowable thresholds, implementation of **MM HAZ 5** shall be required	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant
		MM HYDRO 5: Should results of groundwater testing identify volatile organic compounds above limits allowable by Regional Water Quality Control Board, prior to ground disturbance activities, one or a combination of the following treatment methods, each of which is adequate to remediate the identified contaminants of concern, shall be implemented, including but not limited to, air stripping, air sparging, granular activated carbon absorption, UV-peroxidation, nutrient enhanced biodegradation, or through the EGETS provided adequate capacity is available and an agreement is in place with March Air Force Base, to bring contaminant levels into regulatory compliance prior to discharge.	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant
		MM HYDRO 6: Prior to discharge, extracted and treated groundwater resulting from the cleanup of groundwater polluted by petroleum hydrocarbons and/or solvents	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation	Submittal of testing results by qualified geologist to	Less than significant

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		shall comply with Order No. R8-2012-0027, NPDES No. CAG918001 adopted by the RWQCB on July 20, 2012.		District	MJPA.	
		Mitigation Measures for Soil				
		MM HYDRO 7: Prior to ground disturbance activities, a registered geotechnical engineer shall be retained to test soils for volatile organic compounds, semi-volatile organic compounds, heavy metals, petroleum hydrocarbons, and polychlorinated biphenyls. Should results of soil testing identify the presence of constituents in soil above allowable thresholds identified under California Code of Regulations, Title 22, Division 4.5, Section 66261.24, implementation of **MM HAZ 8** shall be required, requiring preparation of a Soil Management Plan. Should results identify the presence of constituents in soils below the allowable threshold, no further action shall be required.	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant
		MM HYDRO 8: Prior to ground disturbance activities, soil testing for potential VOC vapor intrusion shall be performed pursuant to guidance and requirements by the Department of Toxic Substances Control (DTSC). Should results of soil testing identify soils are contaminated above allowable thresholds established by DTSC/Environmental Protection Agency Preliminary Remediation Goals or California Human Health Screening Levels, a Soils Management Plan shall be prepared by a registered geotechnical engineer to include at a minimum: ▪ Condition of the soil identifying the	Prior to ground disturbance activities	Geologist / Riverside County Flood Control and Water Conservation District	Submittal of testing results by qualified geologist to MJPA.	Less than significant

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Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		constituent of concern and contamination levels present. ▪ Remediation plan which identifies treatment method for contaminated soils. o Known effective treatment methods for the identified potential contaminates of concern for on-site soils that shall be considered for implementation in the remediation plan include, but are not limited to: i. For volatile organic compounds: Soil vapor extraction, thermal desorption, and/or off-site incineration ii. For semi-volatile organic compounds: Biodegradation, bio-venting, bioaugmentation, dehalogenation, and/or excavation with off-site disposal iii. For heavy metals: physical/chemical immobilization, thermal extraction, and/or vegetative uptake iv. For petroleum hydrocarbons: Free product recovery, soil venting, air sparging, and/or *in situ* bioremediation v. For polychlorinated biphenyls: Off-site incineration, *ex situ* thermal desorption, excavation				

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		and disposal, and/or *in situ* vitrification ▪ Should remediation plan involve the removal of contamination, then identification shall be made that contaminated material shall be excavated, consolidated and transported by a licensed handler/hauler to an off-site licensed hazardous waste disposal facility. ▪ Worker safety precautions that will be maintained throughout site preparation activities, in accordance with occupational health and safety standards so as to prevent potential exposure to VOC-containing materials or other hazardous materials. ▪ Should any soil be required to be stockpiled on site, appropriate engineering controls shall be identified including but not limited to: o measures to minimize dust emissions; o stockpile shall be placed on an impervious surface located away from construction; o measure to prevent surface and/or storm water from coming into contact with the stockpile; o how stockpile is to secured and covered to minimize vapor emissions and prevent runoff; and o timing for removal of stockpiled				

Impact Category	Impact	Mitigation Measure	Implementation Timing	Responsible Party	Method of Reporting and Monitoring	Impact After Mitigation
		materials. ▪ 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 Air Reserve Base, prior to importation to the site. ▪ Documentation for all disposal of all contaminated materials will be provided to the March Air Reserve Base upon completion of remediation activities.				

