RESOLUTION #JPA 15-18

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT EIR FOR THE MERIDIAN SPECIFIC PLAN AMENDMENT (SCH#2009071069), AND APPROVING VARIANCE 15-01 AND PLOT PLAN PP 15-01, SUBJECT TO CONDITIONS OF APPROVAL, FOR THE DEVELOPMENT OF TWO BUILDINGS ON 9.9 ACRES (UNIT 4, LOT 3) WITHIN THE BUSINESS PARK ZONING DISTRICT OF THE MERIDIAN SPECIFIC PLAN AMENDMENT AREA (SP-5)

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

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

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

WHEREAS, in 2010 the March JPA certified the Final Subsequent Environmental Impact Report ("Final SEIR") for the Meridian Specific Plan Amendment, 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 revisions to the land use designations, located in the northwestern portion of Riverside County, California west of Interstate 215 and south of Alessandro Boulevard ("SPA Area"); and

WHEREAS, on June 22, 2015, JM Realty Group, Inc. submitted certain land use applications (collectively the "Project") requesting the following:

1. A Plot Plan application ("PP 15-01") to authorize development of two buildings on 9.9 acres (Unit 4, Lot 3). Building 1 (22220 Opportunity Way) is designed at 92,725 square feet in size, while Building 2 (22280 Opportunity Way) is designed at 99,743 square feet in size, both located directly east of Opportunity Way and approximately 700 feet north of Van Buren Boulevard ("Subject Site"); and

2. A Variance application ("V 15-01") to exceed the maximum height standard as required by the Development Regulations set forth in the Meridian Specific Plan Amendment (SP-5) by 3 feet on the rear elevation/rear setback; and

WHEREAS, the requested Variance application is closely and intricately related to the Plot Plan, thus staff has scheduled all applications before the Commission of the March Joint Powers Authority ("Commission") for final determination; and

WHEREAS, per Section VII-C-B.2 of the Meridian Specific Plan Amendment SP-5, Plot Plans subject to discretional review (i.e. rezoning, conditional use permit, variance or ALUC review) shall go through Plot Plan public hearing process in compliance with Section 9.02.070 of the Development Code; and

WHEREAS, pursuant to the State CEQA Guidelines section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR has occurred; and

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

WHEREAS, it has been determined that the Project is consistent with the goals, policies, objectives, and regulations of the Meridian Specific Plan Amendment, and the mitigation measures of the Final SEIR; and

WHEREAS, the Commission caused an Addendum to the Final SEIR to be prepared for the proposed minor technical changes and the Addendum is attached hereto as Exhibit "A" and is incorporated herein by reference; and

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

WHEREAS, on October 7, 2015, the Commission conducted a duly noticed public hearing pursuant to the March JPA Development Code on the Project, at which time all persons wishing to testify in connection with the Project were heard and the Project was comprehensively reviewed; and

WHEREAS, the Commission has carefully reviewed the Addendum in connection with both the Final SEIR and the original 2003 March Business Center Specific Plan Final Environmental Impact Report, and has also considered all other relevant information contained in the record regarding the Project and determined that the proposed changes addressed in the Addendum are minor technical changes, which will not result in new significant environmental impacts, would not substantially increase the severity of previously identified environmental impacts, and would not require new or different mitigation; 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 Commission finds that the above recitals are true and accurate and adopts them as findings of fact.

SECTION 2. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission has reviewed and considered the information contained in the Addendum to the certified Final SEIR and supporting documentation, including the previously certified Final SEIR and any oral or written comments received regarding the Project, prior to making any decision on the Project. The Commission finds that the Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum has been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines. The Commission further finds that the Addendum reflects the independent judgment of the Commission.

SECTION 3. Findings on Environmental Impacts. Based on the substantial evidence set forth in the record, including but not limited to the Addendum, the previously certified Final SEIR, and all written and oral evidence presented to the Commission related to the Project, the Commission finds that the Project constitutes "minor technical changes" pursuant to State CEQA Guidelines section 15164 such that an addendum to the Final SEIR is the appropriate environmental review document. None of the conditions triggering the need for subsequent environmental review has occurred. The Commission further finds that no subsequent environmental review is required pursuant to State CEQA Guidelines section 15162 because the minor technical changes specified in the Addendum:

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

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

(c) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Final SEIR was certified showing any of the following: (i) the modification would have one or more significant effects not discussed in the Final SEIR; (ii) significant effects previously examined would be substantially more severe than shown in the Final 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 Commission declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from

those analyzed in the Final SEIR would substantially reduce one or more significant effects on the environment, but which the Commission declined to adopt.

SECTION 4. Variance Findings. 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 15-01 in accordance with Section 9.02.100 of the March Joint Powers Authority Development Code:

1. That strict or literal interpretation of the specified setback and building height regulation would result in practical difficulty or unnecessary hardship not otherwise shared by others within the surrounding area or vicinity due property limitations including the close proximity of the site to a regional drainage facility and RCTC/BNSF rail line that results in an expansive setback of the building (Lot 64) from the nearest right-of-way (I-215); and

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the vicinity and under the same zoning classification, as physical constraints including drainage constraints associated with the close proximity of a regional drainage facility directly east of the site, limit the ability to construct multi-tenant buildings within the allowed height/setback envelope; and

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification as the existing development regulations allow development up to 80' in height with two above ground stories. Due to existing site topography sloping away from the street grade along Opportunity Way, it precludes the applicant from constructing a building within the required height envelope; and

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

5. That the granting of the Variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity as the site planning is supported by the Part 77 analysis by the FAA which issued a "Determination of No Hazard to Air Navigation" in July of 2015 for both buildings, and also by the Riverside County Airport Land Use Commission Staff who considered the proposal and determined the project to be Conditionally Consistent at their August 13, 2015 public hearing; and

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

enterprise space in the Business Park zoning district contributes to the subject site's regional setting, and is compatible with adjacent development and regional plans.

SECTION 5. Adoption of Addendum. The Commission hereby approves and adopts the Addendum to the Final SEIR prepared for the Project.

SECTION 6. Project Approval. 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, as shown on Exhibit "B," attached hereto and incorporated herein by this reference, subject to the conditions of approval attached hereto as Exhibit "C" to this Resolution.

SECTION 7. Notice of Determination. The Commission directs staff to prepare, execute, and file a Notice of Determination with the County Clerk and with Office of Planning and Research within five (5) working days of the approval of this Resolution.

SECTION 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the offices of the March JPA. The custodian for these records is Carey L. Allen, Clerk, and is located at 23555 Meyer Drive, Riverside, CA 92518.

SECTION 9. Signature and Certification. Chair of the March Joint Powers Authority Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

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

ADOPTED AND APPROVED this 7th day of October, 2015.

State of California)
County of Riverside)

Andy Melendrez, Chairman
March Joint Powers Authority Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Authority Commission, do hereby certify the foregoing Resolution #JPA 15-18 was adopted by the March Joint Powers Commission of the March Joint Powers Authority at a regular meeting thereof held on the 7th day of October, 2015, by the following vote of the Commission:

Ayes:	Rogers, Giba, Ashley, Jeffries, Gutierrez, Busch, Melendrez (2 votes)
Noes:	None
Abstain:	None
Absent:	Gardner

Date: October 7th, 2015

Carey L. Allen, Clerk
March Joint Powers Authority Commission

EXHIBIT "A"

Addendum to Certified Subsequent EIR for the Meridian
Specific Plan Amendment (State Clearinghouse No. 2009071069)

ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN 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 March Business Center Specific Plan (SP-5) ("Final SEIR"). The Final SEIR 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 original 2003 March Business Center Specific Plan and Final Environmental Impact Report (SCH #2002071089), and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area.

The Final SEIR was certified in July of 2010 by the March JPA Commission, which acted as the Lead Agency pursuant to the California Environmental Quality Act (Public Resources Code, §§ 21000 et seq.) ("CEQA") and the *CEQA Guidelines* (Cal. Code Regs., title 14, §§ 15000 et seq.).

The proposed Project ("Project") for which this Addendum was prepared includes the following:

1. Approval of Variance No. 15-01 and Plot Plan 15-01, for the development of two 38-feet high business enterprise buildings on 9.9 acres (Unit 4, Lot 3) within the Meridian Business Park Specific Plan Area; and

2. Approval of Plot Plan application PP 15-01 to authorize development of two buildings on 9.9 acres (Unit 4, Lot 3). Building 1 (22220 Opportunity Way) is designed at 92,725 square feet in size, while Building 2 (22280 Opportunity Way) is designed at 99,743 square feet in size, both located directly east of Opportunity Way and approximately 700 feet north of Van Buren Boulevard ("Subject Site").

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

2 Project Description

The proposed Project is located on Meridian Unit 4, Lot 3, and east of Opportunity Way within the Meridian Specific Plan. The proposed Project Site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and is zoned Business Park in the Meridian Specific Plan. The Project Site is bounded by Sysco and Opportunity Way to the west, Meridian Unit 4 Lot 2 (Approved Project PP 13-02) to the north, a regional drainage facility, a rail line and the I-215 to the east, and a vacant but previously graded Meridian Unit 4 Lot 4 to the south.

Variance (VAR 15-01): The proposed variance is related to a business enterprise project ("Project") proposed northerly of Van Buren Boulevard, easterly of Opportunity Way and southerly of Cactus Avenue, within the Meridian Business Park Specific Plan area. Variance No. 15-01 would allow for a variation from the regulations and guidelines published in the Meridian Specific Plan and the Meridian Development Code, as it relates to project setback requirements on the easterly property line. The proposed business enterprise buildings will have elevations of up to 38 feet which would require a setback of about 38 feet around the perimeter of the Project site. However, due to site constraints the use can only accommodate a 35 foot wide rear setback.

Plot Plan (PP 15-01): Plot Plan No. 15-01 proposes two multi-tenant buildings that are to be established in the Business Park designation of the Meridian Business Park. The two buildings will accommodate business enterprise uses that may include a mix of the following types of services: wholesale, storage, and warehousing services. Each building will provide four units varying in size (approximately 16,000 square feet to approximately 31,000 square feet). Each unit will provide its own set of truck dock doors with five doors provided on the smallest unit, to ten doors for the largest unit, for a total of 52 dock doors on the site as a whole. The buildings will share three driveways with one specifically, but not exclusively, designed for truck access that will lead into a truck court area that will be screened from public view. The proposed total building square footage on the site is 192,468 SF. Parking for the site would consist of 157 automobile stalls accommodating ADA, carpool, and compact parking stalls.

The only difference between the project as Proposed, and a project allowed under the existing Meridian Specific Plan Amendment SP-5 is the reduced rear setback along the easterly property line from 38 feet (as required by the existing Meridian Specific Plan Amendment SP-5 and as analyzed under the Final SEIR) to 35 feet (as would be allowed with approval of VAR 15-01.

Therefore, as required by CEQA and the *CEQA Guidelines*, this Addendum is concerned with whether the reduction in the rear setback from 38 feet to 35 feet results in new significant impacts, or increases the severity of previously identified significant impacts. Nonetheless, to provide a fully accounting of all aspects of the proposed Project, the environmental analysis contained with the Initial Study for the proposed Project describes the Project in full as it pertains to each resource area.

Figure 1. Site Vicinity Map

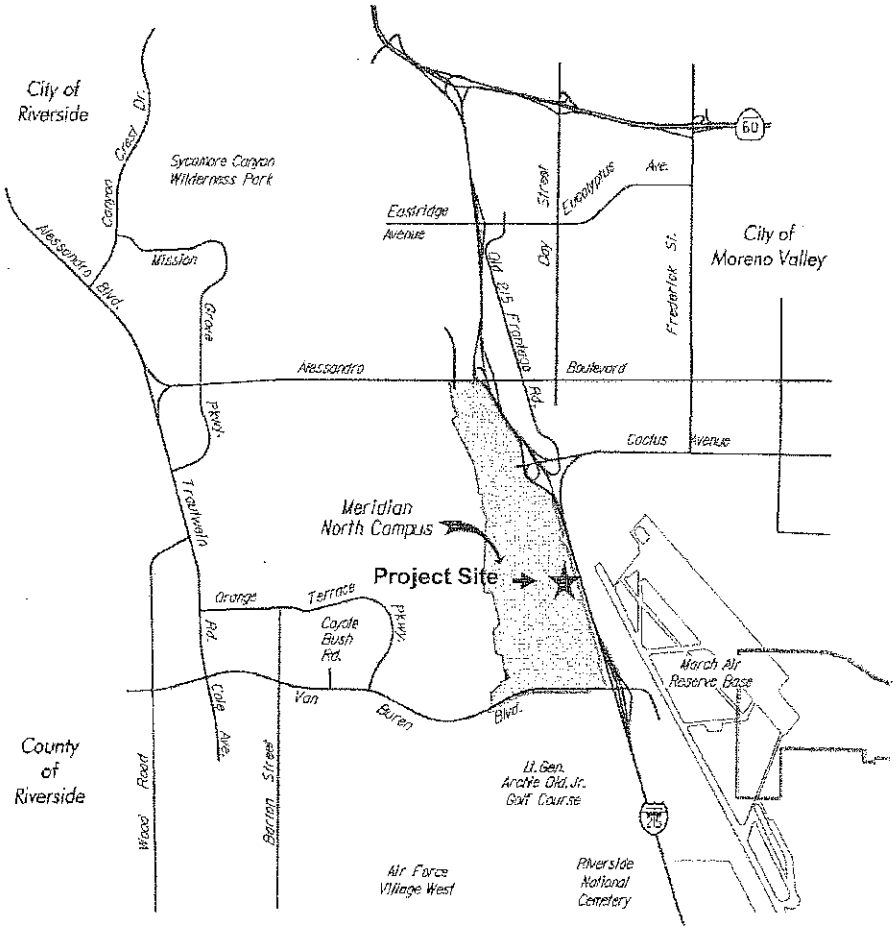
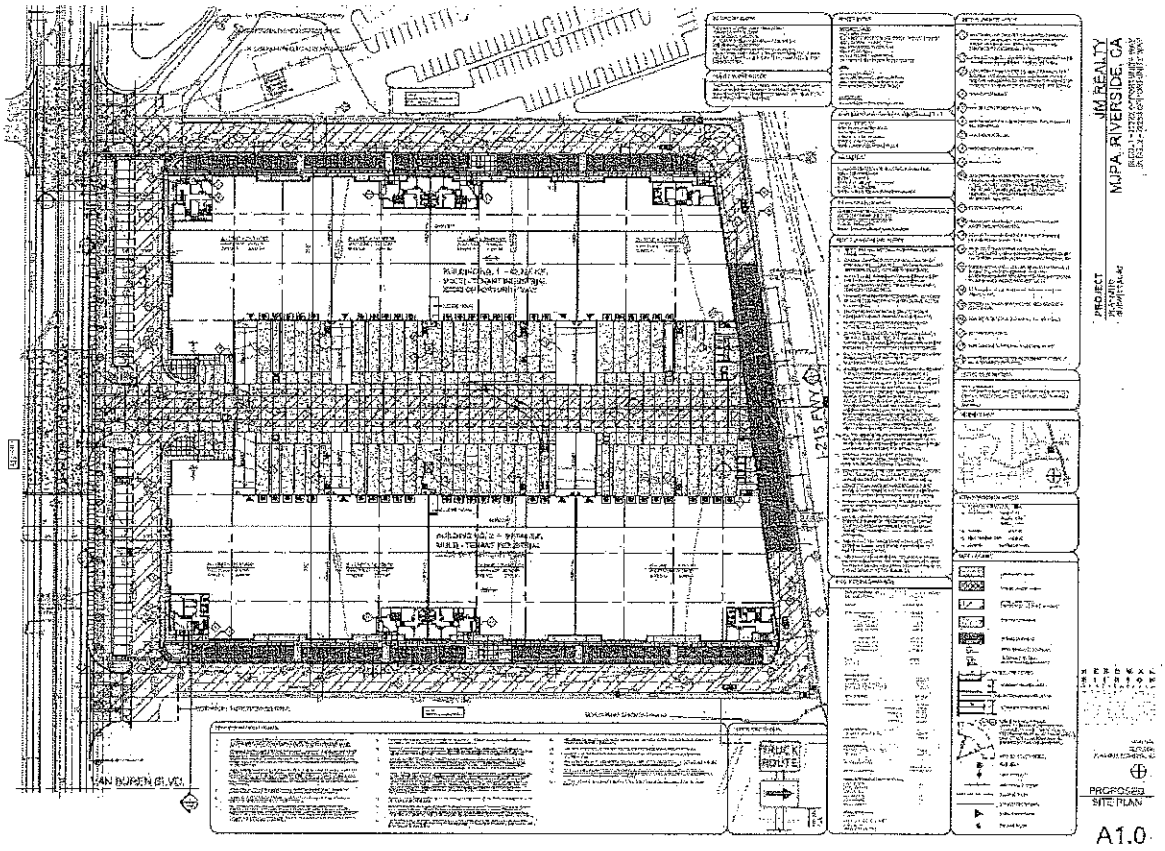


Figure 2. Project Site Plan



The following Table 1 illustrates the overall development of Unit 4, Lots 1 and 2, which would include 25.74 acres associated with the previously approved PP 13-02 development, as well as the proposed 1.19 acre employee parking area. Development specifics of the proposed Project are outlined in **Table 1**.

TABLE 1
PROPOSED PROJECT CHARACTERISTICS

Site Information	
Area of Site	9.9 acres
Surface Parking	157 spaces
Total Building Area	192,468 square feet
Project Area	431,244 square feet

As outlined in *CEQA Guidelines* Sections 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 or supplemental EIR have occurred (Pub. Resources Code § 21166; *CEQA Guidelines* § 15164). Once an EIR has been certified, a subsequent or supplemental EIR is only required when the Lead Agency determines that one of the following conditions has been met:

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

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

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was

certified as complete or the Negative Declaration was adopted, shows any of the following:

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

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

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

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

(Pub. Resources Code, § 21166.)

CEQA recommends that a brief explanation of the decision to prepare an Addendum rather than a subsequent or supplemental EIR be included in the record for a proposed project (*CEQA Guidelines* § 15164(e)). This Addendum has been prepared because the proposed Variance (VAR 15-01) and Plot Plan (PP15-01), herein referred to as the "proposed Project", are consistent with the overall project evaluated in the Final SEIR (SCH #2009071069) and none of the conditions in Public Resources Code section 21166 exist.

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

Per *CEQA Guidelines* Section 15163(c), an Addendum need not be circulated for public review, but can be included in or attached to the previously-certified Final SEIR. Prior to approval of the proposed Project, March JPA will consider this Addendum together with the Final SEIR, as well as the original 2003 March Business Center Specific Plan and Final Environmental Impact Report, when making a decision regarding the proposed Project.

4 Overview of Environmental Analysis

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

Variance (VAR 15-01): The proposed variance is related to a business enterprise project ("Project") proposed northerly of Van Buren Boulevard, easterly of Opportunity Way and southerly of Cactus Avenue, within the Meridian Business Park Specific Plan area. Variance No. 15-01 would allow for a variation from the regulations and guidelines published in the Meridian Specific Plan and the Meridian Development Code, as it relates to project setback requirements on the easterly property line. The proposed business enterprise buildings will have elevations of up to 38 feet which would require a setback of about 38 feet around the perimeter of the Project site. However, due to site constraints the use can only accommodate a 35 foot wide rear setback.

Plot Plan (PP 15-01): Plot Plan No. 15-01 proposes two multi-tenant buildings that are to be established in the Business Park designation of the Meridian Business Park. The two buildings will accommodate business enterprise uses that may include a mix of the following types of services: wholesale, storage, and warehousing services. Each building will provide four units varying in size (approximately 16,000 square feet to approximately 31,000 square feet). Each unit will provide its own set of truck dock doors with five doors provided on the smallest unit, to ten doors for the largest unit, for a total of 52 dock doors on the site as a whole. The buildings will share three driveways with one specifically, but not exclusively, designed for truck access that will lead into a truck court area that will be screened from public view. The proposed total building square footage on the site is 192,468 SF. Parking for the site would consist of 157 automobile stalls accommodating ADA, carpool, and compact parking stalls.

The Project site is currently undeveloped. The Project proposes two multi-tenant buildings that will accommodate business enterprise uses that may include a mix of the following types of services: wholesale, storage, and warehousing services. Each building will provide four units varying in size (approximately 16,000 square feet to approximately 31,000 square feet). Each unit will provide its own set of truck dock doors with five doors provided on the smallest unit, to ten doors for the largest unit, for a total of 52 dock doors on the site as a whole. The buildings will share three driveways with one specifically, but not exclusively, designed for truck access that will lead into a truck court area that will be screened from public view. The proposed total building square footage on the site is 192,468 SF. Parking for the site would consist of 157 automobile stalls accommodating ADA, carpool, and compact parking stalls. The proposed Variance No. 15-01 would allow for a variation from the regulations and guidelines published in the Meridian Specific Plan and the Meridian Development Code, as it relates to Project setback requirements on the easterly property line. The proposed business enterprise buildings will have elevations of up to 38 feet which would require a setback of about 38 feet around the perimeter of the Project site. However, due to site constraints the use can only accommodate a 35 foot wide rear setback.

The Final SEIR evaluated and analyzed the potential environmental impacts associated with the implementation of that portion of the Specific Plan known as the North Campus. This Addendum has been prepared to identify certain minor changes and additional information to be added to the Final SEIR in connection with the proposed Project that are necessary to entitle the

9.9 acre Business Enterprise buildings. As further described below, the proposed Project does not involve new significant environmental effects or substantially increase the severity of a previously identified significant effects identified in the Final SEIR. The resource areas that were evaluated in the Final SEIR are presented below and evaluated in this Addendum.

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

This document compares the environmental effects of implementing the proposed Project to the impact evaluations of the Final SEIR to determine whether that document adequately addresses the impacts of the proposed Project. This Addendum incorporates mitigation measures from the Final SEIR, where they are applicable to the proposed Project.

In summary, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of significant unavoidable impacts evaluated and identified in the Final SEIR. The Environmental Checklist presented in this document summarizes the differences between the Addendum and the Final SEIR, and the attached 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 Final SEIR 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: Addendum to the Meridian Specific Plan Amendment (SP-5) Subsequent Environmental Impact Report: Plot Plan 15-01, Variance No. 15-01 – Unit 4 Lot 3

2. Lead Agency Name and Address:

   March Joint Powers Authority
   23555 Meyer Drive
   Riverside, CA 92518

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

4. Project Location: 22220 Opportunity Way (Bldg. 1) & 22280 Opportunity Way (Bldg. 2), Riverside CA. 92518 (Figures 1 through 4)

5. Project Sponsor's Name and Address:

   JM Realty Group, Inc. – Joe McKay
   3535 Inland Empire Boulevard
   Ontario, CA 91764

6. General Plan Designation: Meridian Specific Plan Amendment SP-5

7. Zoning: Business Park

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).

   In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated an Air Reserve Base (ARB). Approximately 4,400 acres of land that had historically supported March AFB were no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (JPA) to oversee the dispensation and management of the surplus land. A General Plan and Master EIR were prepared for the JPA planning area which includes the March ARB. These documents were adopted/certified in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (FEIR) (SCH #2002071089), which guides land use decisions within a 1,290 acre portion of the planning area, were adopted/certified in February 2003. Following certification of the 2003 Focused EIR and approval of land use entitlements, development commenced on the 696.2-acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus.

   Since adoption of the March Business Center Specific Plan in 2003, the Specific Plan area has become known and marketed as "Meridian." In 2010, the Meridian Specific Plan Amendment (SP-5) was prepared to amend the March Business Center Specific Planto modify land uses in response to changes in market conditions since certification of the 2003 Focused EIR, and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Meridian SP-5 Specific Plan Amendment focused on the undeveloped lots in the North Campus. No amendments were proposed for the South Campus. A Subsequent EIR (Final SEIR) (SCH#2009071069) was prepared and certified for the Meridian SP-5 Specific Plan Amendment. The proposed Project is located in Unit 4 Lot F in the Meridian SP-5 Specific Plan Area.

   The following is a summary of the environmental impacts and level of significance for each resource area analyzed in the Final SEIR for the Meridian SP-5 Specific Plan Amendment:

- 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 Specific Plan Amendment, there are other planning and environmental documents that guide redevelopment within the Meridian Specific Plan and 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)

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

The proposed Project ("Project") is located on 9.9 acres within the Meridian Specific Plan SP-5. The Project site is located east of Opportunity Way, west of the I-215 freeway and north of Van Buren Boulevard. The Project site is currently designated Meridian Specific Plan Amendment (SP-5) in the General Plan and zoned Business Park in the Meridian Specific Plan (SP-5). The proposed Project would develop two concrete tilt-up buildings measuring 92,725 square feet in size for Building 1, and 99,743 square feet for Building 2 (refer to the Project Site Plans, included as Appendix A). The combined square footage would yield a net floor area ratio of 44.61 percent compared to an allowable 45 percent floor area ratio. In between both buildings, a truck court would be constructed for truck loading and trailer parking. 157 parking stalls would be provided, 110 of which are standard auto, 20 ADA compliant, and 16 carpool. In addition, 8 parking stalls would be provided for bicycle commuters. The parking spaces would be 9 feet by 18 feet (standard parking space dimension). Access to the Project site is provided by three driveways to/from Opportunity Way. Two of the driveways (located north and south of the Project site) are designated as shared driveways with northerly and southerly development. The driveway proposed in the middle of the site would be the primary truck access to and from the site, but would allow sharing with passenger vehicular traffic.

The proposed Project would provide 43,286 square feet of landscaping, which exceeds the minimum requirement of 10 percent (which equates to 5,184 square feet for this Project) listed on Table III-2 of the Specific Plan. Landscaped areas would be maintained by the individual parcel tenant and in accordance with the standards for common area maintenance. Moreover, irrigation systems are designed to maintain the proposed vegetation and comply with the MJPA Development Code and Meridian Design Guidelines.

Development of the proposed Project requires two approvals from the March JPA. The first is Variance VAR 15-01, which would allow the proposed Project to be developed with a reduced rear setback of 35 feet along the easterly property line. The Meridian Specific Plan Amendment SP-5 currently calls for a rear setback of 38 feet.

The second is approval of Plot Plan (PP 15-01), which identifies and describes the two multi-tenant buildings comprising the proposed Project.

The only difference between the project as Proposed, and a project allowed under the existing Meridian Specific Plan Amendment SP-5 is the reduced rear setback along the easterly property line from 38 feet (as required by the existing Meridian Specific Plan Amendment SP-5 and as analyzed under the Final SEIR) to 35 feet (as would be allowed with approval of VAR 15-01).

Therefore, as required by CEQA and the *CEQA Guidelines*, this Initial Study is concerned with whether the reduction in the rear setback from 38 feet to 35 feet results in new significant impacts, or increases the severity of significant impacts previously identified in the Final SEIR. Nonetheless, to provide a fully accounting of all aspects of the proposed Project, this Initial Study environmental analysis describes the Project in full as it pertains to each resource area.

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 4 Phasing plan. Surrounding uses to the Project site include Sysco to the west, a vacant parcel entitled for an industrial use to the north, a regional drainage facility and rail line to the east, and a vacant commercial parcel to the south.

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

As the Project is located directly west of a regional drainage facility that is maintained by the Riverside County Flood Control District (District), the District's approval will be required as part of the entitlement process. A National Pollutant Discharge Elimination System permit would be required to be obtained from the Santa Ana Regional Water Quality Control Board (RWQCB).

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature — Date: 9/11/15

Grace Williams — Printed Name

March JPA — For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

10) The explanation of each issue should identify:

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

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

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

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 (SPA; SP-5) Subsequent Environmental Impact Report (Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. The 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.

a, b,& c) Approval of a variance reducing the proposed Project's rear setback by three feet would not generate a new, adverse impact on a scenic vista, damage a scenic resource within a state scenic highway, or substantially degrade existing visual character of the site. The change in setback would have only a negligible effect on the placement, mass, and size of the proposed buildings that would likely be unnoticeable to a viewer. Further, 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 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 Project Site is located approximately 1.8 miles south of Alessandro Boulevard and 9.5 miles east of Van Buren Boulevard. The

Project is subject to the landscaping and other applicable requirements outlined in the approved Meridian 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) The reduction of the rear setback by three feet would not have an effect relating to lighting, as lighting would be the same with or without approval of the variance. Nonetheless, in accordance with the requirements of the existing Meridian Design Guidelines, all Project lighting is required to be low or high pressure sodium lighting with full cut-off fixtures directing light into the Project Site. No light would be emitted above the height of light fixture and all lighting would be mounted at a maximum of 24 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 Meridian 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 Final SEIR would result. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
II.	AGRICULTURE AND FORESTRY 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?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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; however, minor changes require the preparation of an addendum.

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 15178, all Meridian SP-5 Final SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, the Final SEIR did not identify any potential impacts relating to agricultural and forestry resources, and therefore did not identify any mitigation measures relating to agricultural and forestry impacts that would apply to the proposed Project. 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 Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking stalls on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a & b) The reduction of the proposed Project's rear setback by three feet will not impact air quality impacts or increase air quality emissions, and therefore would not affect the proposed Project's consistency with any applicable air quality plan or the proposed Project's violation of air quality standards. With the exception of the rear setback, the proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The 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 a 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 air quality analysis in the Meridian SP-5 Final SEIR addressed compliance with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMD). The proposed Project would be consistent with the all emissions sources within the Specific Plan area (including the proposed Project) would be required to comply with the applicable SCAQMD Rules and Regulations. Additionally, all vehicles would be required to comply with the California Air Resources Board (ARB) emissions standards. The Specific Plan was found to be in conformance with these applicable regulations.

The Final SEIR also analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed specific onsite stationary emissions associated with Lot 16 (constructed in 2010); freight rail service for Unit 1 lots 5 and 6; and additional equipment for the remainder of the future lots (including the proposed Project), such as truck refrigerated units, emergency generators, forklifts, yard goats, boilers, fuel station(s), and fuel storage facilities. Emissions from the aforementioned devices, uses and activities collectively formed an "emissions budget" for planned and assumed development within the Specific Plan. The Specific Plan's passenger car and truck traffic generation provide a second budget, with respect to mobile source emissions. The number of employees anticipated to be working at the proposed light industrial use is anticipated to be within the number previously analyzed in the SEIR. Therefore, the proposed Project would not result in new air quality impacts not considered in the Meridian SP-5 Final SEIR.

Emissions from the construction phase of the Specific Plan assumed an initial phase involving rough grading of the entire Specific Plan and initial development activities including construction of internal roadways and fine grading, trenching, and paving. Subsequent construction activities would involve site-specific development (i.e., fine grading, trenching, and paving), building construction, architectural coatings application, and parking lot paving. The proposed Project was graded under the initial phase of construction. The second phase of construction for the Project would involve fine grading and paving. The proposed Project does not involve excavation work or any underground utility work, so it is anticipated that the construction equipment and associated emissions would be less than those analyzed in the Meridian SP-5 SEIR. Therefore, the proposed Project would not result in any new air quality impacts associated with construction not already considered in the previously certified Meridian SP-5 SEIR. No further environmental review is required.

The Meridian SP-5 Final SEIR identified significant unmitigated air quality impacts associated with the implementation of Specific Plan, and findings of over-riding considerations were adopted by the March JPA. Given the discussion above, the proposed Project would not result in any additional or substantially more severe air quality impacts in comparison to what was assessed in the Meridian SP-5 Final SEIR. No further environmental review is required.

c) The reduction of the proposed Project's rear setback by three feet will not result in cumulatively considerable air quality emissions because the change in setback will not increase or otherwise affect the emissions of the Project. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. Cumulative impacts on non-attainment criteria pollutants were addressed in the findings

of over-riding considerations adopted by the March JPA. The Project would not cause additional or substantially more severe significant environmental effects beyond those analyzed in the Meridian SP-5 Final SEIR, therefore no further environmental review is required.

d) The reduction of the proposed Project's rear setback by three feet will not expose additional sensitive receptors to hazardous air pollutant emissions, because the rear setback will not increase or otherwise affect the amount or location of the Project's emissions. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The Project is located within a vacant, graded portion of the Specific Plan, adjacent to an existing industrial zoned lot (Sysco distribution facility to the west), an industrial zoned lot to the north for a (510,000 sq. ft speculative building), and a commercial zoned lot to the south. These uses are included within the Meridian Specific Plan boundary. The nearest sensitive residential receptor, the Orangecrest residential development, is located approximately 0.5 mile from the Project Site. The Meridian SP-5 SEIR determined that the Specific Plan would not exceed a level of significance for potential cancer and other risks associated with car and diesel truck emissions. However, according to the Meridian SP-5 SEIR, the background excess cancer risk levels are above the significant risk thresholds. The findings of over-riding considerations adopted by the March JPA address this significant and mitigatable impact to these residences. Additionally, an Air Quality Technical Memorandum was prepared for the Project by Scientific Resources Associated (May 22, 2015; Appendix B) to address potential increases in risks to Riverside National Cemetery workers associated with the Project. The Riverside National Cemetery is located approximately 850 feet south of the Project along Van Buren Boulevard. A health risk analysis, conducted based on 2015 guidance from the California Office of Environmental Health Hazard Assessment, determined that maximum risks to cemetery would be 0.83 in a million, compared to 2.54 in a million predicted in the Meridian SP-5 SEIR. Based on these considerations, the proposed Project would not increase the severity of the previously identified impact, or result in a new impact not previously identified; therefore, no further environmental review is required.

e) The reduction of the proposed Project's rear setback by three feet will not generate any objectionable odors. The proposed Project is a Business Park development for tenant uses and light manufacturing and does not propose to include any odor inducing uses on the Site. The proposed Project would not be a source of objectionable odors, no impact would occur.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV.	BIOLOGICAL RESOURCES. Would the project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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 Meridian Final SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a & b) The reduction of the proposed Project's rear setback by three feet will not impact sensitive habitat or species. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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. No critical habitat has been designated for SKR within or adjacent to the Specific Plan, and therefore none will 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 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 Final 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.

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 Final 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 Final 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 Final SEIR mitigation measures identified above, impacts to sensitive species and habitats would be less than significant. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

c) The reduction of the proposed Project's rear setback by three feet will not impact federally protected wetlands. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 reduction of the proposed Project's rear setback by three feet will not interfere with the movement of wildlife or fish. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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) The reduction of the proposed Project's rear setback by three feet will not conflict with any local policies or ordinances for the protection of natural resource and the environment, and will not conflict with any adopted habitat conservation plan. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
V.	CULTURAL RESOURCES. Would the project:				
a)	Cause a substantial adverse change in the significance of a historical resource 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?	☐	☐	☒	☐
e)	Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	☐	☐	☒	☐

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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.

a-d) The reduction of the proposed Project's rear setback by three feet has no potential to result in a substantial adverse change in the significance of any historic, archaeological, or paleontological resource. It also has no potential to increase the potential to disturb human remains. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. As determined in Section IV.J, *Cultural Resources*, of the Meridian SP-5 Final SEIR, the Project is not anticipated to significantly impact historic, archaeological, or paleontological resources as none have been identified within the Project area. As documented in the geotechnical investigation prepared for the Proposed Project by Southern California Geotechnical (June 23, 2015; Appendix C), unsuitable fill and Holocene-aged alluvium and colluvium were removed and replaced as compacted engineered fill soils during rough grading of the Project Site

conducted as part of the Meridian Business Park Unit 4 Phasing plan. These grading activities, which reached depths of approximately 12 feet, did not expose any archaeological or paleontological resources, and no historical resources are located on the 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 will 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.

e) Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Public resources code Section 5020.1. As discussed in section a-d) above, the redrction of the proposed Project's rear setback by three feet has no potential to result in a substantial adverse change to any tribal cultural resources. The Project site does not have any historic resources and is highly unlikely to have any cultural resources.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI.	GEOLOGY AND SOILS. Would the project:					
	a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
	i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii)	Strong seismic ground shaking?	☐	☐	☒	☐
	iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv)	Landslides?	☐	☐	☒	☐
	b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, 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 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being

undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a–e) The reduction of the proposed Project's rear setback by three feet has no potential to result in new seismic, geologic, or soils-related impacts as all geological conditions would remain the same. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The Meridian SP-5 Final 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. 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 to the north and east of the Elsinore-Whittier fault and 7 miles to the south and west of the San Jacinto fault, with no active faults in the Specific Plan area. This association has a low to medium shrink/swell potential. The geotechnical investigation prepared for the Proposed Project by Southern California Geotechnical (June 23, 2015; Appendix C) indicated that the Project site is not located within an Alquist-Priolo Fault Zones and the possibility of significant fault rupture on the site is considered to below. The report noted that the County of Riverside mapping indicated that the Project site is located within a zone of high liquefaction susceptibility; however, based on a liquefaction evaluation conducted for the Project site, the potential for liquefaction and seismically induced dynamic settlements of soils within the Specific Plan area was found to be low. The near surface artificial fill soils were determined to be compact structural soils that are suitable to support the foundation loads of the proposed buildings and improvements and to possess a low expansion potential. The relatively dense and cohesive nature of the underlying alluvium results in low susceptibility of seismically induced hazards. There appears to be no threat of landslide or substantial soil erosion, as the Project is not located within an area prone to landslides and the underlying soil has been previously stabilized.

As discussed in the Meridian SP-5 Final SEIR, the Specific Plan Area 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 preliminary geotechnical investigation conducted for the Project and the grading requirements contained within the March JPA Development Code. With implementation of the Meridian SP-5 Final SEIR mitigation measures, the proposed Project would not introduce new impacts not previously analyzed in the Meridian SP-5 Final SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a & b) The reduction of the proposed Project's rear setback by three feet has no potential to result in new or substantially more severe impacts relating to greenhouse gas emissions. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The Meridian SP-5 Final SEIR addressed GHG emissions for the Specific Plan development. The Meridian SP-5 Final SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO_2 for the duration of construction. In addition, the Final SEIR analyzed operational GHG emissions under the Business As Usual (BAU) scenario, which assumes that future development trends within the Specific Plan area would follow those of the past and no changes in policies will take place. The operational GHG emissions analysis incorporated the range of uses anticipated to operate within the Specific Plan area and provided a breakdown of annual emissions per source, the primary sources being vehicular emissions and electricity use. Both the state of California and the federal government have adopted GHG emission reduction measures designed to reduce the amount of GHGs emitted from vehicles. GHG emissions were calculated for the Specific Plan based on implementation of these adopted measures. However, even with implementation of the GHG reduction measures, GHG emissions would remain above both the California Air Resources Board (CARB) threshold (i.e., 7,000 metric ton of CO_2e) and the SCAQMD threshold (i.e., 10,000 metric ton of CO_2e) for the Specific Plan. Accordingly, the Specific Plan would result in significant and unavoidable cumulative GHG emission impacts.