2352 901

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: 2720 Gateway Drive, Riverside, CA 92507	FROM:	Public Agency/Lead Agency: March Joint Powers Authority Address: 23555 Meyer Drive, Riverside, CA 92518 Contact: Grace Williams, Senior Planner Phone: (951)656-7000

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

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

State Clearinghouse Number (If submitted to SCH):	2013111019	
Project Title: Heacock Channel Improvements		
Project Applicant: March Joint Powers Authority, Development Services Department		
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): Cactus Avenue and Heacock Street		
General Project Location (City and/or County): Moreno Valley, California		
Project Description:		
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.		

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on December 17, 2014 and has made the following determinations regarding the above described project:

1. ☐	The project will have a significant effect on the environment.
☒	The project will NOT have a significant effect on the environment

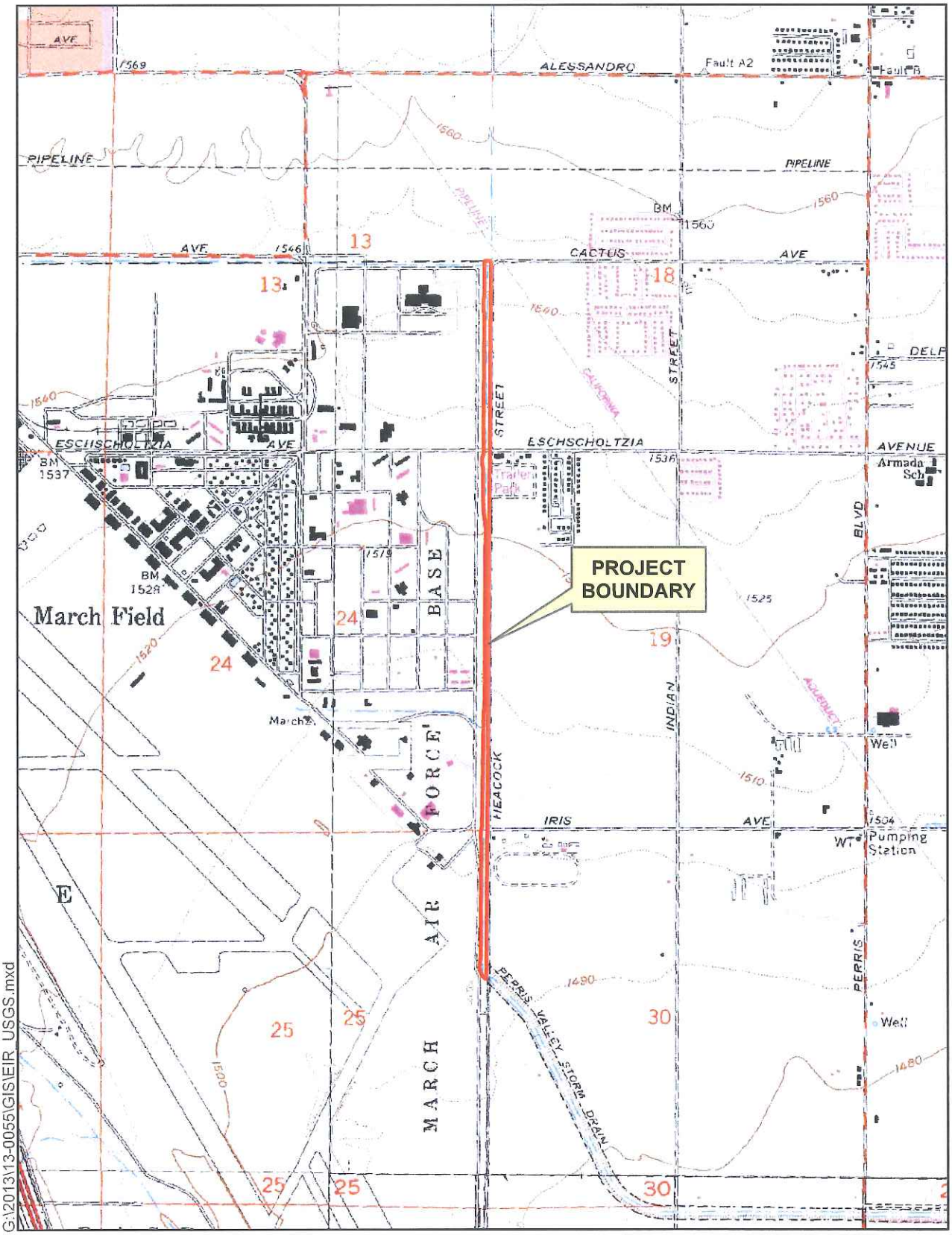
106 353

2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☒	Mitigation measures were made a condition of the approval of the project.	
☐	Mitigation measures were NOT made a condition of the approval of the project.	
4. ☒	A Mitigation Monitoring or Reporting Plan was adopted for this project.	
☐	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.	
5. ☐	A Statement of Overriding Considerations was adopted for this project.	
☒	A Statement of Overriding Considerations was NOT adopted for this project	
6. ☐	Findings were made pursuant to the provisions of CEQA.	
☒	Findings were NOT made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian: March Joint Powers Authority, Development Services Department	Location: 23555 Meyer Drive, Riverside, CA 92518

Date: _____	_____ **Signature:**
Date Received for Filing: _____	_____ **Title:**

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

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Source: USGS 7.5min Quad DRG's:
SUNNYMEAD / RIVERSIDE EAST

Figure 1.0-3 – USGS Topographic Map
Heacock Channel Improvement Project

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MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Reports, Discussions and Action Items
Agenda Item No. 10b

Meeting Date: December 17, 2014

Actions: **APPROVE THE FOLLOWING ACTIONS AS IT RELATES TO THE IMPROVEMENT OF AN EXISTING NATURAL BOTTOM CHANNEL: A) ADOPT RESOLUTION #JPA 14-19 OF THE MARCH JOINT POWERS COMMISSION CERTIFYING THE PROJECT ENVIRONMENTAL IMPACT REPORT FOR THE HEACOCK CHANNEL IMPROVEMENT PROJECT (SCH#2013111019); ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVING THE PROJECT; AND B) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION FOR THE CEQA ACTION**

Motions:

a) Adopt Resolution #JPA 14-19 of the March Joint Powers Commission Certifying the Project Environmental Impact Report for the Heacock Channel Improvement Project (SCH#2013111019); Adopting Environmental Findings Pursuant to the California Environmental Quality Act; Adopting a Mitigation Monitoring and Reporting Program; and Approving the Project; and

b) Direct Staff to file a Notice of Determination for the CEQA Action.

Background:
The proposed Heacock Channel Improvement Project ("Project") is a multi-jurisdictional endeavor involving improvements by the Riverside County Flood Control and Water Conservation District (RCFCWCD), March Joint Powers Authority (MJPA), and the City of Moreno Valley Parks and Community Services Department (City of Moreno Valley) to an existing undersized earthen Heacock Channel adjacent to and including properties belonging to March Air Reserve Base (MARB), March Joint Powers Authority (MJPA), and City of Moreno Valley Parks and Community Services Department (City of Moreno Valley). In March 2013 MJPA, RCFCWCD and the City of Moreno Valley entered into a Cooperative Agreement to collaborate on a permanent Project design to address flooding issues resulting

from the existing conditions of Heacock Channel and, pursuant to State CEQA Guidelines section 15051(d) to designate MJPA as the lead agency for the Project.

Project Objectives

A clear statement of Project objectives allows for the analysis of reasonable alternatives to the proposed Project. Reasonable alternatives, both on and off site, must be analyzed per Section 15126.6 of the State *CEQA Guidelines*. The proposed Project is intended to meet the following objectives:

□ Improve flood control capacity for the existing Heacock Channel to contain 100-year storm flows in order to eliminate the Federal Emergency Management Agency designation of special flood hazard area and alleviate a source of flooding within the Sunnymead Master Drainage Plan Watershed;

□ Provide improved facilities that do not interfere with operation of the March Air Force Base's Expanded Groundwater Treatment System (EGETS) or IRP Site No. 4 – Landfill No. 6;

□ Provide improved facilities that require a minimal amount of relocation of existing utilities;

□ Provide improved facilities while maintaining the need to minimize expenditure of public funds for right-of-way acquisition, construction, environmental permitting, and maintenance to the greatest extent feasible;

□ Improve water quality conditions to assist stakeholders in meeting the existing and future requirements mandated by the Santa Ana Regional Water Quality Control Board (SARWQCB);

□ Eliminate infiltration of rising groundwater into the Heacock Channel in areas where there is potential for contamination to the greatest extent feasible;

□ Protect Heacock Street, surrounding properties, and existing infrastructure, by minimizing the potential for flooding and potential washout during major storm events;

□ Reduce erosion hazards; and

□ Provide for the reconstruction of the culvert underneath the Meyer Drive Bridge.

Project Location

The proposed Project is located west of Heacock Street between Cactus Avenue and the Heacock Street Bridge at Perris Valley Storm Channel Lateral-A (approximately 2,065 feet south of Iris Avenue) in Riverside County, California, as reflected in Figure 1.0-1, Regional Map and Figure 1.0-2, Project Boundary. The Project site consists of portions of assessor parcel numbers 297-200-006, 294- 080-004, 294-080-010, 294-080-003, 294-090-003, 294-090-004, and 294-160-001.