The proposed Project would be developed within the Meridian SP-5 area and would not introduce new land uses that differ from those evaluated in the Final SEIR. Project-related GHG emissions would be associated with construction activities, as well as emissions generated by operational activities (e.g., electricity, natural gas, water use, etc.) and vehicular trips generated by truck traffic and employee trips. The proposed Project's impacts related to GHG emissions would be consistent with the impacts analyzed under the Meridian SP-5 SEIR. The proposed project would not result in emissions that would adversely affect state-wide attainment of GHG emission reduction goals as described in applicable regulations such as Assembly Bill 32 and Executive Order S-21-09. Project emissions would therefore have a less than cumulatively considerable contribution to global climate change impacts, and the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. While the total GHG emissions produced during the construction of the Project would not exceed those previously analyzed in the Meridian SP-5 SEIR or the thresholds for individual projects, impacts would remain significant and unavoidable for the Specific Plan as a whole as disclosed in the Meridian SP-5 SEIR. Because the proposed Project would not result in new or substantially more severe GHG emissions impacts in comparison to the GHG emissions impacts assessed in the Final SEIR, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VIII.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
	b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
	c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
	d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
	e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
	f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
	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 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a & b) The reduction of the proposed Project's rear setback by three feet has no potential to result in new or more severe impacts relating to the transport or upset of hazardous materials. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The proposed Project consists of development of two buildings proposed for multi-tenant light industrial uses, a truck court between buildings, parking areas, and associated landscaping. Once the Project is constructed, hazardous materials would be limited to those associated with landscaping maintenance such as fertilizers and pesticides, as well as limited use associated with the light industrial operations, the extent of which would depend on the tenants and uses that occupy the buildings. Because the landscaping materials would be 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 Final 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 Final 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 Final SEIR. No further environmental review is required.

c) The proposed Project is not located within one-quarter mile of a school. As a result, no impacts are anticipated.

d) According to Section IV.E of the Meridian SP-5 Final 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 reduction of the proposed Project's rear setback by three feet has no potential to result in new or more severe impacts relating to an airport use. The proposed Project is otherwise consistent with the Meridian

SP-5 Specific Plan Amendment. The proposed Project is located within Accident Potential Zone (APZ) II as shown in the 2005 March ARB Air Installation Compatibility Use Zone Study (AICUZ). The Meridian SP-5 land uses were evaluated in the Meridian SP-5 SEIR and determined to be in full compliance with the use limitations presented in the 2005 AICUZ. According to Table 3-1: *Land Use Compatibility* in the 2005 AICUZ, Business Park uses are compatible with the APZ II depending on the variation of densities in people and structures. The proposed Project will consist of two concrete tilt-up buildings, two stories in elevation, with a truck court centrally located between buildings and parking along the front and sides of the buildings. On August 13, 2015, the Riverside Airport Land Use Commission (ALUC) found the proposed Project to be conditionally consistent with the Airport Land Use Plan (ALUP). Given the nature of the proposed Project, it meets the requirements of the AICUZ and the ALUC. Thus, 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 reduction of the proposed Project's rear setback by three feet has no potential to interfere with emergency access or an emergency response plan. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The March JPA adopted the March Area Emergency Resource Guide in 2008. The Guide provides a list of resources and contact information for emergency resources in the area, including local hospitals, animal 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 Final SEIR. Therefore, no further environmental review is required.

h) The reduction of the proposed Project's rear setback by three feet has no potential to increase potential impacts from wildland fires. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 developed or proposed to be developed with business park uses. Vacant, graded land borders the Site Easton the east, north, and south. The Burlington Northern Santa Fe (BNSF) railway and I-215 exist further east of the site. Opportunity Way forms the Site's western boundary. 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 Final SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a) The reduction of the proposed Project's rear setback by three feet has no potential to violate any water quality standard. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. As described in Section IV.F, *Hydrology/Water Quality*, of the Meridian SP-5 Final 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. 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 will 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 New Development & Redevelopment Guidelines for Projects Under the March Joint Powers Authority (January 9, 2008). 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 Final 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. According

to the plot plan for the Project (Appendix A), implementation of the proposed Project would involve the construction of two buildings totaling 192,468 square feet, as well as impervious surfaces for the truck court, parking areas, sidewalks and walkways. The Project also is proposed to include approximately 43,286 square feet (1.0 acre) of impervious areas for landscaping. Stormwater runoff would drain into the South Channel and East Regional Detention Basins located east of the Site. This basin would detail and treat storm water prior to discharging offsite. Discharging to the detention basin described above, would avoid violations of the water quality standards. The proposed Project would not introduce any new impacts not previously addressed in the Meridian SP-5 Final SEIR. Therefore, no further environmental review is required.

b) The reduction of the proposed Project's rear setback by three feet has no potential to increase the Project's water demand over the demand identified and analyzed in the Final SEIR. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 and East Regional Detention Basins located east of the Site. The detention basins, as analyzed in the Meridian SP-5 Final 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 Final SEIR, appropriate BMPs 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 Storm Water Pollution Prevention Plan (SWPPP). Therefore, impacts to groundwater from the proposed Project would be less than significant.

c and d) The reduction of the proposed Project's rear setback by three feet has no potential to alter drainage patterns. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 Site or vicinity. The completed Project would continue to drain to the existing storm drain inlet located in the southeastern corner of the Site, which outlets to the South Channel and East Regional Detention Basins. These basins will detain and treat storm water runoff prior to discharge to the Perris Valley Storm drain system, thus, minimizing potential for flooding to occur on or off site. Also, the 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 Final SEIR. No further environmental review is required.

e) The reduction of the proposed Project's rear setback by three feet has no potential to contribute to water ruuoff issues. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 Final 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) The reduction of the proposed Project's rear setback by three feet has no potential to increase water quality impacts over a project that does not require the setback variance. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 Final 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.

h) Refer to Response IX. (g), above. Implementation of the proposed Project would not subject structures to a 100-year flood hazard area.

i) As indicated in the Meridian SP-5 Final 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.

j) As indicated in the Meridian SP-5 Final SEIR, the Specific Plan area, including the proposed Project Site, is located approximately 75 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 developed and vegetated so the potential for a mudflow is unlikely. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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.

a) The reduction of the proposed Project's rear setback by three feet has no potential to cause division of an existing community. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The proposed Project is located within the Meridian Specific Plan and is zoned as Business Park. The Site has been mass graded and is currently vacant. The Project would not expand the boundaries of the Specific Plan area or introduce land use designations that would divide an existing community, as no residential communities or community facilities are located adjacent to the Specific Plan area. No impact would occur.

b) The reduction of the proposed Project's rear setback by three feet has no potential to conflict with land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. The Meridian SP-5 Final SEIR concluded that the Specific Plan amendment, which includes the proposed Project, was

consisteut 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 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). Implementation of the proposed Project would require a variance with respect to the building setback at the rear of the lot. The proposed Project would not result in new conflicts with the applicable planning documents addressed in the Meridian SP-5 Final SEIR. Additionally, development of the proposed Project would be required to comply with the Meridian Design Guidelines as referenced in the Meridian SP-5 Final SEIR. Therefore, impacts would be no greater than what was analyzed in the previously certified Meridian SP-5 Final SEIR. No further environmental review is required.

c) The proposed Project is not located within or adjacent to a designated habitat conservation plan or natural community conservation plan area such as the Western Riverside MSHCP. Therefore, no conflict to a habitat conservation plan would occur.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a and b) As identified in the Meridian SP-5 SEIR, no significant mineral deposits have been identified within the Specific Plan area. The County Division of Mines and Geology identifies Mineral Resource Zones within Riverside County, but none of these exist within the Project area or adjacent Specific Plan area. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a) The reduction of the proposed Project's rear setback by three feet has no potential to affect the noise levels generated or experienced by the proposed Project. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. As previously discussed, the Project proposes to construct two concrete tilt-up buildings, two stories in elevation, and associated parking and landscaping areas within an area designated as Business Park in the Meridian SP-5 area. As described in Section IV.H of the Meridian SP-4 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. Noise associated with the proposed Project is anticipated to primarily be from vehicle-related noise. The proposed uses would be consistent with those identified in the Meridian SP-5 Final SEIR, and the noise generated by the additional truck and passenger trips associated with the Project are not anticipated to exceed the noise levels identified in the Final SEIR. Therefore, the proposed Project would not result in new noise-related stationary or vehicular impacts not considered in the Meridian SP-5 Final SEIR.

   As discussed in the Meridian SP-5 Final 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 improvements 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 reduction of the proposed Project's rear setback by three feet has no potential to result in increased levels of groundborne vibration. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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, a less-than-significant impact related to groundborne vibration would occur. No further environmental review is required.

c) The reduction of the proposed Project's rear setback by three feet has no potential to affect the noise levels generated or experienced by the proposed Project. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. Refer to Response XII. (a), above. The proposed Project would be consistent with the Meridian SP-5 Final SEIR as it relates to noise generated by the additional truck and passenger trips associated with the proposed light industrial uses. The increase in noise levels associated with increased truck and passenger trips from the Project would be consistent with those previously analyzed in the Meridian SP-5 SEIR, and no further environmental review is required.

   As previously discussed, the Project is located within the AICUZ and the ALUP. The Project Site is located approximately 0.50 miles from the nearest sensitive noise receptor, single family housing to the west (Orangecrest residential development). Due to the distance of sensitive noise receptors from Project-related noise sources, as well as the dominant background noise emissions resulting from aircraft operations from the nearby March ARB airport, Project-related increases in ambient noise levels would be less than significant. No further environmental review is required.

d) The reduction of the proposed Project's rear setback by three feet has no potential to affect the noise levels generated or experienced by the proposed Project. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 Final SEIR. Therefore, no further environmental review is required.

e) The reduction of the proposed Project's rear setback by three feet has no potential to affect the noise levels generated or experienced by the proposed Project. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. According to the Meridian SP-5 Final SEIR, the Project is located within a 65 to 70 Community Noise Equivalent Level (CNEL) noise contour area for the nearby March ARB airport. The Project is considered an acceptable use within these noise contours and is consistent with the 2005 AICUZ and ALUP. Therefore, no significant impacts relative to airport noise and the proposed light industrial land use would occur. 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 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a) The proposed Project does not include new housing. As previously discussed, the Project proposes the construction of two concrete tilt-up buildings served for light manufacturing purposes in a Business Park zoning designation. 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 Final 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 SP5 Final 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 15178, all Meridian SP-5 Final SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The Final SEIR did not identify any potential impacts relating to population and housing, and therefore did not identify any mitigation measures relating to population and housing impacts that would apply to the proposed Project. This analysis 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
XIV.	PUBLIC SERVICES. Would the project:				
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a) The reduction of the proposed Project's rear setback by three feet has no potential to increase demand on any of the following public services. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. 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 Towngate Fire Station No. 6 located approximately 3 miles north of the Project Site at 22250 Eucalyptus Avenue, and the Woodcrest Fire Station No. 8

located approximately 5.7 miles west of the Project Site at 16533 Trisha Way. 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. While land for this two-acre site has been identified, there is no specific development proposal to construct it at this time. The proposed Project will require a variance for the building setback to the rear of the lot. The Project does not substantially differ from the previously approved uses for this site, and this minor permitting change would not consult the need for 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. Sheriff's substations are located within the cities of Perris and Moreno Valley. The Perris substation is located approximately 2 miles northeast of the Project Site at 22850 Calle San Juan De Los Lagos and the Moreno Valley substation is located approximately 7.7 miles southeast of the Project Site at 137 North Perris Boulevard. The March JPA contracts with the Riverside County Sheriff's Department to provide supplemental Sheriff Patrols to the March JPA Planning area. The Sheriff's Department capital facilities are financed through the Public Facilities development impact fee. Operations and maintenance for police services are financed through the Law Enforcement ½-cent sales tax and property taxes. The Project would contribute its impact fees for Police Protection in accordance with March JPA 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 two concrete buildings for light manufacturing purposes in a Business Park zoning designation. 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 development of two concrete tilt-up buildings within the Business Park zoning designation does not require the construction or expansion of recreation facilities as the proposed light industrial 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:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a & b) As a light manufacturing use, 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, and the proposed Project would not result in impacts not previously evaluated in the Meridian SP-5 Final SEIR. Therefore, no impact would occur and no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 Final SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. The Final SEIR did not identify any potential impacts relating to parks and recreation, and therefore did not identify any mitigation measures relating to parks and recreation resources impacts that would apply to the proposed Project. This analysis 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
XVI.	TRANSPORTATION / TRAFFIC. Would the project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e)	Result in inadequate emergency access?	☐	☐	☒	☐
f)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as

complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a & b) The reduction of the proposed Project's rear setback by three feet will not present a conflict with any applicable transportation plan as it will not increase the amount of traffic generated by the proposed Project. The Project proposes a Business Enterprise development on the 9.9 acre Business Park designated parcel. Business Enterprise uses involve wholesale, storage, and warehousing services. While the Project is designed to accommodate Business Enterprise uses as outlined within the Specific Plan Amendment, the parcel itself was not previously analyzed for the truck traffic that would be generated by such uses. As such, a supplemental traffic assessment was completed by Kimley Horn and Associates on June 11, 2015, to review the Project's consistency to what was previously analyzed for Unit 4, Lot 3.

Traffic associated with the Specific Plan Amendment are managed 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 Final SEIR, 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 Amendment area as illustrated on Table V-1 of the Specific Plan. The Project site is located within Planning Area 7 and Planning Region C, and accounted for 18,579 passenger car average daily trip, and 16,164 external average daily trips within the Amendment area. Trip calculations within Planning Area 7 did not include truck trips; and as such, truck trips were not previously anticipated for the Project site.

Due to the inherent use of trucks within Business Enterprise uses, and based on the Project design, the traffic analysis by Kimley Horn assumed a certain mix of truck and passenger vehicles on the Project site. As the Project is not designed to accommodate the allowable number of passenger cars for the site, the analysis used the following conversion rates that would replace what was anticipated as passenger vehicle traffic, with what is now planned to be truck traffic to the site:

1. Two and three axle trucks equate to 2.0 cars; and

2. Four-plus axle trucks equate to 3.0 passenger cars.

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 (ITE, 2008) and the Fontana Truck Trip Generation Study (2003). The Fontana Truck Trip Generation Study was used to convert estimated truck trips generated by the proposed light industrial uses to a passenger car equivalent factor for overall trip calculation purposes. The anticipated average daily traffic (ADT) for light industrial uses associated with the proposed Project includes 542 trips from passenger cars and 401 truck trips. The truck trips are converted to 1,043 passenger car equivalent truck trips for a total of 1,584 external ADT. The traffic analysis determined that Plot Plan 15-01 was consistent with the Meridian SP-5 Final SEIR and the vehicle trips allotted for these buildings, and that a total of 14,580 ADT would remain for the Meridian SP-5 Planning Area 7 after allowance for 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 Final SEIR is not anticipated, and sufficient ADT allocation (over 90 percent) would remain to accommodate future development within the Meridian SP-5 Planning Area 7. As described in the 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 Final SEIR, and no further environmental review is required.

c) The proposed Project consists of a two concrete tilt-up buildings proposed for light industrial use, which would not impact air traffic operations. Thus, no impact would occur.

d & e) The reduction of the proposed Project's rear setback by three feet has no potential to impact emergency access or create design-related hazards. The Project is located within an area designed to accommodate heavy truck traffic typical of the uses anticipated in the Meridian SP-5 Final SEIR and does not include agriculture, residential, or other uses that could create traffic hazards resulting from incompatible uses. 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. Adequate emergency access would be provided via the Project driveway on Opportunity Way, and the circulation network within the Meridian SP-5 area have been demonstrated in the SEIR to have sufficient capacity to accommodate existing and projected future traffic volumes, including emergency vehicles. Therefore, the proposed Project would not result in new traffic related impacts not considered in the Meridian SP-5 SEIR and no further environmental review is required.

f) The reduction of the proposed Project's rear setback by three feet has no potential to impact alternative transportation provision. The proposed Project is otherwise consistent with the Meridian SP-5 Specific Plan Amendment. As discussed in the Meridian SP-5 SEIR, implementation of future development within the Specific Plan area would facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-along modes of travel through implementation of Traffic Design Measures (TDM). 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 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII.	UTILITIES AND SERVICE SYSTEMS. Would the project:				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the Authority shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	☐	☐	☒	☐
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
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 Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a) The reduction of the proposed Project's rear setback by three feet has no potential to increase demand for waste water treatment service. As described in the Meridian SP-5 Final SEIR, an existing wastewater treatment plant (WWTP), located approximately two 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. The addition of two concrete tilt-up buildings with light industrial uses 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 Final 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 reduction of the proposed Project's rear setback by three feet has no potential to increase demand for water or wastewater service. The Meridian Specific Plan area is served by the Western Municipal Water District (WMWD). WMWD prepared a Water Supply Assessment (WSA) for the 2003 Focused EIR and determined that the water needs can be supplied to the entire Specific Plan through existing water entitlements. The WMWD confirmed the availability of water supplies in the updated WSA prepared for the Meridian SP-5 Final SEIR. The addition of two concrete tilt-up buildings with light industrial uses would not create an additional demand for water or wastewater facilities beyond those identified for the Meridian SP-5 SIER. Therefore, Project impacts to the provision of water services and wastewater treatment capacity are consistent with the Meridian SP-5 Final SEIR and no further environmental review is required.

c) The reduction of the proposed Project's rear setback by three feet has no potential to increase demand for storm drain capacity. Assuming that all of the 9.9-acre Project Site with the exception of the 43,286 square feet (approximately 1.0 acre) proposed for landscaping would consist of impervious surfaces, implementation of the proposed Project would increase the amount of impervious surfaces from approximately 0% to 90%. The addition of impervious surfaces would increase surface runoff; however, all stormwater would discharge to existing detention basins (South Channel and East Regional) 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 Final SEIR and no further environmental review is required.

d) The reduction of the proposed Project's rear setback by three feet has no potential to increase water demand. 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 current drought conditions are not considered a new significant change, since supply projections analyzed water demand under single- and multiple-dry year scenarios and considered variability in water supply and demand over time. Therefore, the proposed Project would not result in an increased demand for potable water supplies beyond those analyzed in the Meridian SP-5 Final SEIR. According to the Meridian SP-5 SEIR, WMWD intends to operate a non-potable reclaimed water system within the Specific Plan area, which would be independent from the potable system. The impacts to the reclaimed water service system are consistent with the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

e) The reduction of the proposed Project's rear setback by three feet has no potential to increase demand for waste water treatment service. 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 Final SEIR. Therefore, no further environmental review is required.

f) The reduction of the proposed Project's rear setback by three feet has no potential to increase demand for landfill capacity. The Meridian SP-5 Final 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 SEIR, impacts to solid waste facilities are consistent with the Meridian SP-5 Final SEIR no further environmental review is required. Therefore, there would be no impact

g) The reduction of the proposed Project's rear setback by three feet has no potential to increase generation of solid waste. Refer to response XVII (f) above, the proposed Project would not generate additional solid waste above that anticipated in the Meridian SP-5 Final SEIR. No further environmental review is required

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVIII.	MANDATORY FINDINGS OF SIGNIFICANCE				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings: The Meridian SP-5 Final 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project will consist of two concrete tilt-up buildings two stories in elevation with a truck court and associated parking on a lot zoned Business Park. Although the Project would require a variance for the planned building setback to the rear of the lot from 38 feet to 35 feet, the proposed use would not generate significant impacts not previously analyzed in the Meridian SP-5 Final SEIR. 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.

a-b) The reduction of the proposed Project's rear setback by three feet has no potential to reduce the quality of the environment and has no potential to achieve short-term goals at the expensive of long-term environmental goals . The proposed Project consists of the development of two buildings within an area zoned as Business Park and already approved for the development of light manufacturing uses. 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 Final SEIR. Given that the proposed Project requires a variance for the buildings rear setbacks in relation to its height, 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) The reduction of the proposed Project's rear setback by three feet has no potential to result in cumulatively considerable impacts not identified in the Final SEIR. 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 Final SEIR. Therefore, impacts are considered less than significant. No further environmental review is required.

d) The reduction of the proposed Project's rear setback by three feet has no potential to result in substantial adverse effects to human beings, either directly or indirectly, that have not already been identified in the Final SEIR. 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 Final SEIR. No further environmental review is required.

REFERENCES

County of Riverside

2008 Riverside County General Plan 2008, Chapter 6: Safety Element, Wildfire Susceptibility Map. Available at: http://planning.rctlma.org/Portals/0/genplan/content/gp/chapter06.html. Accessed August 3, 2015.

Kimley Horn and Associates

2015 Meridian Unit 4, Lot 3 Traffic Consistency. June 11.

March Joint Power Authority (JPA)

2010 Meridian Specific Plan Amendment (SP-5) Final Subsequent Environmental Impact Report (SCH# 2009071069). July.

2009 Water Supply Assessment, March Business Center North Campus Specific Plan Amendment. October. Available at: http://www.marchjpa.com/docs_forms/meridianappendixl.pdf. Accessed August 3, 2015.

2003 March Business Center Final Focused Environmental Impact Report (SCH# 2002071089). February.

1999 Master Environmental Impact Report for the General Plan of the March Joint Powers Authority (SCH# 97071095). September.

Scientific Resources Associated

2015 Air Quality Technical Memorandum. May 22.

Southern California Geotechnical

2015 Geotechnical Investigation Two Proposed Multi-tenant Warehouse Buildings, East Side of Opportunity Way, North of Van Buren Boulevard, Riverside County, California. June 23.

MEMORANDUM

July 16, 2015

Ms. Grace Williams, Senior Planner
March Joint Powers Authority
P.O. Box 7480
Moreno Valley, CA 92552

Re: Review of the Traffic Consistency & Truck Analysis for Development at 22220 and 22280 Opportunity Way

Per your request, VRPA Technologies, Inc. has conducted a peer review of traffic analysis of the above referenced project by Kimley-Horn and Associates, Inc. (KHA), as documented in KHA's June 11, 2015 memo with the subject: "Meridian Unit 4, Lot 3 Traffic Consistency".

Project Description and Background

March JPA has received applications business center uses at 22220 Opportunity Way (Bldg. 1) and 22280 Opportunity Way (Bldg. 2), which correspond to Unit 4 – Lot 3 of the Meridian Business Park Specific Plan. This project is also known as Plot Plan (PP15-01). The Proposed Project consists of two buildings on a 9.9 acre lot zoned Business Park. One building is 92,725 square feet (SF) and the other building 99,743 SF for a total of 192,468 SF. These buildings will house a mix of permitted Business Enterprise uses such as warehousing, light industrial and office land uses.

The Project as currently proposed will require a variance (VAR15-01) with respect to the building setback at the rear of the lot. This variance should not have any effect on traffic impacts or operations.

VRPA's assistance was requested in reviewing the Traffic Consistency Memorandum for this Project, along with an assessment for trucks on a site that was not previously analyzed for truck traffic.

Major findings of our review of the June 11, Traffic Memorandum by KHA:

1. VRPA's reviewed the estimated truck trip generation and finds them reasonable. Per page two of June 11 memo, rates were based the Fontana Truck Trip Generation Study (2003), which is a frequently referenced data source for truck trip generation. For comparison purposes, VRPA examined data from a newer truck trip generation study done for the City of Stockton in 2007, and found that daily rates for warehouse and industrial uses were similar to those in the Fontana study

2. The assumed Passenger Car Equivalent (PCE) conversion rates (i.e., two and three axle trucks

equate to 2.0 cars and four-plus axle trucks equate to 3.0 passenger cars) are also based on the Fontana study. VRPA concurs that these are reasonable PCE values.

3. We concur with KHA trip generation analysis and with the identification of the most conservative (highest PCE-generating)mix of uses for use in the trip generation analysis

4. Using this conservative, highest PCE scenario, the project is shown to generate 542 external passenger car trips and 1,043 PCE in truck trips, for a total daily trip generation of 1,584 PCEs. This high-end estimate of project impacts would utilize less than ten percent of the external trips allowed for Planning Area 7. We concur that there will not be an increase in off-site traffic impacts, and that the impact analysis of the Meridian Specific Plan Amendment remains sufficient.

5. Although there will be no increase in off-site traffic impact, the project will introduce trucks into a part of the Meridian Specific Plan Area where none were originally anticipated. Because of this fact, VRPA recommends that a truck diverter island at Van Buren Boulevard/Opportunity Way intersection be considered if March JPA or its member jurisdictions deem it necessary to discourage trucks from using Van Buren Boulevard rather than I-215 and SR 91 to access destinations to the west. This diverter would be similar to the island exists at Van Buren/Meridian.

Should you have any questions regarding our review of the KHA Traffic Consistency Memorandum, I can be reached at 559-259-9257.

Sincerely,

VRPA TECHNOLOGIES, INC.

Georgiena M. Vivian
President

Meridian SPA Traffic Monitoring Spreadsheet
Proposed Project(s) U4-3 and U4-4

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	proposed 486,000 sf warehouse
	U6-1A	PF				Fire Station Lot
	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				3.01 Acres
	U4-14	BP				3.35 Acres
			Calculated Trip Generation:	-	-	
			Planning Area Allowance:	7,539	294	
			Remaining Trips:	7,539	294	
7	U4-3	BP		1594	0	Trucks TBD
	U4-4	COM		9467		10,882 Gross Rights
	U4-5	MU				
	U4-6	MU				
	U4-7	MU				
			Calculated Trip Generation:	11,061	-	
			Planning Area Allowance:	16,164	-	
			Remaining Trips:	5,103	-	
			GRAND TOTAL, ALL PLANNING AREAS			
			Calculated Trip Generation:	18,501	1,924	
			Planning Area Allowance:	45,419	3,890	
			Remaining Trips:	26,918	1,966	

GEOTECHNICAL INVESTIGATION
TWO PROPOSED MULTI-TENANT WAREHOUSE BUILDINGS

East Side of Opportunity Way, North of
Van Buren Boulevard
Riverside County, California
For
JM Realty Group

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

June 23, 2015

SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

JM Realty Group
3535 Inland Empire Boulevard
Ontario, California 91760

Attention: Mr. Joe McKay

Project No.: **15G160-1**

Subject: **Geotechnical Investigation**
Two Proposed Multi-Tenant Warehouse Buildings
East Side of Opportunity Way, North of Van Buren Boulevard
Riverside County, California

Gentlemen:

In accordance with your request, we have conducted a geotechnical investigation at the subject site. We are pleased to present this report summarizing the conclusions and recommendations developed from our investigation.

We sincerely appreciate the opportunity to be of service on this project. We look forward to providing additional consulting services during the course of the project. If we may be of further assistance in any manner, please contact our office.

Respectfully Submitted,

SOUTHERN CALIFORNIA GEOTECHNICAL, INC.

Daniel W. Nielsen, RCE 77915
Project Engineer

REGISTERED PROFESSIONAL ENGINEER
DANIEL W. NIELSEN
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Distribution: (2) Addressee

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E Seismic Design Parameters

1.0 EXECUTIVE SUMMARY

Presented below is a brief summary of the conclusions and recommendations of this investigation. Since this summary is not all inclusive, it should be read in complete context with the entire report.

Site Preparation

- The near surface soils consist of artificial fill soils underlain by medium dense to very dense alluvium. Based on the conditions encountered at the boring locations, artificial fill soils extend to depths of 12 ± feet below the existing site grades.
- A compaction report, prepared by CHJ Consultants, dated November 14, 2014, indicates that the existing fill soils were placed during the recent mass grading of the site, between the July 14 and November 14, 2014. The compaction report indicates that Holocene-aged alluvium was removed to expose older alluvial soils, and the previously removed soils were replaced as compacted, engineered fill to the existing site grade.
- The compaction report indicates that the fill soils were moisture conditioned to near the optimum moisture content and compacted to at least 90 percent of the ASTM D-1557 maximum dry density.
- The fill soils encountered at the boring locations possess medium dense to dense relative densities and favorable strengths. The results of consolidation/collapse testing indicate that the existing fill materials possess favorable consolidation and collapse characteristics. The fill soils are underlain by medium dense to very dense alluvium.
- Based on the conditions encountered at the boring locations, and the documentation of the placement and compaction of the existing fill soils, the existing fill soils are considered suitable to support the proposed development. Remedial grading is considered warranted in localized areas to remove any near surface soils which have become weathered or excessively dry and any soils which have been disturbed since placement as compacted structural fill. Overexcavation to depths on the order of 1 foot or less below the existing grade is expected to be necessary in the proposed improvement areas.
- The subject site is located within a designated liquefaction hazard zone. However, liquefaction is not considered to be a design concern for this site, because the on-site soils consist of engineered fill soils underlain by medium dense to very dense older alluium.

Building Foundations

- Conventional shallow foundations, supported in newly placed compacted fill.
- 2,500 lbs/ft^2 maximum allowable soil bearing pressure.
- Reinforcement consisting of at least four (4) No. 5 rebars (2 top and 2 bottom) in strip footings due to the low expansion potential of the near-surface soils. Additional reinforcement may be necessary for structural considerations.

Building Floor Slabs

- Conventional Slab-on-Grade, at least 5 inches thick.
- Minimum reinforcement consisting of at least No. 3 bars at 18 inches on center, in both directions, due to the low expansion potential of the near-surface soils. The actual floor slab

reinforcement to be determined by the structural engineer. Additional reinforcement may be necessary for structural considerations.

Pavements

ASPHALT PAVEMENTS (R = 40)					
Materials	**Thickness (inches)**				
	Auto Parking (TI = 4.0)	Auto Drive Lanes (TI = 5.0)	Truck Traffic		
			(TI = 6.0)	(TI = 7.0)	(TI = 8.0)
Asphalt Concrete	3	3	3½	4	5
Aggregate Base	3	4	6	7	8
Compacted Subgrade	12	12	12	12	12

PORTLAND CEMENT CONCRETE PAVEMENTS				
Materials	**Thickness (inches)**			
	Auto Parking & Drives (TI = 5.0)	Truck Traffic		
		(TI =6.0)	(TI =7.0)	(TI =8.0)
PCC	5	5½	6½	8
Compacted Subgrade (95% minimum compaction)	12	12	12	12

2.0 SCOPE OF SERVICES

The scope of services performed for this project was in accordance with our Proposal No. 15P254, dated May 11, 2015. The scope of services included a visual site reconnaissance, subsurface exploration, field and laboratory testing, and geotechnical engineering analysis to provide criteria for preparing the design of the building foundations, building floor slab, and parking lot pavements along with site preparation recommendations and construction considerations for the proposed development. The evaluation of the environmental aspects of this site was beyond the scope of services for this geotechnical investigation.

3.0 SITE AND PROJECT DESCRIPTION

3.1 Site Conditions

The subject site is located on the east side of Opportunity Way, approximately 850 feet north of Van Buren Boulevard in Riverside County, California. The site is bounded to the west by Opportunity Way, to the north and east by dirt roads and vacant land, and to the south by an Eastern Municipal Water District Easement and sewer pump station. The general location of the site is illustrated on the Site Location Map included as Plate 1 in Appendix A of this report.

The subject site is a nearly rectangular-shaped parcel, 9.9± acres in size. The site is currently vacant and undeveloped. Based on our observations at the site and a compaction report prepared by CHJ, the site was previously sheet graded as a part of a larger mass grading operation. Ground surface cover consists of exposed soil with sparse to moderate native grass and weed growth.

Topographic information for the subject site was obtained from a grading plan prepared by Kimley-Horn and the compaction report prepared by CHJ. It should be noted that the grading plan was prepared in 2010 for the previous mass grading, not the currently proposed development. Based on the grading plan, the site topography gently descends to the northeast at a gradient of 1± percent. The existing site grades range from a maximum elevation of 1556± feet mean sea level (msl) near the southwest corner to a minimum elevation of 1546± feet msl at near the northeast corner of the site.

3.2 Proposed Development

Our office was provided with a conceptual site plan, identified as Scheme 2, prepared by Herdman Rierson Architecture & Design, Inc. This plan indicates that the site will be developed with two (2) multi-tenant warehouse buildings measuring 91,934± ft^2 to 98,856± ft^2 in size. The buildings will be located in the northern and southern portions of the site with a truck court located in between the two warehouses. The new buildings will be surrounded by asphaltic concrete pavements in the automobile parking and drive areas and Portland cement concrete pavements in the loading dock areas. Several landscape planters and concrete flatwork are expected to be included throughout the site.

Detailed structural information has not been provided. It is assumed that the new buildings will be single story structures of tilt-up concrete construction, supported on a conventional shallow foundation system, with concrete slab-on-grade floors. Based on the assumed construction, maximum column and wall loads are expected to be on the order of 80 kips and 3 to 4 kips per linear foot, respectively.

Grading plans for the currently proposed development are currently unavailable. No significant amounts of below grade construction, such as basements or crawl spaces, are expected to be

included in the proposed development. Based on the existing site topography and assuming a relatively level site, cuts and fills on the order of 4± feet are expected to be necessary to achieve the proposed building pad grades.

3.3 Previous Studies

SCG reviewed the following report which documented the recent rough grading of the site to its present configuration:

> Compaction Report, Mass Grading, Building Pad Area and Site Fills, Unit 4 Phase I, Meridian Business Center, Riverside County, California, Prepared for LNR Riverside II, LLC, Job No. 10668-1; prepared by CHJ Consultants, dated July 30, 2013

This report documents the removal of unsuitable fill and Holocene-aged alluvium and colluvium and the replacement of these excavated soils as compacted engineered fill soils. The majority of the grading of the site was performed between November 18, 2010 and May 2, 2012. CHJ cited two references for this report: a 40-scale Grading Plan, prepared by Kimley-Horn and Associates, Inc., dated September 3, 2010 and a Geotechnical Investigation report, prepared by Zeiser Kling Consultants, Inc., dated November 30, 2007.

Remedial grading of the subject site consisted of removal of undocumented fill, alluvium, and colluvium to depths of 13± feet below the existing site grades, subsequent to grading. CHJ stated that "Holocene-age alluvium was completely removed during grading," and that the "bottoms of the excavations were observed and approved by a certified engineering geologist." The excavated soils were "cleaned of significant deleterious material... and replaced properly as compacted fill." The depths of compacted fill placed during mass grading range from 2.8 to 12.9± feet in the subject area of the current geotechnical investigation. CHJ also stated that no imported fill materials were utilized for this project.

4.0 SUBSURFACE EXPLORATION

4.1 Scope of Exploration/Sampling Methods

The subsurface exploration conducted for this project consisted of eight (8) borings advanced to depths of 5 to 50± feet below currently existing site grades. All of the borings were logged during drilling by a member of our staff.

The borings were advanced with hollow-stem augers, by a conventional truck-mounted drilling rig. Representative bulk and relatively undisturbed soil samples were taken during drilling. Relatively undisturbed samples were taken with a split barrel "California Sampler" containing a series of one inch long, 2.416± inch diameter brass rings. This sampling method is described in ASTM Test Method D-3550. Samples were also taken using a 1.4± inch inside diameter split spoon sampler, in general accordance with ASTM D-1586. Both of these samplers are driven into the ground with successive blows of a 140-pound weight falling 30 inches. The blow counts obtained during driving are recorded for further analysis. Bulk samples were collected in plastic bags to retain their original moisture content. The relatively undisturbed ring samples were placed in molded plastic sleeves that were then sealed and transported to our laboratory.

The approximate locations of the borings are indicated on the Boring Location Plan, included as Plate 2 in Appendix A of this report. The Boring Logs, which illustrate the conditions encountered at the boring locations, as well as the results of some of the laboratory testing, are included in Appendix B.

4.2 Geotechnical Conditions

Artificial Fill

Artificial fill soils were encountered at the ground surface at all boring locations. These fill soils extend to depths of at least 5 to 12± feet below the existing site grades at the boring locations. The fill soils generally consist of medium dense to very dense clayey fine to medium sands and silty fine to medium sands and occasional stiff fine sandy clays, with varying amounts of coarse sand and fine to coarse gravel. The fill soils possess a disturbed appearance and minor debris content including asphalt, concrete, and occasional plastic fragments, resulting in their classification as artificial fill.

Alluvium

Native alluvium was encountered beneath the artificial fill soils at Boring No. B-3, extending to depths of 12± feet below existing site grades. The alluvium generally consists of medium dense silty fine sands with varying amounts of medium to coarse sand and clay.

Older Alluvium

Older alluvium was encountered beneath the artificial fill soils or native alluvium at all of the boring locations, extending to the maximum depth explored of 50± feet below existing site grades. The older alluvium generally consists of medium dense to very dense clayey sands and silty sands with varying amounts of medium to coarse sand, silt and clay, and very stiff to hard fine sandy clays with occasional traces of medium to coarse sand and silt. A layer of very dense fine to coarse sand was encountered at depths of approximately 32 to 39± feet at Boring No. B-1.

Groundwater

Free water was encountered during drilling at Boring No. B-1 at a depth of 29± feet. In addition, delayed readings were taken within the open boreholes and identified free water at 29± feet below existing site grades, respectively. Based on the water level measurements and the moisture contents of the recovered soil samples, a perched groundwater table is considered to have existed at a depth of 29± feet below existing site grades at the time of the subsurface investigation.

As part of our research, we reviewed historic groundwater levels obtained from the California Department of Water Resources website, http://www.water.ca.gov/waterdatalibrary/. No data was available in the vicinity of the site. The nearest monitoring wells were located approximately 3± miles southeast of the site. Water level readings within these monitoring wells indicate high groundwater levels of 84± feet (October 2013) to 99± feet (October 2011), below the ground surface.

4.3 Geologic Conditions

Regional geologic conditions were obtained from the Geologic Map of the Riverside East Quadrangle, Riverside County, California, by Douglas M. Morton and Brett Cox, published by the United States Geological Survey, 2001. The geologic map indicates that the site is underlain by Quaternary age very old alluvial fan deposits (Map Symbol Qvof). A portion of this map indicating the subject site is included herein as Geologic Map, Plate 3. The very old alluvial fan deposits are described as well-dissected, well-indurated reddish-brown sand deposits.

Based on the conditions encountered at the boring locations and the geologic mapping, the subject site is underlain by engineered fill materials extending to depths of up to 12± feet below the existing site grades. Beneath the fill soils, the native alluvium, generally consisting of dense to very dense clayey sands and silty sands, consists of very old alluvial fan deposits.

5.0 LABORATORY TESTING

The soil samples recovered from the subsurface exploration were returned to our laboratory for further testing to determine selected physical and engineering properties of the soils. The tests are briefly discussed below. It should be noted that the test results are specific to the actual samples tested, and variations could be expected at other locations and depths.

Classification

All recovered soil samples were classified using the Unified Soil Classification System (USCS), in accordance with ASTM D-2488. The field identifications were then supplemented with additional visual classifications and/or by laboratory testing. The USCS classifications are shown on the Boring and Trench Logs and are periodically referenced throughout this report.

Density and Moisture Content

The density has been determined for selected relatively undisturbed ring samples. These densities were determined in general accordance with the method presented in ASTM D-2937. The results are recorded as dry unit weight in pounds per cubic foot. The moisture contents are determined in accordance with ASTM D-2216, and are expressed as a percentage of the dry weight. These test results are presented on the Boring Logs.

Consolidation

Selected soil samples were tested to determine their consolidation potential, in accordance with ASTM D-2435. The testing apparatus is designed to accept either natural or remolded samples in a one-inch high ring, approximately 2.416 inches in diameter. Each sample is then loaded incrementally in a geometric progression and the resulting deflection is recorded at selected time intervals. Porous stones are in contact with the top and bottom of the sample to permit the addition or release of pore water. The samples are typically inundated with water at an intermediate load to determine their potential for collapse or heave. The results of the consolidation testing are plotted on Plates C-1 through C-8 in Appendix C of this report.

Soluble Sulfates

Representative samples of the near-surface soils were submitted to a subcontracted analytical laboratory for determination of soluble sulfate content. Soluble sulfates are naturally present in soils, and if the concentration is high enough, can result in degradation of concrete which comes into contact with these soils. The results of the soluble sulfate testing are presented below, and are discussed further in a subsequent section of this report.

Sample Identification	Soluble Sulfates (%)	ACI Classification
B-1 @ 0 to 5 feet	0.008	Negligible
B-3 @ 0 to 5 feet	0.005	Negligible

Maximum Dry Density and Optimum Moisture Content

Two representative bulk samples were tested to determine their maximum dry densities and optimum moisture contents. The results have been obtained using the Modified Proctor procedure, per ASTM D-1557. These tests are generally used to compare the in-situ densities of undisturbed field samples, and for later compaction testing. Additional testing of other soil type or soil mixes may be necessary at a later date. The results of the testing are plotted on Plates C-9 and C-10 in Appendix C of this report.

Expansion Index

The expansion potential of the on-site soils was determined in general accordance with ASTM D-4829 as required by the California Building Code (CBC). The testing apparatus is designed to accept a 4-inch diameter, 1-in high, remolded sample. The sample is initially remolded to 50± 1 percent saturation and then loaded with a surcharge equivalent to 144 pounds per square foot. The sample is then inundated with water, and allowed to swell against the surcharge. The resultant swell or consolidation is recorded after a 24-hour period. The results of the EI testing are as follows:

Sample Identification	Expansion Index	Expansive Potential
B-4 @ 0 to 5 feet	27	Low

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our review, field exploration, laboratory testing and geotechnical analysis, the proposed development is considered feasible from a geotechnical standpoint. The recommendations contained in this report should be taken into the design, construction, and grading considerations. The recommendations are contingent upon all grading and foundation construction activities being monitored by the geotechnical engineer of record. The Grading Guide Specifications, included as Appendix D, should be considered part of this report, and should be incorporated into the project specifications. The contractor and/or owner of the development should bring to the attention of the geotechnical engineer any conditions that differ from those stated in this report, or which may be detrimental for the development.

6.1 Seismic Design Considerations

The subject site is located in an area which is subject to strong ground motions due to earthquakes. The performance of a site specific seismic hazards analysis was beyond the scope of this investigation. However, numerous faults capable of producing significant ground motions are located near the subject site. Due to economic considerations, it is not generally considered reasonable to design a structure that is not susceptible to earthquake damage. Therefore, significant damage to structures may be unavoidable during large earthquakes. The proposed structures should, however, be designed to resist structural collapse and thereby provide reasonable protection from serious injury, catastrophic property damage and loss of life.

Faulting and Seismicity

Research of available maps indicates that the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. Therefore, the possibility of significant fault rupture on the site is considered to be low.

Seismic Design Parameters

Based on standards in place at the time of this report, the proposed development must be designed in accordance with the requirements of the 2013 California Building Code (CBC). The CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters presented below are based on the soil profile and the proximity of known faults with respect to the subject site.