The proposed Project alignment generally follows the existing Heacock Channel starting at the intersection of Cactus Avenue and Heacock Street. It runs parallel to Heacock Street for approximately 9,800 lineal feet where it terminates at the recently improved Heacock Street Bridge at Perris Valley Channel - Lateral A. The proposed Project is aligned to follow the existing drainage pattern of the earthen Heacock Channel and will be designed to contain the

100-year flood discharge to reduce flooding impacts currently experienced by the residential, commercial, federal, public and privately owned properties within the vicinity of the Channel. Due to numerous site constraints and the limited area available for improvements, this approximately 9,800 lineal feet will be designed as a fully concrete lined channel.

The alignment of proposed channel improvements will shift slightly east, south of Gentian Avenue, for approximately one-quarter mile to avoid encroachment into the landfill. As a result, the drainage facility will encroach into the existing Heacock Street roadway, requiring construction of a temporary lane, construction of the ultimate designed roadway, or construction of one permanent lane for this stretch of roadway.

The proposed Project consists of three Stages paralleling Heacock Street to the east. The Project will also include appurtenant fencing and maintenance roads along the Project boundary as identified below. Each Stage of the Project will be designed as follows and as depicted in Figure 3-4, Proposed Project:

- ***Stage 1:*** begins at the intersection Cactus Avenue and Heacock Street and proceeds south to the former IRP Site No. 4 (Landfill No. 6), located just south of the MARB Commissary (south of John F. Kennedy and Meyer Drives). Stage 1 is designed as an approximate 3,600 lineal foot reinforced concrete trapezoidal open channel with a base width of 25-feet and depth of 15-feet. Stage 1 will include an access road on both sides of the Channel.

- ***Stage 2:*** continues downstream of Stage 1, from just south of the MARB Commissary (south of John F. Kennedy and Meyer Drives), along the former IRP Site No. 4 - Landfill No. 6, which is adjacent to and west of the channel. Stage 2 is designed as an approximate 2,600 lineal foot reinforced concrete rectangular open channel with a base width of 35-feet and depth of 15-feet. Stage 2 will include one road on the westerly side of the channel, with access to channel from Heacock Street to the east.

- ***Stage 3*:** Stage 3 continues downstream of Stage 2 from the southerly limit of the former IRP Site No. 4 (Landfill No. 6), terminating at the Heacock Street Bridge at the Perris Valley Channel - Lateral A (approximately 2,065 feet south of Iris Avenue). Stage 3 is designed with two channel sections: 1) an approximate 1,700 lineal foot reinforced concrete box (RCB), placed under approximately 2 feet of soil; and 2) the remaining approximately 1,900 lineal feet designed as a reinforced concrete rectangular open channel with a base width of 35-feet and depth of 15-feet. Stage 3 will include an access road on both sides of the rectangular open channel and an access easement over the top of the RCB and no fencing.

Construction of the proposed Project will necessitate the relocation of several utilities crossing and/or paralleling the project footprint, street improvements including a slight realignment of Heacock Street easterly – just south of Gentian Avenue for approximately one-quarter mile, and reconstruction of the Meyer Drive Bridge to span the drainage facility to connect MJPA, MARB, City of Moreno Valley properties with Heacock Street. All construction staging is anticipated to occur on or around the Project site. Construction is assumed to commence in the Fall of 2015. Each Stage of the channel is considered a construction phase. Interim improvements will be constructed as part of each Stage (or construction phase) to ensure existing flow and/or volumes are not altered to prevent impacts downstream, until such time all Stages are constructed. These interim improvements include installation of riprap or other

material energy dissipators to slow flood velocity to pre-project levels. While timing and construction of each phase is dependent upon availability of funding, each phase will likely take approximately 8 to 12 months to complete.

Project design will also include construction of a watertight channel to prevent potential exposure of the facility to hazardous materials during operation as a result of potentially contaminated groundwater as discussed in Section 5.5 (Hazards and Hazardous Materials) and Section 5.6 (Hydrology and Water Quality) of the Project EIR. Utilization of the Watertight Channel Design will eliminate the ability for potentially contaminated groundwater from entering Stages 2 or 3 of the channel during operation.

Future Operations and Maintenance

Once constructed, the channel will require maintenance in order to retain flood control capacity. It is expected that the RCFCWCD will operate and maintain the channel. The City of Moreno Valley will operate and maintain the City Appurtenances (certain inlet structures, catch basins, connector pipes and other associated improvements located within City held easements or rights of way). MJPA will operate and maintain the MJPA Appurtenances (certain inlet structures, catch basins, connector pipes and other associated improvements located within MJPA held easements or rights of way). Further, MJPA will operate and maintain the Meyer Drive Bridge.

The maintenance of a concrete-lined channel and storm drain is typically less costly than earthen channels and basins. Maintenance of storm drains and concrete channels typically consists of keeping the facilities and their side drains clear of debris and sediment, as well as repairs to access roads and fences, and removing graffiti. On rare occasions, major repairs may be required following damaging storm events. To maintain the constructed facilities, RCFCWCD may occasionally use equipment similar to the types used to construct the proposed facilities as identified in Section 5.2, Air Quality, of the Project EIR.

Operation of the channel improvements will involve the conveyance of water, and will not require the use, storage or disposal of hazardous substances. Due to rising groundwater levels in the Project area as discussed in Sections 5.5 and 5.6 of the Project EIR, typical channel construction would have the potential to allow contaminated groundwater to infiltrate Stages 2 and/or 3 of the improved channel. Accordingly, a Watertight Channel Design will be included which would eliminate the ability of potentially contaminated groundwater from infiltrating the facility. No maintenance beyond that of routine channel maintenance is required of a Watertight Channel design.

Project EIR

The complete Project EIR process consisted of three parts: the Initial Study/Notice of Preparation (IS/NOP), DEIR, and FEIR. MJPA circulated the IS/NOP from November 6, 2013 through December 5, 2013, to responsible and trustee agencies, local governments, and the general public. Pursuant to State CEQA Guidelines Section 15082, recipients of the IS/NOP were requested to provide responses within 30 days upon receipt. Copies of both the IS/NOP and comments received are included in Appendix A of the DEIR.

MJPA circulated an EIR for the Project for 45 days from September 4, 2014 to October 20, 2014. Notices of Completion and Availability of the DEIR were circulated to the State Clearinghouse, responsible agencies, and other interested parties on September 4, 2014. On September 17, 2014 the State Clearinghouse identified that on September 4, 2014, the Project

was incorrectly posted with the State as a Notice of Preparation rather than a Draft Environmental Impact Report. Accordingly, the date to end review was revised to October 20, 2014 to allow for the full 45-day review (Attachment-A).

Notice of the DEIR was provided to the general public by publication of a Notice of Availability of the DEIR in the Press-Enterprise newspaper, on September 3, 2014 and in the Moreno Valley Business Journal, a monthly publication, on September 14, 2014. As required by Public Resources Code Section 21092.3, a copy of the public notice was posted with the Riverside County Clerk on September 3, 2014.

As provided in the public notice and in accordance with CEQA Section 21091(d), MJPA accepted written comments through October 20, 2014. During the public review period for the project, MJPA received four comment letters from agencies, organizations, and individuals. Subsequent to the close of the public review period, no additional comment letters were received. All timely comments are listed below.

Table 1-A, Comments Received During Public Comment Period

Agency / Name	Comments Summary	Date
California Department of Fish & Wildlife	-Comply with all applicable laws related to nesting birds of prey. -Pre-construction surveys, over the entirety of the project area, to be completed no more than 3 days prior to ground disturbance activities. -Update definition of "stream" within the study to reflect FGC Chapter 6, Fish and Wildlife Protection and Conservation, Section 1600 *et seq.* definition, as well as FGC Divisions 2 and 5 definitions of "fish and wildlife." -Early consultant with the Department is recommended to discuss the need for a Lake and Streambed Alteration Agreement, prior to construction commencing. -Review's Department's website for guidance on term definitions for the Bio section of the EIR, as well as methodology for delineating the Department's jurisdiction, to include property definitions of biological terms.	10/20/14
Native American Heritage Commission	-Contact the appropriate regional archaeological Information Center for a record search. -If an archaeological inventory survey is required, the final report shall contain certain items as outlined within the NAHC letter. -Contact the Native American Heritage Commission for a Sacred Lands File Check and list of Native American contacts for consultation concerning the project site. -Include mitigation plan provisions for the identification and evaluation of accidentally discovered archaeological resources pursuant to CEQA Guidelines 15064.5(f).	9/25/14