The 2013 CBC Seismic Design Parameters have been generated using U.S. Seismic Design Maps, a web-based software application developed by the United States Geological Survey. This software application, available at the USGS web site, calculates seismic design parameters in accordance with the 2013 CBC, utilizing a database of deterministic site accelerations at 0.01 degree intervals. The table below is a compilation of the data provided by the USGS application. A copy of the output generated from this program is included in Appendix E of this report. A

copy of the Design Response Spectrum, as generated by the USGS application is also included in Appendix E. Based on this output, the following parameters may be utilized for the subject site:

2013 CBC SEISMIC DESIGN PARAMETERS

Parameter		Value
Mapped Spectral Acceleration at 0.2 sec Period	S_S	1.500
Mapped Spectral Acceleration at 1.0 sec Period	S_1	0.600
Site Class	---	D
Site Modified Spectral Acceleration at 0.2 sec Period	S_{MS}	1.500
Site Modified Spectral Acceleration at 1.0 sec Period	S_{M1}	0.900
Design Spectral Acceleration at 0.2 sec Period	S_{DS}	1.000
Design Spectral Acceleration at 1.0 sec Period	S_{D1}	0.600

Liquefaction

Liquefaction is the loss of the strength in generally cohesionless, saturated soils when the pore-water pressure induced in the soil by a seismic event becomes equal to or exceeds the overburden pressure. The primary factors which influence the potential for liquefaction include groundwater table elevation, soil type and grain size characteristics, relative density of the soil, initial confining pressure, and intensity and duration of ground shaking. The depth within which the occurrence of liquefaction may impact surface improvements is generally identified as the upper 50 feet below the existing ground surface. Liquefaction potential is greater in saturated, loose, poorly graded fine sands with a mean (d_{50}) grain size in the range of 0.075 to 0.2 mm (Seed and Idriss, 1971). Clayey (cohesive) soils or soils which possess clay particles (d<0.005mm) in excess of 20 percent (Seed and Idriss, 1982) are generally not considered to be susceptible to liquefaction, nor are those soils which are above the historic static groundwater table.

The Riverside County GIS maps website indicates that the subject site is located within a zone of high liquefaction susceptibility. Based on this mapping, the scope of this investigation included a liquefaction evaluation in order to estimate the site-specific liquefaction potential. Based on the as-graded conditions of the site which consist of compacted fill underlain by dense older alluvium, the subsurface conditions encountered at the subject site are not considered to be conducive to liquefaction. Additionally, groundwater was encountered at a depth of 29± feet at Boring No. B-1. All of the soils encountered at depths greater than 12± feet at boring No. B-1 possess uncorrected SPT N-values of 39 or greater and dense to very dense relative densities. Based on these conditions, liquefaction is not considered to be a design concern for this project.

6.2 Geotechnical Design Considerations

General

The near surface soils consist of artificial fill underlain by medium dense to very dense native alluvium. The existing fill soils generally consist of medium dense to dense clayey fine to medium sands and silty fine to medium sands with occasional stiff fine sandy clays. These fill soils exhibit moderate to high strengths and in-place densities, and are considered to be compacted structural fil soils as described by the compaction report prepared by CHJ. In addition, laboratory tests indicate that the existing fill soils possess favorable consolidation and collapse characteristics. Based on the favorable strengths and the compaction report prepared by CHJ, the fill soils are considered suitable to support the foundation loads of the proposed buildings and improvements. In localized areas, the fill soils exposed at the ground surface appeared to be slightly weathered or disturbed. Based on these conditions, only minor remedial grading is considered warranted for the upper portion of the near-surface existing fill soils. The fill soils are underlain by medium dense to very dense native alluvium which possess relatively high strengths and relative densities.

Settlement

The proposed remedial grading will remove any surficial lower strength fill soils from within the proposed building and improvement areas. The artificial fill soils that will remain in place possess more favorable strengths and densities and will be subjected to smaller load increases from the foundations of the new structure. Therefore, following completion of the recommended remedial grading, post-construction settlements are expected to be within tolerable limits.

Expansion

The near-surface soils consist of clayey fine to medium sands and silty fine to medium sands. Laboratory testing indicates that these materials have a low expansion potential (EI = 27). The foundation and floor slab design recommendations contained within this report are made in consideration of the expansion index test results. It is recommended that additional expansion index testing be conducted at the completion of rough grading to verify the expansion potential of the as-graded building pad.

Shrinkage/Subsidence

Based on the conditions at the boring locations and the results of the laboratory testing, removal and recompaction of the near surface fill soils is estimated to result in an average shrinkage of 0 to 5 percent. Minor ground subsidence is expected to occur in the soils below the zone of removal, due to settlement and machinery working. The subsidence is estimated to be 0.05± feet. This estimate may be used for grading in areas that are underlain by existing fill soils.

These estimates are based on previous experience and the subsurface conditions encountered at the boring locations. The actual amount of subsidence is expected to be variable and will be

dependent on the type of machinery used, repetitions of use, and dynamic effects, all of which are difficult to assess precisely.

Foundation and Grading Plan Review

Foundation and grading plans were not available at the time of this report. It is therefore recommended that we be provided with copies of all future foundation and grading plans, when they become available, for review with regard to the conclusions, recommendations, and assumptions contained within this report.

6.3 Site Grading Recommendations

The grading recommendations presented below are based on the subsurface conditions encountered at the boring locations and our understanding of the proposed development. We recommend that all grading activities be completed in accordance with the Grading Guide Specifications included as Appendix D of this report, unless superseded by site-specific recommendations presented below.

Site Stripping

Initial site stripping should include removal of any surficial vegetation which has developed on the site since the completion of the previous mass grading. At the time of this report, sparse to moderate grass and weed growth is present throughout various portions of the site. These materials should be disposed of off-site. The actual extent of site stripping should be determined in the field by the geotechnical engineer, based on the organic content and stability of the materials encountered.

Treatment of Existing Soils: Building Pads, Retaining Walls, and Parking and Drive Areas

Overexcavation should be performed within the proposed improvement areas to remove any weathered or softened existing fill soils. Overexcavation to depths on the order of 1 foot or less below the existing grade is expected to be necessary in localized areas throughout the proposed development. Any soils disturbed during site stripping should also be overexcavated.

Following completion of the overexcavation, the subgrade soils within the building and new improvement areas should be evaluated by the geotechnical engineer to verify their suitability to serve as the structural fill subgrade, as well as to support the foundation loads of the new structures within the proposed building pad and retaining wall areas. This evaluation should include proofrolling with a heavy rubber-tire vehicle to identify any soft, loose or otherwise unstable soils that must be removed. Some localized areas of deeper excavation may be required if dry, loose, porous, low density or otherwise unsuitable materials are encountered at the base of the overexcavation.

After a suitable overexcavation subgrade has been achieved, the exposed soils should be scarified to a depth of at least 12 inches, and moisture treated to 2 to 4 percent above optimum moisture content. The previously excavated soils may then be replaced as compacted structural fill.

Treatment of Existing Soils: Flatwork Areas

Subgrade preparation in the new flatwork areas should initially consist of removal of all soils disturbed during site stripping. The geotechnical engineer should then evaluate the subgrade to identify any areas of additional unsuitable soils. The subgrade soils should then be scarified to a depth of 12± inches, moisture conditioned to 2 to 4 percent above optimum, and recompacted to at least 90 percent of the ASTM D-1557 maximum dry density.

Fill Placement

- Fill soils should be placed in thin (6± inches), near-horizontal lifts, moisture conditioned to 2 to 4 percent above the optimum moisture content, and compacted.
- On-site soils may be used for fill provided they are cleaned of any debris to the satisfaction of the geotechnical engineer.
- All grading and fill placement activities should be completed in accordance with the requirements of the CBC and the grading code of the County of Riverside.
- All fill soils should be compacted to at least 90 percent of the ASTM D-1557 maximum dry density. Fill soils should be well mixed.
- Compaction tests should be performed periodically by the geotechnical engineer as random verification of compaction and moisture content. These tests are intended to aid the contractor. Since the tests are taken at discrete locations and depths, they may not be indicative of the entire fill and therefore should not relieve the contractor of his responsibility to meet the job specifications.

Imported Structural Fill

All imported structural fill should consist of very low expansive (EI < 20), well graded soils possessing at least 10 percent fines (that portion of the sample passing the No. 200 sieve). As discussed previously, imported fill for use below new flatwork should consist of very low expansive (EI < 20) material. Additional specifications for structural fill are presented in the Grading Guide Specifications, included as Appendix D.

Utility Trench Backfill

In general, all utility trench backfill should be compacted to at least 90 percent of the ASTM D-1557 maximum dry density. As an alternative, a clean sand (minimum Sand Equivalent of 30) may be placed within trenches and compacted in place (jetting or flooding is not recommended). Compacted trench backfill should conform to the requirements of the local grading code, and more restrictive requirements may be indicated by the County of Riverside. All utility trench backfills should be witnessed by the geotechnical engineer. The trench backfill soils should be compaction tested where possible; probed and visually evaluated elsewhere.

Utility trenches which parallel a footing, and extending below a 1h:1v plane projected from the outside edge of the footing should be backfilled with structural fill soils, compacted to at least 90 percent of the ASTM D-1557 standard. Pea gravel backfill should not be used for these trenches.

6.4 Construction Considerations

Moisture Sensitive Subgrade Soils

Some of the near surface soils possess appreciable silt and clay content and will become unstable if exposed to significant moisture infiltration or disturbance by construction traffic. In addition, based on their granular content, some of the on-site soils will also be susceptible to erosion. The site should, therefore, be graded to prevent ponding of surface water and to prevent water from running into excavations.

If the construction schedule dictates that site grading will occur during a period of wet weather, allowances should be made for costs and delays associated with drying the on-site soils or import of a drier, less moisture sensitive fill material. Grading during wet or cool weather may also increase the depth of overexcavation in the pad areas as well as the need for and/or the thickness of the crushed stone stabilization layer.

Expansive Soils

The near surface on-site soils have been determined to possess a low expansion potential. Therefore, care should be given to proper moisture conditioning of all building pad subgrade soils to a moisture content of 2 to 4 percent above the Modified Proctor optimum during site grading. All imported fill soils should have very low expansive (EI < 20) characteristics. In addition to adequately moisture conditioning the subgrade soils and fill soils during grading, special care must be taken to maintain moisture content of these soils at 2 to 4 percent above the Modified Proctor optimum. This will require the contractor to frequently moisture condition these soils throughout the grading process, unless grading occurs during a period of relatively wet weather.

Excavation Considerations

Some of the near surface soils consist of silty sands. Based on their composition, minor to moderate caving of shallow excavations may occur. Where caving occurs within shallow excavations, flattened excavation slopes may be sufficient to provide excavation stability. On a preliminary basis, temporary excavations should be laid back at a slope no steeper than 2h:1v. Deeper excavations may require some form of external stabilization such as shoring or bracing. Maintaining adequate moisture content within the near surface soils will improve excavation stability. All excavation activities on this site should be conducted in accordance with Cal-OSHA regulations.

Groundwater

Groundwater at this site is considered to exist at a depth of 29± feet. Therefore, groundwater is not expected to impact the grading or foundation construction activities.

6.5 Foundation Design and Construction

Based on the preceding grading recommendations, it is assumed that the new building pads will be underlain by new and existing structural fill soils, extending to depths of at least 5± feet below the existing site grades. These soils are underlain by high strength older alluvium. Based on this subsurface profile, the proposed structure may be supported on shallow foundations.

Foundation Design Parameters

New square and rectangular footings may be designed as follows:

- Maximum, net allowable soil bearing pressure: 2,500 lbs/ft^2.
- Minimum wall/column footing width: 14 inches/24 inches.
- Minimum longitudinal steel reinforcement within strip footings: Four (4) No. 5 rebars (2 top and 2 bottom, due to the presence of low expansive soils. Additional reinforcement may be necessary for structural considerations.
- It is recommended that the perimeter building foundations be continuous across all exterior doorways. Any flatwork adjacent to the exterior doors should be doweled into the perimeter foundations in a manner determined by the structural engineer.

The allowable bearing pressures presented above may be increased by 1/3 when considering short duration wind or seismic loads. The minimum steel reinforcement recommended above is based on standard geotechnical practice. The actual design of the foundations should be determined by the structural engineer.

Foundation Construction

The foundation subgrade soils should be evaluated at the time of overexcavation, as discussed in Section 6.3 of this report. It is further recommended that the foundation subgrade soils be evaluated by the geotechnical engineer immediately prior to steel or concrete placement. Soils suitable for direct foundation support should consist of newly placed or existing structural fill, compacted to at least 90 percent of the ASTM D-1557 maximum dry density. Any unsuitable materials should be removed to a depth of suitable bearing compacted structural fill, with the resulting excavations backfilled with compacted fill soils. As an alternative, lean concrete slurry (500 to 1,500 psi) may be used to backfill such isolated overexcavations.

The foundation subgrade soils should also be properly moisture conditioned to 2 to 4 percent above the Modified Proctor optimum, to a depth of at least 12 inches below bearing grade. Since it is typically not feasible to increase the moisture content of the floor slab and foundation subgrade soils once rough grading has been completed, care should be taken to maintain the moisture content of the building pad subgrade soils throughout the construction process.

Estimated Foundation Settlements

Post-construction total and differential settlements of shallow foundations designed and constructed in accordance with the previously presented recommendations are estimated to be less than 1.0 and 0.5 inches, respectively, under static conditions. Differential movements are expected to occur over a 30-foot span, thereby resulting in an angular distortion of less than 0.002 inches per inch.

Lateral Load Resistance

Lateral load resistance will be developed by a combination of friction acting at the base of foundations and slabs and the passive earth pressure developed by footings below grade. The following friction and passive pressure may be used to resist lateral forces:

- Passive Earth Pressure: 300 lbs/ft^3
- Friction Coefficient: 0.30

These are allowable values, and include a factor of safety. When combining friction and passive resistance, the passive pressure component should be reduced by one-third. These values assume that footings will be poured directly against compacted structural fill. The maximum allowable passive pressure is 3000 lbs/ft^2.

6.6 Floor Slab Design and Construction

Subgrades which will support new floor slabs should be prepared in accordance with the recommendations contained in the ***Site Grading Recommendations*** section of this report. Based on the anticipated grading which will occur at this site, the floors of the proposed structures may be constructed as conventional slabs on grade supported on new and/or existing structural fill, extending to a depths of at least 5± feet below the existing site grades. Based on geotechnical considerations, the floor slabs may be designed as follows:

- Minimum slab thickness: 5 inches.

- Minimum reinforcement consisting of at least No. 3 bars at 18 inches on center, in both directions, due to the low expansion potential of the near-surface soils. The actual floor slab reinforcement to be determined by the structural engineer. Additional reinforcement may be necessary for structural considerations.

- Modulus of Subgrade Reaction: k = 130 psi/in.

- If moisture sensitive floor coverings will be used then minimum slab underlayment should consist of a moisture vapor barrier constructed below the entire area of the proposed slab. The moisture vapor barrier should meet or exceed the Class A rating as defined by ASTM E 1745-97 and have a permeance rating less than 0.01 perms as described in ASTM E 96-95 and ASTM E 154-88. A polyolefin material such as Stego® Wrap Vapor Barrier or equivalent will meet these specifications. The moisture vapor barrier should be properly constructed in accordance with all applicable manufacturer

specifications. Given that a rock free subgrade is anticipated and that a capillary break is not required, sand below the barrier is not required. The need for sand and/or the amount of sand above the moisture vapor barrier should be specified by the structural engineer or concrete contractor. The selection of sand above the barrier is not a geotechnical engineering issue and hence outside our purview. Where moisture sensitive floor coverings are not anticipated, the vapor barrier may be eliminated.

- Moisture condition the floor slab subgrade soils to 2 to 4 percent above the Modified Proctor optimum moisture content, to a depth of 12 inches. The moisture content of the floor slab subgrade soils should be verified by the geotechnical engineer within 24 hours prior to concrete placement.

- Proper concrete curing techniques should be utilized to reduce the potential for slab curling or the formation of excessive shrinkage cracks.

The actual design of the floor slab should be completed by the structural engineer to verify adequate thickness and reinforcement.

6.7 Retaining Wall Design and Construction

Although not indicated on the conceptual grading plan, some small (less than 3 to 5± feet in height) retaining walls may be required to facilitate the new site grades. It is also expected that some retaining walls will be required in the new loading dock areas. The parameters recommended for use in the design of these walls are presented below.

Retaining Wall Design Parameters

Based on the soil conditions encountered at the boring locations, the following parameters may be used in the design of new retaining walls for this site. We have provided parameters assuming the use of on-site soils for retaining wall backfill. The on-site soils generally consist of silty fine to medium sands, and clayey fine to medium sands with occasional fine sandy clays. It is recommended that the on-site sandy clays not be utilized for the backfilling of on-site retaining walls. When compacted to at least 90 percent of the ASTM D-1557 maximum dry density, the on-site soils are expected to possess a friction angle of at least 30 degrees.

If desired, SCG could provide design parameters for an alternative select backfill material behind the retaining walls. The use of select backfill material could result in lower lateral earth pressures. In order to use the design parameters for the imported select fill, this material must be placed within the entire active failure wedge. This wedge is defined as extending from the heel of the retaining wall upwards at an angle of approximately 60° from horizontal. If select backfill material behind the retaining wall is desired, SCG should be contacted for supplementary recommendations.

RETAINING WALL DESIGN PARAMETERS

Design Parameter		Soil Type
		On-Site Soils
Internal Friction Angle (ϕ)		30°
Unit Weight		125 lbs/ft^3
Equivalent Fluid Pressure:	Active Condition (level backfill)	42 lbs/ft^3
	Active Condition (2h:1v backfill)	67 lbs/ft^3
	At-Rest Condition (level backfill)	63 lbs/ft^3

Regardless of the backfill type, the walls should be designed using a soil-footing coefficient of friction of 0.30 and an equivalent passive pressure of 300 lbs/ft^3. The structural engineer should incorporate appropriate factors of safety in the design of the retaining walls.

The active earth pressure may be used for the design of retaining walls that do not directly support structures or support soils that in turn support structures and which will be allowed to deflect. The at-rest earth pressure should be used for walls that will not be allowed to deflect such as those which will support foundation bearing soils, or which will support foundation loads directly.

Where the soils on the toe side of the retaining wall are not covered by a "hard" surface such as a structure or pavement, the upper 1 foot of soil should be neglected when calculating passive resistance due to the potential for the material to become disturbed or degraded during the life of the structure.

Seismic Lateral Earth Pressures

In accordance with the 2013 CBC, any retaining walls more than 6 feet in height must be designed for seismic lateral earth pressures. If walls 6 feet or more are required for this site, the geotechnical engineer should be contacted for supplementary seismic lateral earth pressure recommendations.

Retaining Wall Foundation Design

The foundation subgrade soils for the new retaining should be prepared in accordance with the grading recommendations presented in Section 6.3 of this report.

Backfill Material

On-site soils may be used to backfill the retaining walls. However, all backfill material placed within 3 feet of the back wall face should have a particle size no greater than 3 inches. The retaining wall backfill materials should be well graded.

It is recommended that a properly installed prefabricated drainage composite such as the MiraDRAIN 6000XL (or approved equivalent), which is specifically designed for use behind retaining walls, be placed against the face of the retaining walls. This drainage composite should extend from the top of the retaining wall footing to within 1 foot of the ground surface on the back side of the retaining wall. If the backfill soils are not covered by an impermeable surface, such as a structure or pavement, a 12-inch thick layer of a low permeability soil should be placed over the backfill to reduce surface water migration to the underlying soils.

All retaining wall backfill should be placed and compacted under engineering controlled conditions in the necessary layer thicknesses to ensure an in-place density between 90 and 93 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D1557). Care should be taken to avoid over-compaction of the soils behind the retaining walls, and the use of heavy compaction equipment should be avoided.

Subsurface Drainage

As previously indicated, the retaining wall design parameters are based upon drained backfill conditions. Consequently, some form of permanent drainage system will be necessary in conjunction with the appropriate backfill material. Subsurface drainage may consist of either:

- A weep hole drainage system typically consisting of a series of 4-inch diameter holes in the wall situated slightly above the ground surface elevation on the exposed side of the wall and at an approximate 8-foot on-center spacing. The weep holes should include a 2 cubic foot pocket of open graded gravel, surrounded by an approved geotextile fabric, at each weep hole location.

- A 4-inch diameter perforated pipe surrounded by 2 cubic feet of gravel per linear foot of drain placed behind the wall, above the retaining wall footing. The gravel layer should be wrapped in a suitable geotextile fabric to reduce the potential for migration of fines. The footing drain should be extended to daylight or tied into a storm drainage system.

6.8 Pavement Design Parameters

Site preparation in the pavement area should be completed as previously recommended in the ***Site Grading Recommendations*** section of this report. The subsequent pavement recommendations assume proper drainage and construction monitoring, and are based on either PCA or CALTRANS design parameters for a twenty (20) year design period. However, these designs also assume a routine pavement maintenance program to obtain the anticipated 20-year pavement service life.

Pavement Subgrades

It is anticipated that the new pavements will be primarily supported of new and exsiting compacted fill soils that consist of silty sands. Based on their composition, the on-site soils are expected to possess R-values of 40 to 50. Therefore, the pavement sections for the on-site asphalt and concrete pavements should be designed using a conservative R-value of 40. Any fill material imported to the site should have support characteristics equal to or greater than that

of the on-site soils and be placed and compacted under engineering controlled conditions. It may be desirable to perform R-value testing after the completion of rough grading to verify the R-value of the as-graded subgrade.

Asphaltic Concrete

Presented below are the recommended thicknesses for new flexible pavement structures consisting of asphaltic concrete over a granular base. An alternate pavement section has been provided for use in parking stall areas due to the anticipated lower traffic intensity in these areas. However, truck traffic must be excluded from areas where the thinner pavement section is used; otherwise premature pavement distress may occur. The pavement designs are based on the traffic indices (TI's) indicated. The client and/or civil engineer should verify that these TI's are representative of the anticipated traffic volumes.

Traffic Index	No. of Heavy Trucks per Day
4.0	0
5.0	1
6.0	3
7.0	11
8.0	35

For the purpose of the traffic volumes indicated above, a truck is defined as a 5-axle tractor trailer unit with one 8-kip axle and two 32-kip tandem axles. All of the traffic indices allow for 1,000 automobiles per day.

ASPHALT PAVEMENTS (R = 40)					
Materials	Thickness (inches)				
	Auto Parking (TI = 4.0)	Auto Drive Lanes (TI = 5.0)	Truck Traffic		
			(TI = 6.0)	(TI = 7.0)	(TI = 8.0)
Asphalt Concrete	3	3	3½	4	5
Aggregate Base	3	4	6	7	8
Compacted Subgrade	12	12	12	12	12

The aggregate base course should be compacted to at least 95 percent of the ASTM D-1557 maximum dry density. The asphaltic concrete should be compacted to at least 95 percent of the Marshall maximum density, as determined by ASTM D-2726. The aggregate base course may consist of crushed aggregate base (CAB) or crushed miscellaneous base (CMB), which is a recycled gravel, asphalt and concrete material. The gradation, R-Value, Sand Equivalent, and Percentage Wear of the CAB or CMB should comply with appropriate specifications contained in the current edition of the "Greenbook" Standard Specifications for Public Works Construction.

Portland Cement Concrete

The preparation of the subgrade soils within Portland cement concrete pavement areas should be performed as previously described for proposed asphalt pavement areas. The minimum recommended thicknesses for the Portland Cement Concrete pavement sections are as follows:

PORTLAND CEMENT CONCRETE PAVEMENTS				
Materials	**Thickness (inches)**			
	Auto Parking & Drives (TI = 5.0)	Truck Traffic		
		(TI =6.0)	(TI =7.0)	(TI =8.0)
PCC	5	5½	6½	8
Compacted Subgrade (95% minimum compaction)	12	12	12	12

The concrete should have a 28-day compressive strength of at least 3,000 psi. Reinforcing within all pavements should be designed by the structural engineer. The maximum joint spacing within all of the PCC pavements is recommended to be equal to or less than 30 times the pavement thickness. The actual joint spacing and reinforcing of the Portland cement concrete pavements should be determined by the structural engineer.

7.0 GENERAL COMMENTS

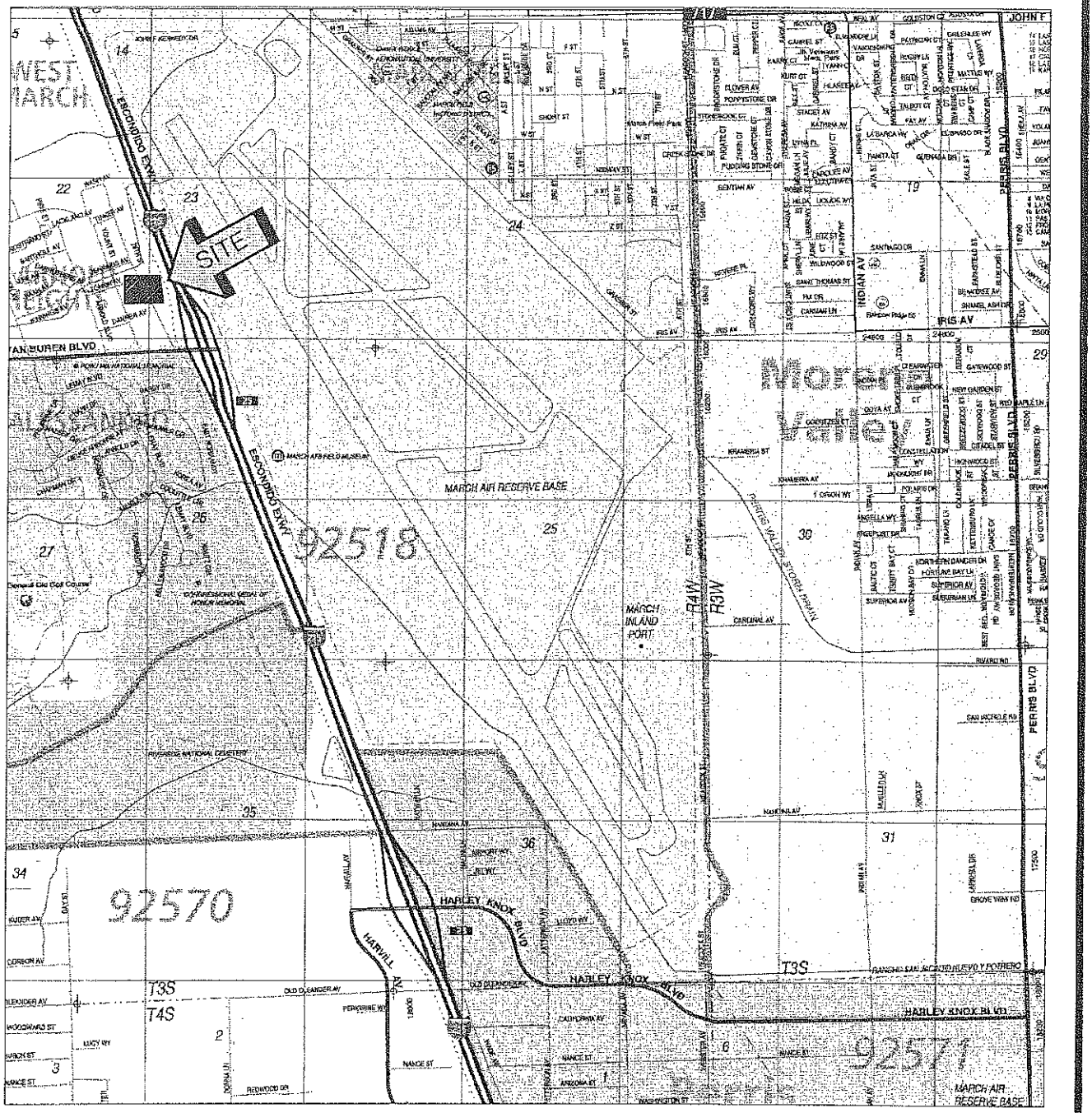
This report has been prepared as an instrument of service for use by the client, in order to aid in the evaluation of this property and to assist the architects and engineers in the design and preparation of the project plans and specifications. This report may be provided to the contractor(s) and other design consultants to disclose information relative to the project. However, this report is not intended to be utilized as a specification in and of itself, without appropriate interpretation by the project architect, civil engineer, and/or structural engineer. The reproduction and distribution of this report must be authorized by the client and Southern California Geotechnical, Inc. Furthermore, any reliance on this report by an unauthorized third party is at such party's sole risk, and we accept no responsibility for damage or loss which may occur. The client(s)' reliance upon this report is subject to the Engineering Services Agreement, incorporated into our proposal for this project.

The analysis of this site was based on a subsurface profile interpolated from limited discrete soil samples. While the materials encountered in the project area are considered to be representative of the total area, some variations should be expected between boring locations and sample depths. If the conditions encountered during construction vary significantly from those detailed herein, we should be contacted immediately to determine if the conditions alter the recommendations contained herein.

This report has been based on assumed or provided characteristics of the proposed development. It is recommended that the owner, client, architect, structural engineer, and civil engineer carefully review these assumptions to ensure that they are consistent with the characteristics of the proposed development. If discrepancies exist, they should be brought to our attention to verify that they do not affect the conclusions and recommendations contained herein. We also recommend that the project plans and specifications be submitted to our office for review to verify that our recommendations have been correctly interpreted.

The analysis, conclusions, and recommendations contained within this report have been promulgated in accordance with generally accepted professional geotechnical engineering practice. No other warranty is implied or expressed.

APPENDIX A



SOURCE: RIVERSIDE COUNTY
THOMAS GUIDE, 2013

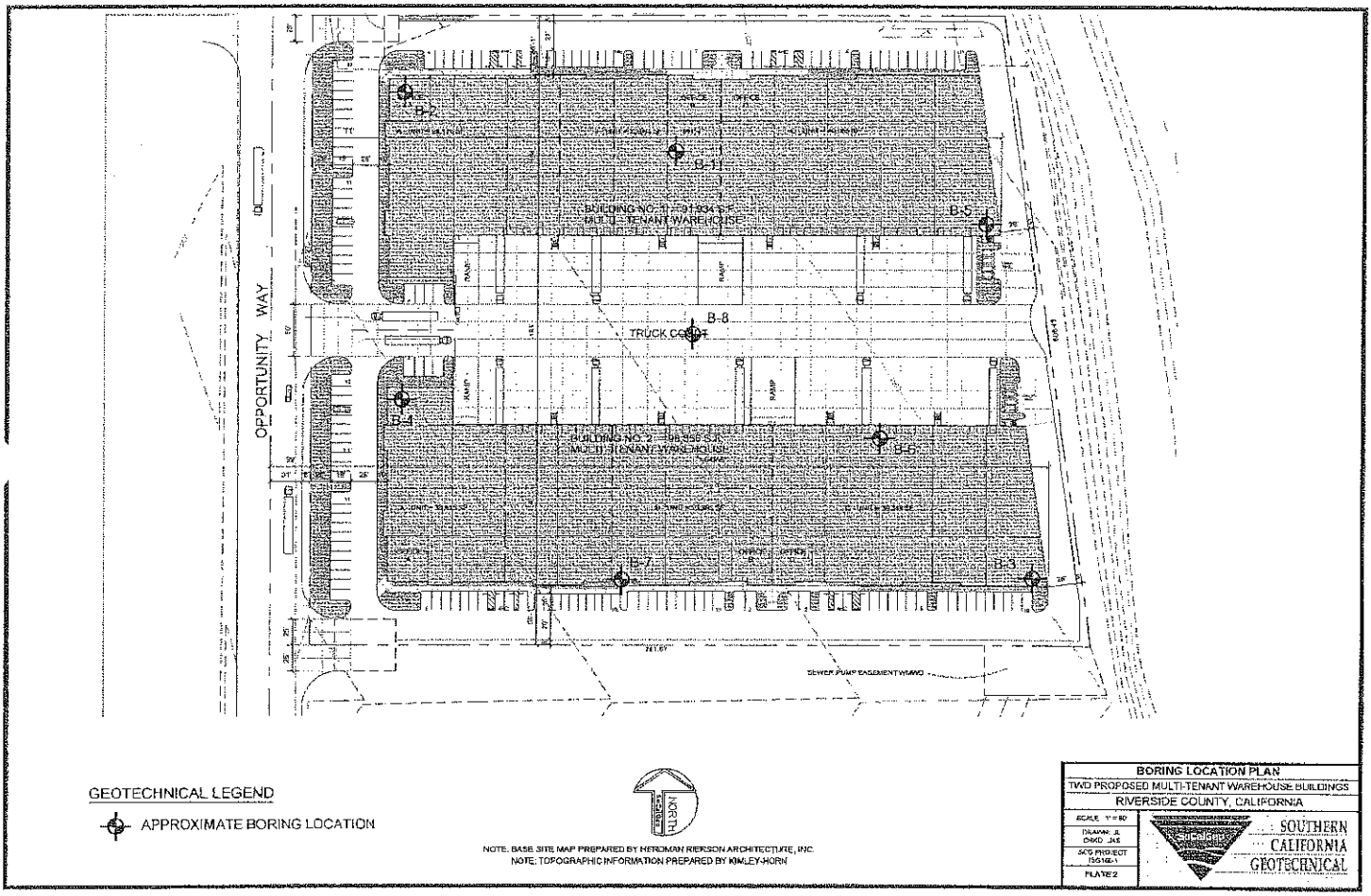
SITE LOCATION MAP

TWO PROPOSED MULTI-TENANT WAREHOUSE BUILDINGS

RIVERSIDE COUNTY, CALIFORNIA

SCALE: 1" = 2400'	
DRAWN: JL CHKD: JAS	
SCG PROJECT 15G160-1	
PLATE 1	

SOUTHERN CALIFORNIA GEOTECHNICAL



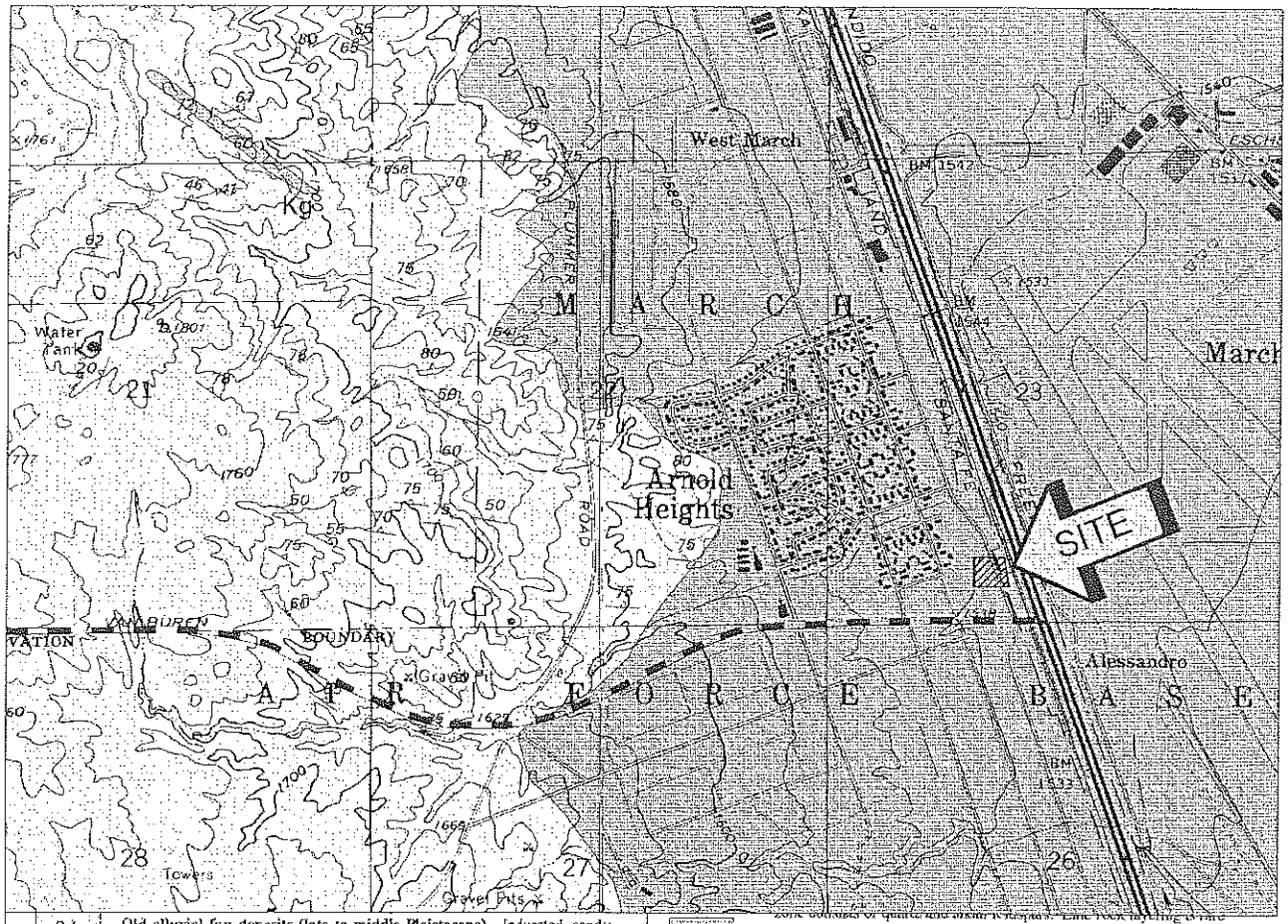
GEOTECHNICAL LEGEND

APPROXIMATE BORING LOCATION

NOTE: BASE SITE MAP PREPARED BY HEROMAN RIERSON ARCHITECTURE, INC.
NOTE: TOPOGRAPHIC INFORMATION PREPARED BY KIMLEY-HORN

BORING LOCATION PLAN
TWO PROPOSED MULTI-TENANT WAREHOUSE BUILDINGS
RIVERSIDE COUNTY, CALIFORNIA
SCALE: 1" = 80'
DRAWN: JL CHKD: JAS
SCG PROJECT NO.: 19-116-1
PLATE 2

SOUTHERN CALIFORNIA GEOTECHNICAL



Qof — **Old alluvial fan deposits (late to middle Pleistocene)**—Indurated, sandy alluvial fan deposits developed extensively in western part of quadrangle. Most of unit is slightly to moderately dissected and reddish-brown. Some Qof includes thin, discontinuous surface layer of Holocene alluvial fan material

VERY OLD SURFICIAL DEPOSITS—Sediments that are slightly to well consolidated to indurated, and moderately to well dissected. Upper surfaces are capped by moderate to well developed pedogenic soils ($A/AB/B/C_{ox}$ profiles having Bt horizons as much as 2 to 3 m thick and maximum hues in the range 7.5YR 6/4 and 4/4 to 2.5YR 5/6)

Qvof — **Very old alluvial fan deposits (early Pleistocene)**—Mostly well-dissected, well-indurated, reddish-brown sand deposits. Commonly contains duripans and locally silcretes. Forms large area in southeastern part of quadrangle in area of March Air Force Base, and numerous smaller areas in northern part of quadrangle. Derived chiefly from rocks of southern California batholith

QTs — **Unnamed late Cenozoic sedimentary rocks in Riverside and Corona areas (early Pleistocene to late Pliocene?)**—Lithologically diverse, moderately indurated, gray to brown, coarse-grained sandstone, pebbly sandstone, and conglomerate. Restricted to two small areas near southeast end of Box Springs Canyon. In the Riverside West 7.5' quadrangle, most clasts in unit were derived from San Bernardino Mountains. In Riverside East 7.5' quadrangle, appears to be derived from units found in Santa Ana River drainage. Southeast of Riverside, clasts are locally derived from Perinsular Ranges sources

Kg — **Granitic dikes (Cretaceous)**—Includes texturally diverse group of leucocratic granitic dikes composed mainly of quartz and alkali feldspars. Dikes range in thickness from few centimeters to over a meter and are up to several hundred meters in length. Most are tabular; some are texturally and compositionally unzoned, irregular-shaped bodies. Some dike rock has a foliated or gneissoid fabric. Textures are mostly coarse grained and equigranular granitic, but range from aplitic to pegmatitic. Accessory minerals include biotite, muscovite, and garnet

Kgd — **Granodiorite, undifferentiated (Cretaceous)**—Intermediate composition granitic rocks, mainly biotite-hornblende and biotite granodiorite; most is massive and medium grained. Restricted to single area just east of Sycamore Canyon

Kt — **Tonalite, undifferentiated (Cretaceous)**—Mainly biotite-hornblende tonalite not associated with specific plutons. Gray, medium-grained, typically foliated. Forms relatively large mass on south side of Box Springs Mountains

Kgb — **Gabbro (Cretaceous)**—Mainly hornblende gabbro. Typically brown-weathering, medium-to very coarse-grained hornblende gabbro. Very large poikilitic hornblende crystals in some rocks; locally pegmatitic. Commonly heterogeneous in composition and texture. Includes norite and dioritic composition rocks. Exposed in southern part of quadrangle and as small masses in biotite granodiorite and tonalite (Kbfg)

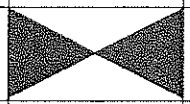
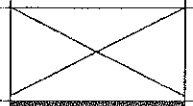
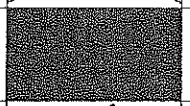
Kbg — **Heterogeneous granitic rocks (Cretaceous)**—Includes heterogeneous, compositionally diverse granitic rocks, mostly of tonalite and

SOURCE: "GEOLOGIC MAP OF THE RIVERSIDE EAST 7.5' QUADRANGLE, RIVERSIDE COUNTY, CALIFORNIA" MORTON AND COX, 2001

GEOLOGIC MAP	
TWO PROPOSED MULTI-TENANT WAREHOUSE BUILDING	
RIVERSIDE COUNTY, CALIFORNIA	
SCALE: 1" = 2000'	SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: MRM CHKD: GKM	
SCG PROJECT 15G160-1	
PLATE 3	

APPENDIX B

BORING LOG LEGEND

SAMPLE TYPE	GRAPHICAL SYMBOL	SAMPLE DESCRIPTION
AUGER		SAMPLE COLLECTED FROM AUGER CUTTINGS, NO FIELD MEASUREMENT OF SOIL STRENGTH. (DISTURBED)
CORE		ROCK CORE SAMPLE: TYPICALLY TAKEN WITH A DIAMOND-TIPPED CORE BARREL. TYPICALLY USED ONLY IN HIGHLY CONSOLIDATED BEDROCK.
GRAB		SOIL SAMPLE TAKEN WITH NO SPECIALIZED EQUIPMENT, SUCH AS FROM A STOCKPILE OR THE GROUND SURFACE. (DISTURBED)
CS		CALIFORNIA SAMPLER: 2-1/2 INCH I.D. SPLIT BARREL SAMPLER, LINED WITH 1-INCH HIGH BRASS RINGS. DRIVEN WITH SPT HAMMER. (RELATIVELY UNDISTURBED)
NSR		NO RECOVERY: THE SAMPLING ATTEMPT DID NOT RESULT IN RECOVERY OF ANY SIGNIFICANT SOIL OR ROCK MATERIAL.
SPT		STANDARD PENETRATION TEST: SAMPLER IS A 1.4 INCH INSIDE DIAMETER SPLIT BARREL, DRIVEN 18 INCHES WITH THE SPT HAMMER. (DISTURBED)
SH		SHELBY TUBE: TAKEN WITH A THIN WALL SAMPLE TUBE, PUSHED INTO THE SOIL AND THEN EXTRACTED. (UNDISTURBED)
VANE		VANE SHEAR TEST: SOIL STRENGTH OBTAINED USING A 4 BLADED SHEAR DEVICE. TYPICALLY USED IN SOFT CLAYS-NO SAMPLE RECOVERED.