	-Include mitigation provision for the disposition of recovered cultural items. -Include mitigation provisions for discovery of Native American human remains.	
Office of Planning and Research	-OPR noted that pursuant to Section 21104(c) of the California Public Resources Code, responsible or other public agencies provided comments regarding project activities within the given review period, and any questions inherited by the Lead Agency as it relates to provided comments, should be directed to commenting agencies and not OPR. -Letter further acknowledges that MJPA complied with the State Clearinghouse review requirements for draft environmental documents as per CEQA.	10/21/14
Western Municipal Water District	-WMWD encourages the Lead Agency to approach them regarding project requirements, as they have determined that the Project has the potential to impact current system operations along Heacock Street.	9/23/14

All comments and Responses to Comments are included in Section 2 of the Final EIR. In accordance with the provisions of Public Resources Code Section 21092.5, MJPA has provided a written response to each commenting public agency no less than 10 days prior to the proposed certification date.

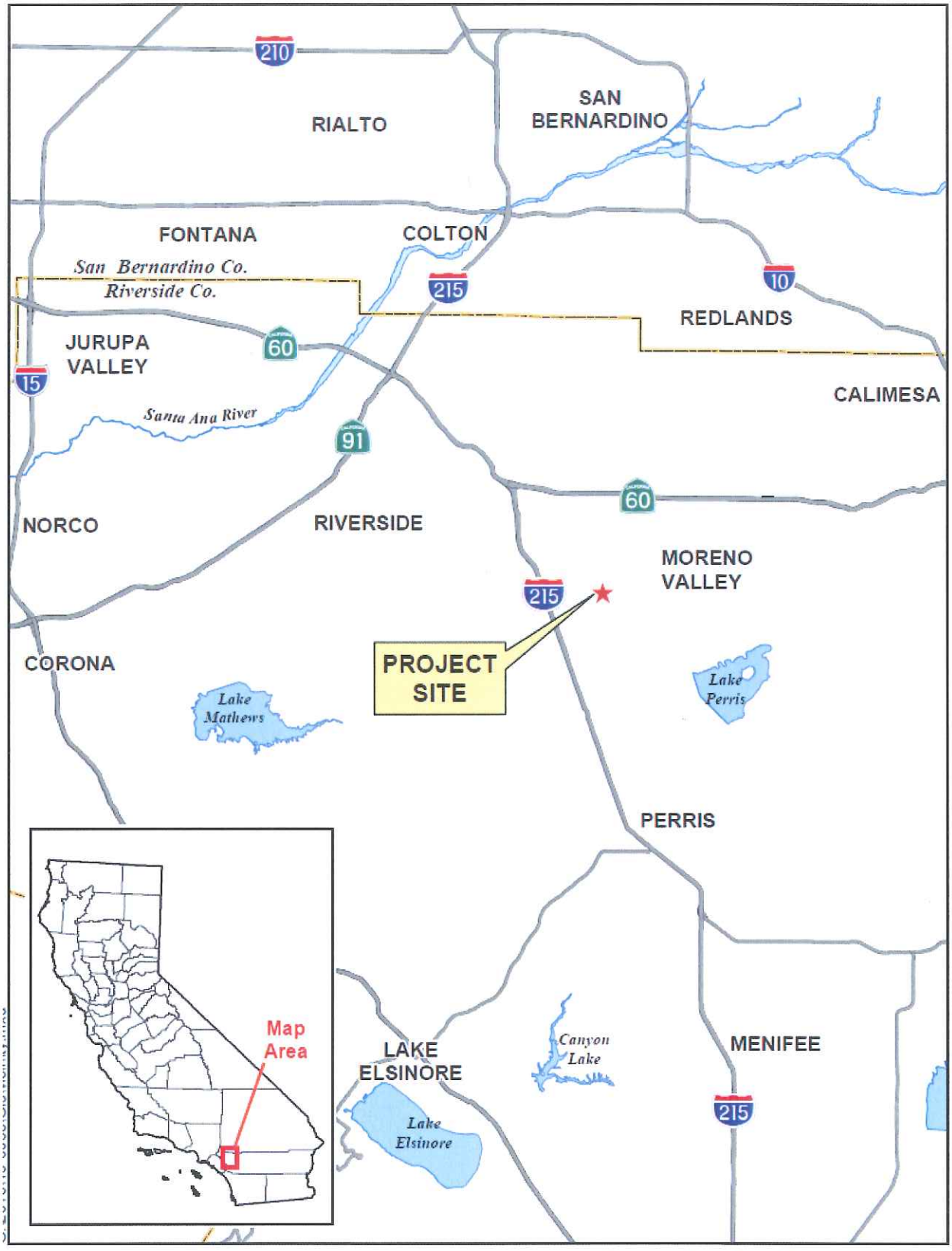
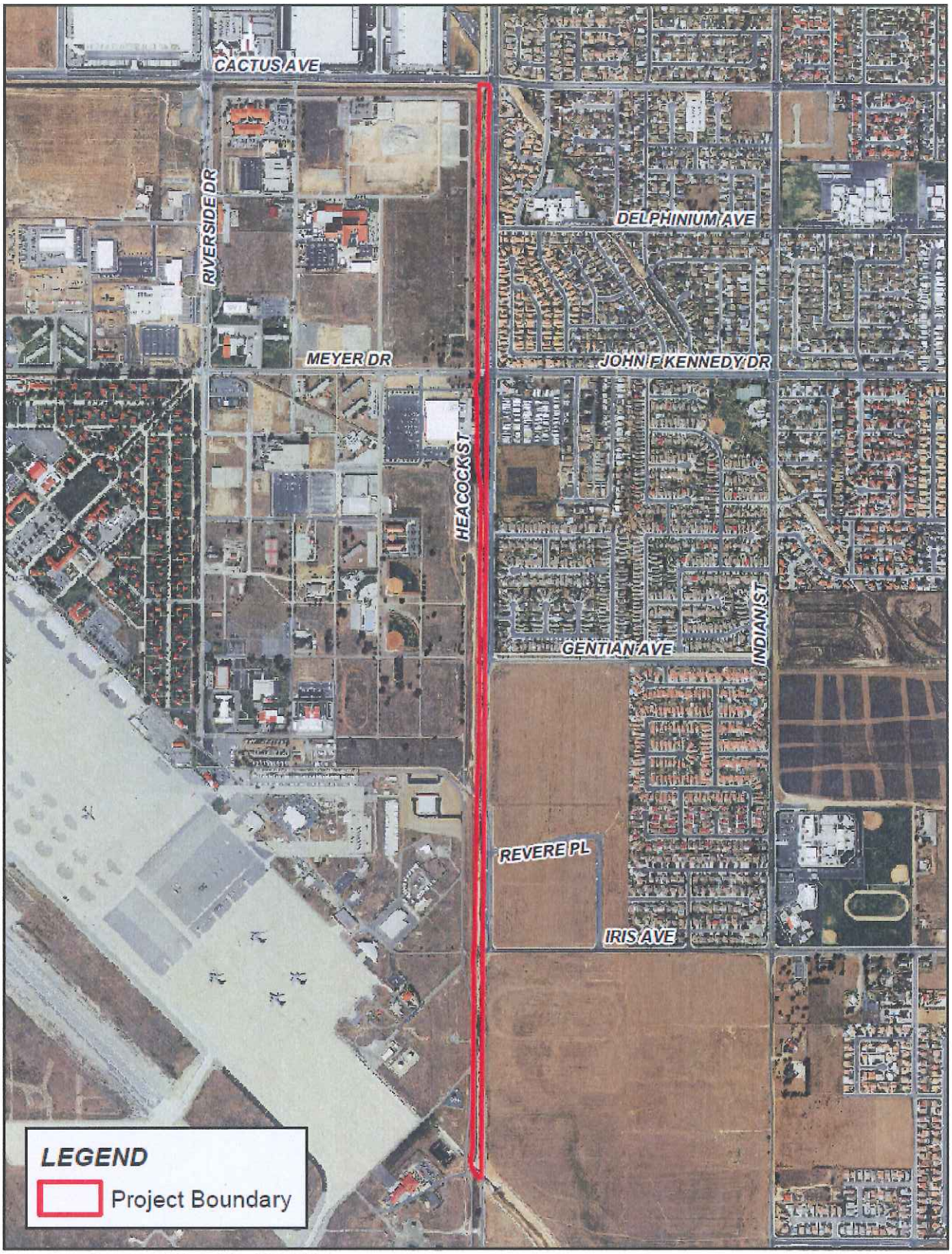