COLUMN DESCRIPTIONS

DEPTH: Distance in feet below the ground surface.

SAMPLE: Sample Type as depicted above.

BLOW COUNT: Number of blows required to advance the sampler 12 inches using a 140 lb hammer with a 30-inch drop. 50/3" indicates penetration refusal (>50 blows) at 3 inches. WH indicates that the weight of the hammer was sufficient to push the sampler 6 inches or more.

POCKET PEN.: Approximate shear strength of a cohesive soil sample as measured by pocket penetrometer.

GRAPHIC LOG: Graphic Soil Symbol as depicted on the following page.

DRY DENSITY: Dry density of an undisturbed or relatively undisturbed sample in lbs/ft^3.

MOISTURE CONTENT: Moisture content of a soil sample, expressed as a percentage of the dry weight.

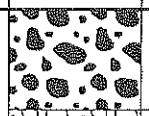
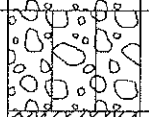
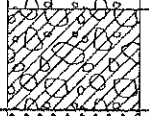
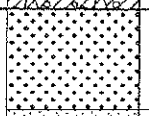
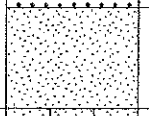
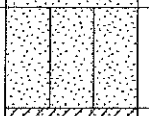
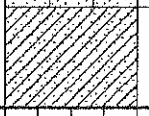
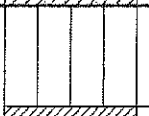
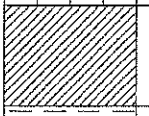
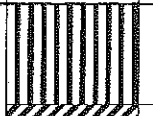
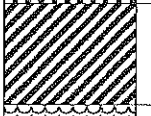
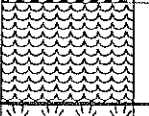
LIQUID LIMIT: The moisture content above which a soil behaves as a liquid.

PLASTIC LIMIT: The moisture content above which a soil behaves as a plastic.

PASSING #200 SIEVE: The percentage of the sample finer than the #200 standard sieve.

UNCONFINED SHEAR: The shear strength of a cohesive soil sample, as measured in the unconfined state.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	(LITTLE OR NO FINES)		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
		(APPRECIABLE AMOUNT OF FINES)		GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	SAND AND SANDY SOILS	CLEAN SANDS		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	(LITTLE OR NO FINES)		SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES		SM	SILTY SANDS, SAND - SILT MIXTURES
		(APPRECIABLE AMOUNT OF FINES)		SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-1

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: 29 feet
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 31 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		36			FILL: Brown Clayey fine to medium Sand, little Silt, trace coarse Sand, trace Asphaltic concrete fragments, dense-damp to moist		5					El = 35 @ 0 to 5'
		32					8					
5		27			FILL: Dark Brown Clayey fine Sand, trace Silt, trace medium to coarse Sand, trace Wood fragments, medium dense-moist		10					
					FILL: Dark Gray Brown Clayey fine to medium Sand, little Silt, trace coarse Sand, medium dense-moist		11					
		22			FILL: Gray Brown Silty fine to medium Sand, trace coarse Sand, trace fine to coarse Gravel, little Clay, trace Portland cement concrete debris, medium dense-moist		9					
10												
					OLDER ALLUVIUM: Light Brown Silty fine Sand, trace to little Clay, trace medium to coarse Sand, very dense-moist							
		89					10					
15												
					Light Brown Clayey fine to coarse Sand, trace Silt, trace Caliche deposits, very dense-damp							
		66					7					
20												
		40			@ 23½ to 25 feet, abundant Caliche deposits, dense-damp		7					
					Gray Brown Silty fine Sand, dense-very moist		16					
25												
		42			@ 28½ to 30 feet, trace medium Sand, wet ▽		19					
30												
					Gray Brown Silty fine Sand, trace Iron oxide staining, very dense-very moist							
		54					15					

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-1a

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-1

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: 29 feet
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 31 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION (Continued)	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
					Gray Brown Silty fine Sand, trace Iron oxide staining, very dense-very moist							
					Gray Brown fine to coarse Sand, very dense-wet							
		65					17					
40					Brown Silty fine to coarse Sand, trace Clay, trace fine Gravel, dense-moist		11					
					Orange Brown Clayey fine to coarse Sand, trace Silt, trace fine Gravel, dense-moist							
		39					13					
45												
					Light Gray Brown Silty fine to coarse Sand, very dense-moist							
		50/5"					11					
50					Boring Terminated at 50'							

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-1b

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-2

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 18 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
					FILL: Light Brown Clayey fine to medium Sand, trace coarse Sand, trace Silt, mottled, dense-damp							
		51				120	6					
		51			@ 3 to 4 feet, trace Brick and Concrete fragments	125	6					
5		48			FILL: Brown Clayey find Sand, trace medium to coarse Sand, mottled, dense-damp to moist	128	7					
		25			@ 7 to 8 feet, medium dense	113	9					
		33			FILL: Brown Silty fine to medium Sand, trace coarse Sand, trace fine Gravel, little Clay, medium dense-moist	118	12					
10												
					OLDER ALLUVIUM: Light Gray Brown Silty fine to medium Sand, trace coarse Sand, trace Clay, dense-damp							
		49					7					
15												
					Light Gray Brown fine to medium Sandy Clay, trace Iron oxide staining, very stiff-moist							
		26	4.0				14					
20												
					Light Gray Brown fine Sandy Silt, trace medium to coarse Sand, trace Clay, dense-moist to very moist							
		32					16					
25												
					Light Gray Brown Silty fine Sand, trace medium Sand, dense-moist							
		47					8					
30					Boring Terminated at 30'							

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-2

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-3

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 19 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: — MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		60			FILL: Brown Clayey fine Sand, trace medium to coarse Sand, trace Silt, mottled, dense-damp	127	5					
		68			FILL: Brown Silty fine Sand, trace medium to coarse Sand, little Clay, dense-damp	113	5					
5		40				118	6					
		35			ALLUVIUM: Brown Silty fine Sand, trace Clay, trace medium Sand, slightly porous, medium dense-damp	116	4					
		32			Red Brown Silty fine Sand, trace medium to coarse Sand, little Clay, medium dense-damp	118	6					
10												
		22			OLDER ALLUVIUM: Brown Clayey fine Sand, trace medium Sand, trace Silt, medium dense-moist		10					
15												
					Gray Brown Clayey fine to coarse Sand, dense-damp		6					
		34										
20					Light Gray Brown Clayey fine Sand, trace medium Sand, trace Silt, trace calcareous veining, trace iron oxide staining, dense-moist		10					
					Gray Brown Silty fine Sand, trace medium Sand, dense-moist		9					
		32										
25												
		23	2.5		Light Gray Brown fine Sandy Clay, little Silt, trace medium to coarse Sand, trace calcareous veining, medium dense-very moist		23					
30					Boring Terminated at 30'							

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-3

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-4

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 17 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		49			FILL: Brown Clayey fine Sand, trace medium to coarse Sand, trace fine Gravel, mottled, dense-damp	125	5					EI = 27 @ 0 to 5'
		44			@ 3 to 4 feet, trace fine to coarse Gravel, trace Concrete fragments, medium dense	112	6					
5		33			@ 5 to 6 feet, moist	123	8					
		39			FILL: Brown Silty fine to medium Sand, trace coarse Sand, little Clay, mottled, medium dense-moist	124	8					
		32			@ 9 to 10 feet, trace Iron oxide staining	125	8					
10												
		81			OLDER ALLUVIUM: Light Gray Brown Silty fine Sand, trace medium Sand, trace Clay, trace calcareous veining, very dense-moist		10					
15												
					Light Brown Silty fine Sand, trace Clay, trace medium Sand, trace calcareous veining, dense-moist							
		46					9					
20												
					Light Gray Brown Clayey fine Sand, trace Silt, dense to very dense-moist							
		50					12					
25					Boring Terminated at 25'							

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-4

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-5

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 14 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		34			FILL: Light Gray Brown Clayey fine Sand, trace medium to coarse Sand, trace fine Gravel, trace to little Silt, mottled, medium dense-damp	113	4					
		53			@ 3 to 4 feet, dense	115	4					
5		33			@ 5 to 6 feet, medium dense	105	7					
		21			FILL: Gray Brown Clayey fine Sand, trace medium to coarse Sand, trace Silt, trace Concrete debris, medium dense-moist	120	9					
10		50/1"										No Sample Recovered
		52			OLDER ALLUVIUM: Light Brown Silty fine Sand, trace to little Clay, trace medium to coarse Sand, very dense-moist		9					
15												
		66			Brown Silty fine Sand, trace Clay, very dense-damp		6					
20					Boring Terminated at 20'							

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-5

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-6

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 11 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		50			FILL: Brown Silty fine Sand, trace medium to coarse Sand, trace Clay, trace Wood/Plastic debris, dense to very dense-damp		6					
		38			FILL: Brown Clayey fine Sand, trace medium to coarse Sand, trace Silt, mottled, dense-moist		8					
5		24			@ 6 to 7½ feet, trace fine to coarse Gravel		8					
		34	4.5+		FILL: Brown fine Sandy Clay, trace medium to coarse Sand, hard-damp to moist		9					
10												
		66			OLDER ALLUVIUM: Brown Silty fine Sand, trace medium Sand, little Clay, very dense-moist		10					
15					Boring Terminated at 15'							

TBL 15G160.GPJ SCCALGEO.GDT 9/24/15

TEST BORING LOG

PLATE B-6

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-7

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 9 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		46			FILL: Light Brown Clayey fine to medium Sand, trace coarse Sand, trace Silt, mottled, dense-damp		6					
		39			FILL: Light Brown Clayey fine Sand, trace medium to coarse Sand, trace Concrete fragments, dense-damp		7					
5		23	4.5+		FILL: Dark Brown fine Sandy Clay, trace to little Silt, trace medium to coarse Sand, stiff-damp to moist		9					
		18	4.5+				10					
10												
		57			OLDER ALLUVIUM: Light Gray Brown Silty fine Sand, little Silt, trace medium to coarse Sand, trace calcareous veining, very dense-very moist		15					
15					Boring Terminated at 15'							

TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-7

SOUTHERN CALIFORNIA GEOTECHNICAL

BORING NO. B-8

JOB NO.: 15G160 | DRILLING DATE: 6/3/15 | WATER DEPTH: Dry
PROJECT: 2 Warehouses | DRILLING METHOD: Hollow Stem Auger | CAVE DEPTH: 3 feet
LOCATION: Riverside County, California | LOGGED BY: Matt Manni | READING TAKEN: At Completion

FIELD RESULTS						LABORATORY RESULTS						
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG	DESCRIPTION SURFACE ELEVATION: --- MSL	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	COMMENTS
		24			FILL: Brown Clayey fine Sand, trace medium to coarse Sand, little Silt, medium dense-damp to moist		7					
		23			@ 3½ to 5 feet, trace Concrete debris		9					
5					Boring Terminated at 5'							

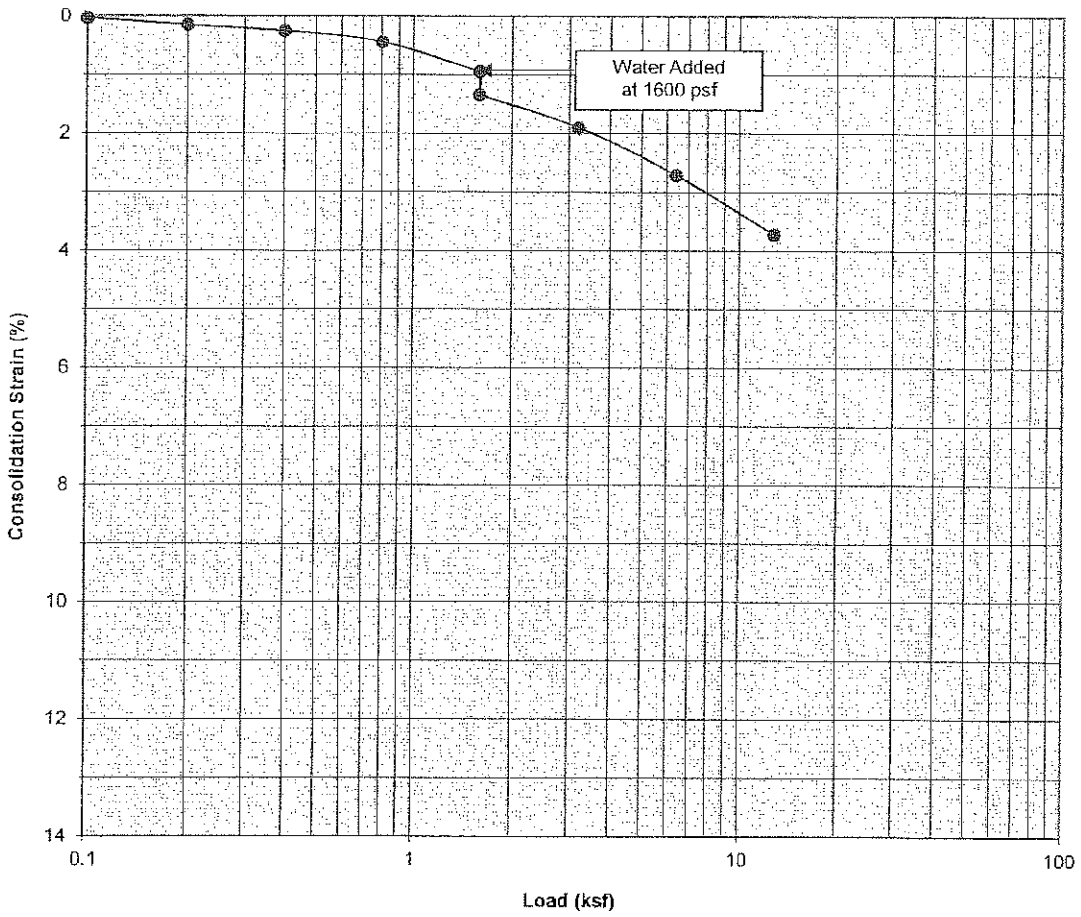
TBL 15G160.GPJ SOCALGEO.GDT 6/24/15

TEST BORING LOG

PLATE B-8

APPENDIX C

Consolidation/Collapse Test Results



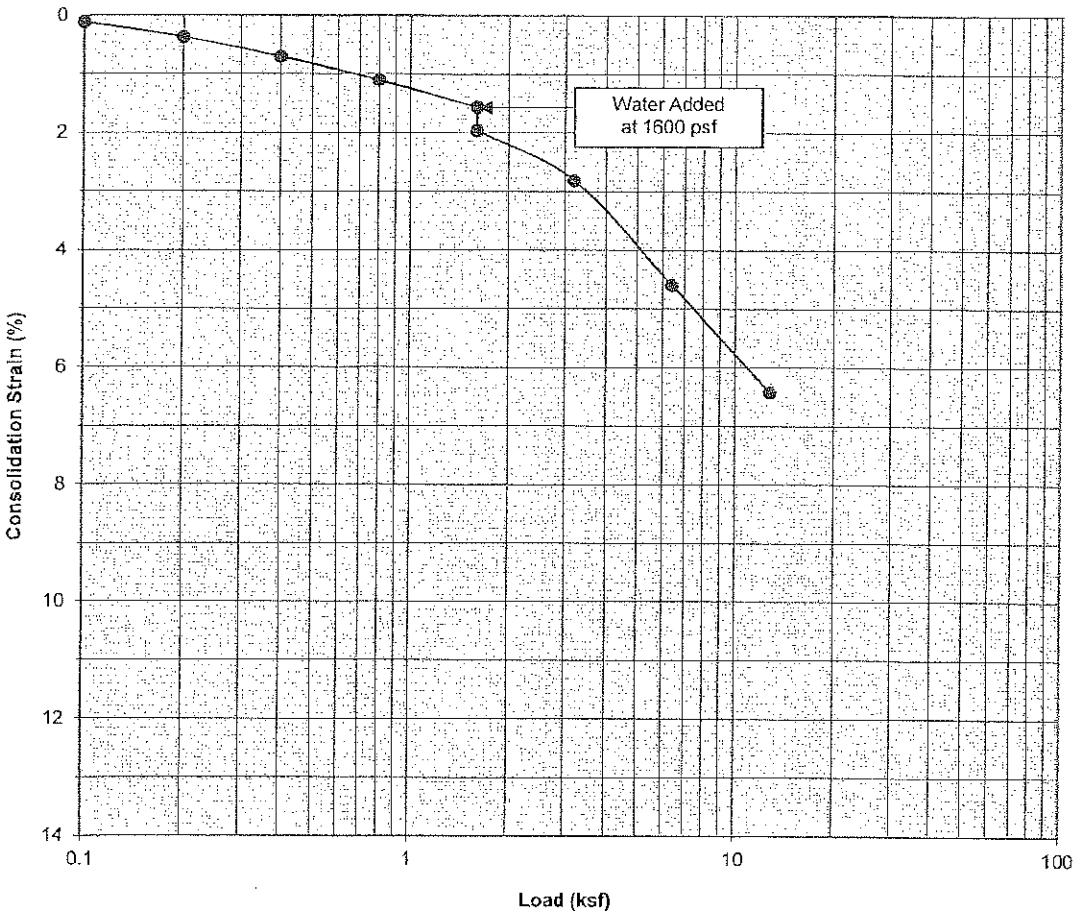
Classification: FILL: Light Brown Clayey fine to medium Sand, trace coarse Sand, trace Silt

Boring Number:	B-2	Initial Moisture Content (%)	6
Sample Number:	---	Final Moisture Content (%)	10
Depth (ft)	3 to 4	Initial Dry Density (pcf)	125.9
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	130.3
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.40