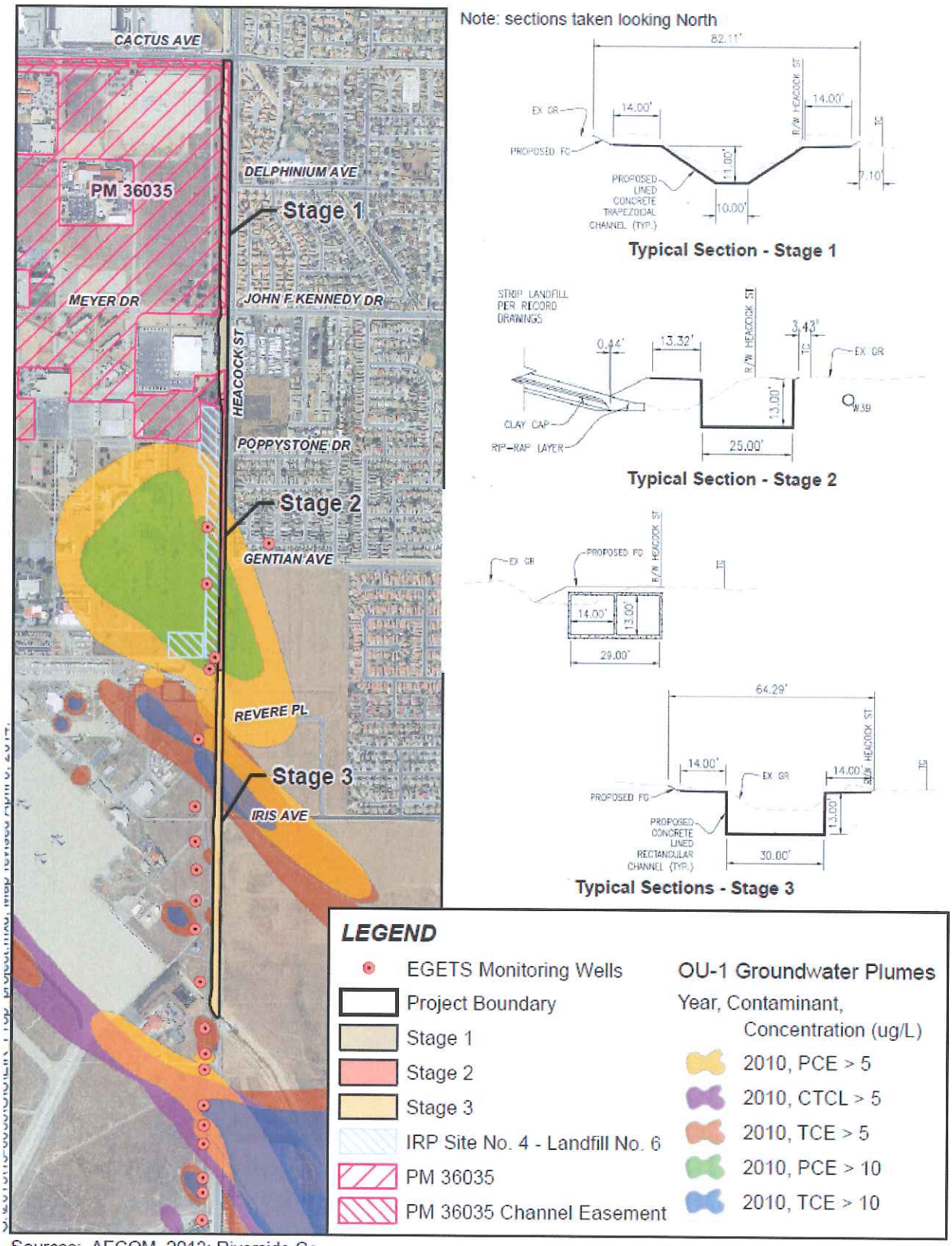
Figure 1.0-1 – Regional Map



Sources: County of Riverside GIS, 2014;
Eagle Aerial, April 2012

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Figure 1.0-2 – Project Location



Sources: AECOM, 2013; Riverside Co. GIS, 2014; Eagle Aerial, April 2012.

Figure 1.0-4 – Proposed Project
Heacock Channel Improvement Project

Preparation date: December 12, 2014

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Staff Recommendation:
Staff recommends that the March Joint Powers Commission:

a) Adopt Resolution #JPA 14-19 of the March Joint Powers Commission Certifying the Project Environmental Impact Report for the Heacock Channel Improvement Project (SCH#2013111019); Adopting Environmental Findings Pursuant to the California Environmental Quality Act; Adopting a Mitigation Monitoring and Reporting Program; and Approving the Project; and
b) Direct Staff to file a Notice of Determination for the CEQA Action.

Attachments:

1) Resolution #JPA 14-19.
2) Notice of Determination.
3) Heacock Channel Improvement Project Final EIR (available at JPA Offices for review).