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 1

SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



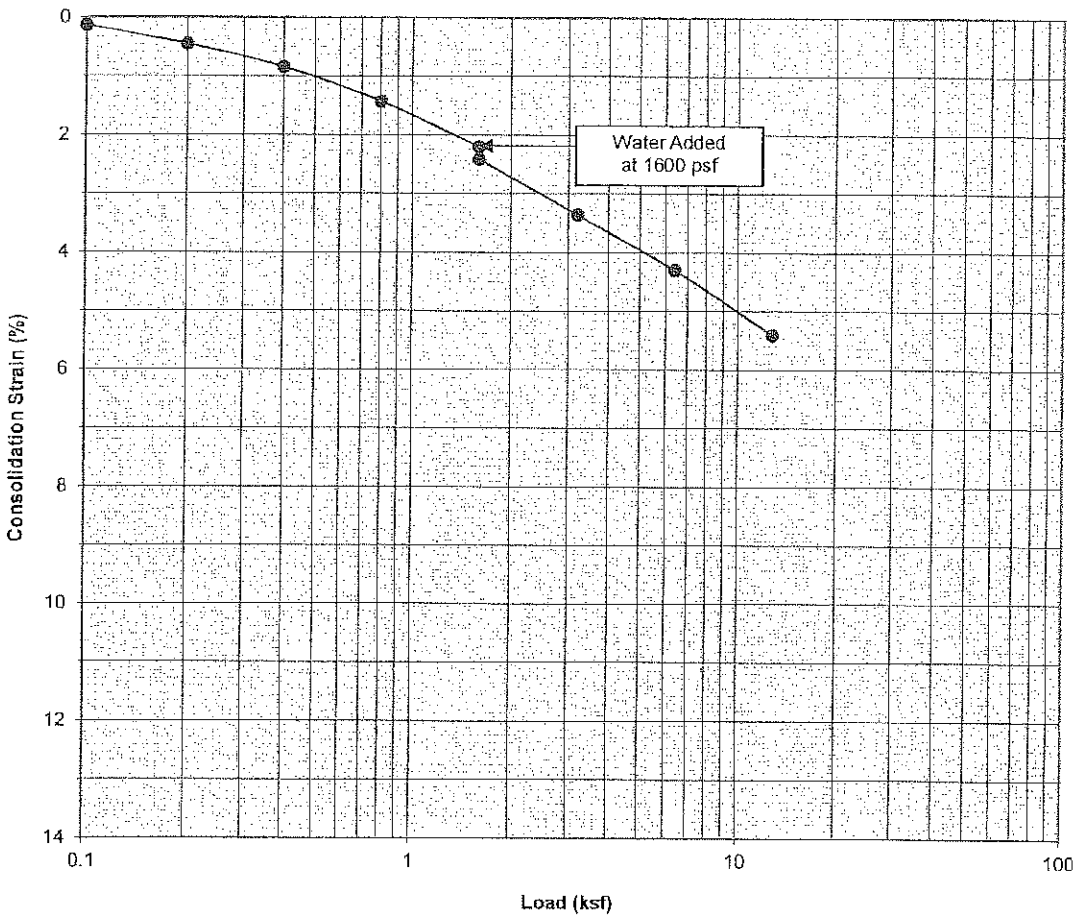
Classification: FILL: Brown Clayey find Sand, trace medium to coarse Sand

Boring Number:	B-2	Initial Moisture Content (%)	7
Sample Number:	---	Final Moisture Content (%)	12
Depth (ft)	5 to 6	Initial Dry Density (pcf)	128.2
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	137.4
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.40

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 2

SoCalGeo SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



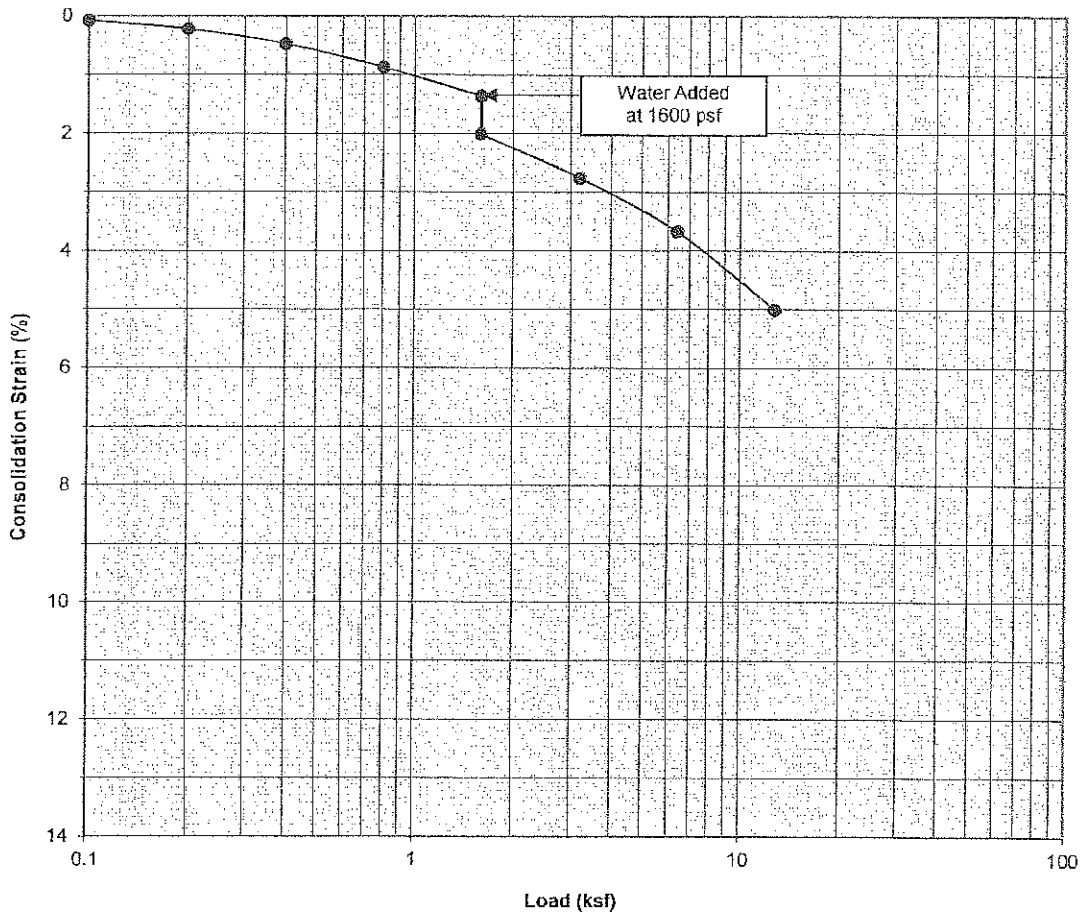
Classification: FILL: Brown Clayey find Sand, trace medium to coarse Sand

Boring Number:	B-2	Initial Moisture Content (%)	9
Sample Number:	---	Final Moisture Content (%)	12
Depth (ft)	7 to 8	Initial Dry Density (pcf)	113.0
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	122.0
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.21

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 3

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



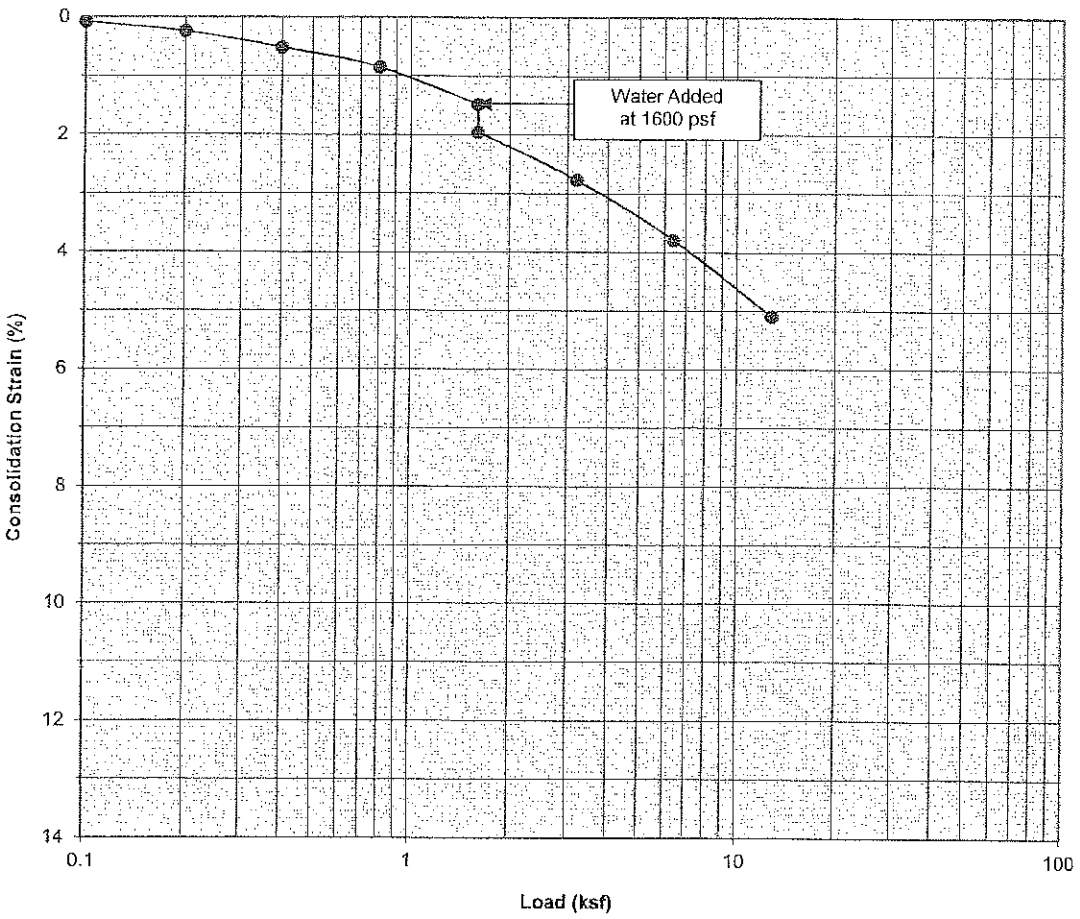
Classification: FILL: Brown Clayey find Sand, trace medium to coarse Sand

Boring Number:	B-2	Initial Moisture Content (%)	12
Sample Number:	---	Final Moisture Content (%)	17
Depth (ft)	9 to 10	Initial Dry Density (pcf)	118.3
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	121.2
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.65

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 4

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



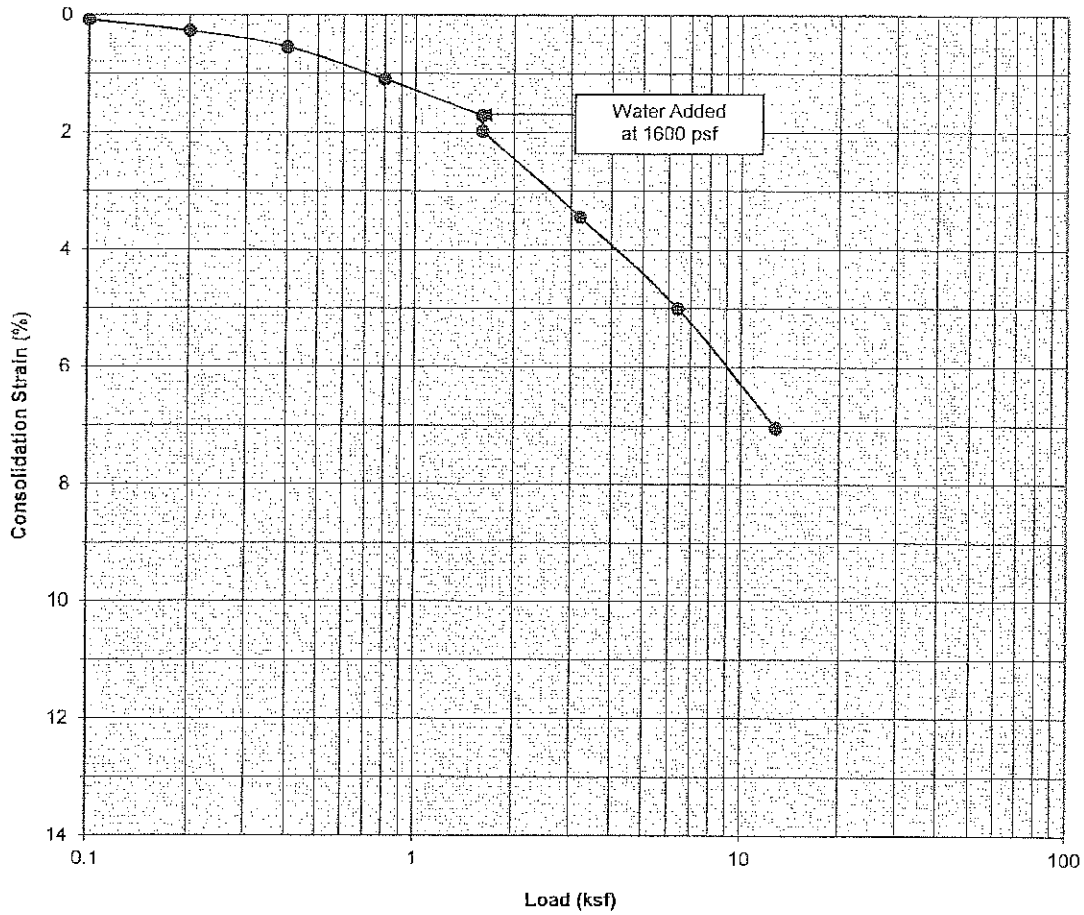
Classification: FILL: Brown Clayey fine Sand, trace medium to coarse Sand

Boring Number:	B-4	Initial Moisture Content (%)	6
Sample Number:	---	Final Moisture Content (%)	13
Depth (ft)	3 to 4	Initial Dry Density (pcf)	113.1
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	119.3
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.47

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 5

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



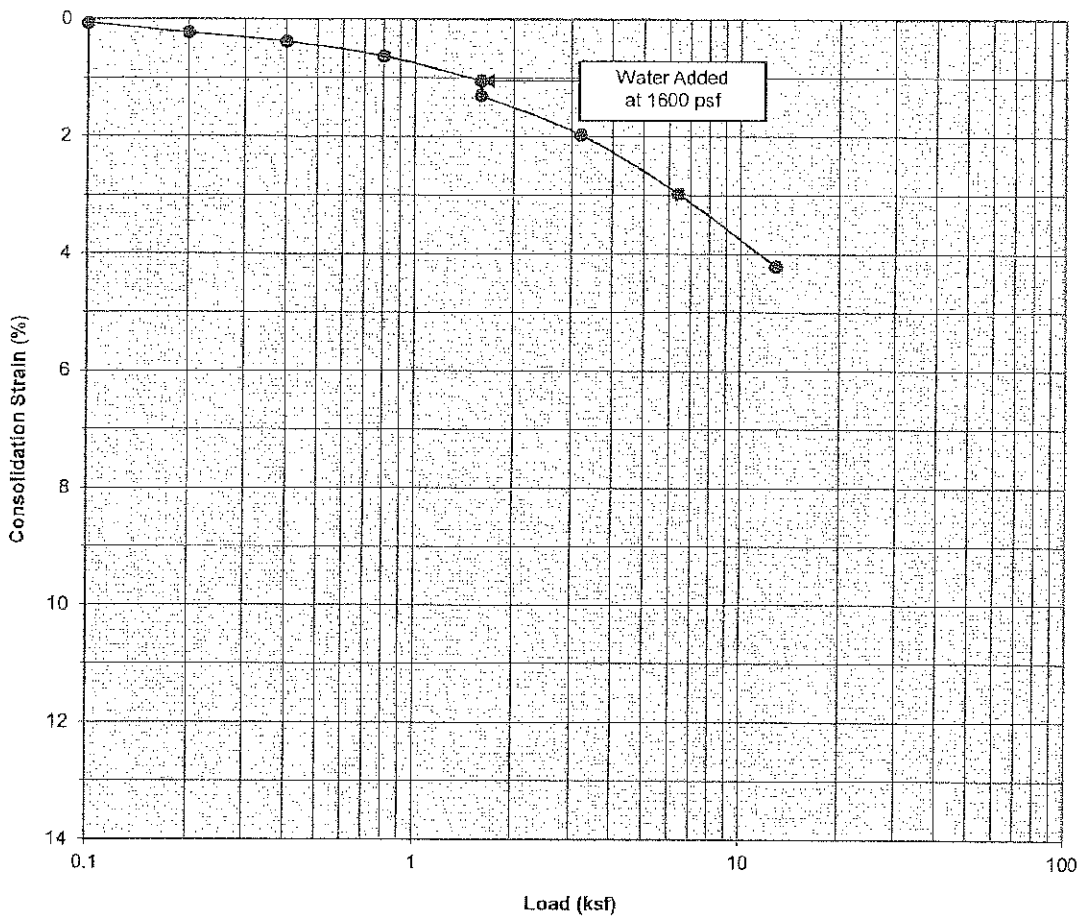
Classification: FILL: Brown Clayey fine Sand, trace medium to coarse Sand

Boring Number:	B-4	Initial Moisture Content (%)	8
Sample Number:	---	Final Moisture Content (%)	13
Depth (ft)	5 to 6	Initial Dry Density (pcf)	122.7
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	131.7
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.27

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 6

SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



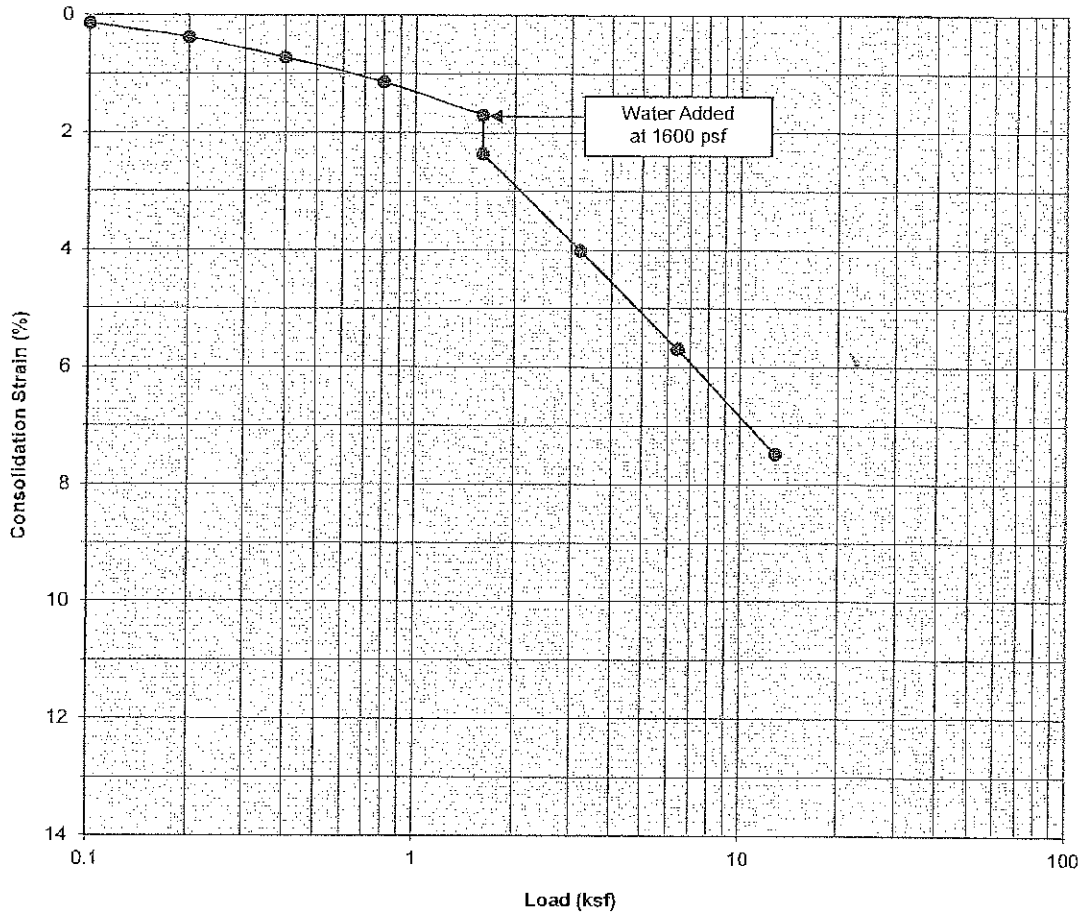
Classification: FILL: Brown Silty fine to medium Sand, trace coarse Sand, little Clay

Boring Number:	B-4	Initial Moisture Content (%)	8
Sample Number:	---	Final Moisture Content (%)	10
Depth (ft)	7 to 8	Initial Dry Density (pcf)	124.3
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	129.5
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.25

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 7

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL

Consolidation/Collapse Test Results



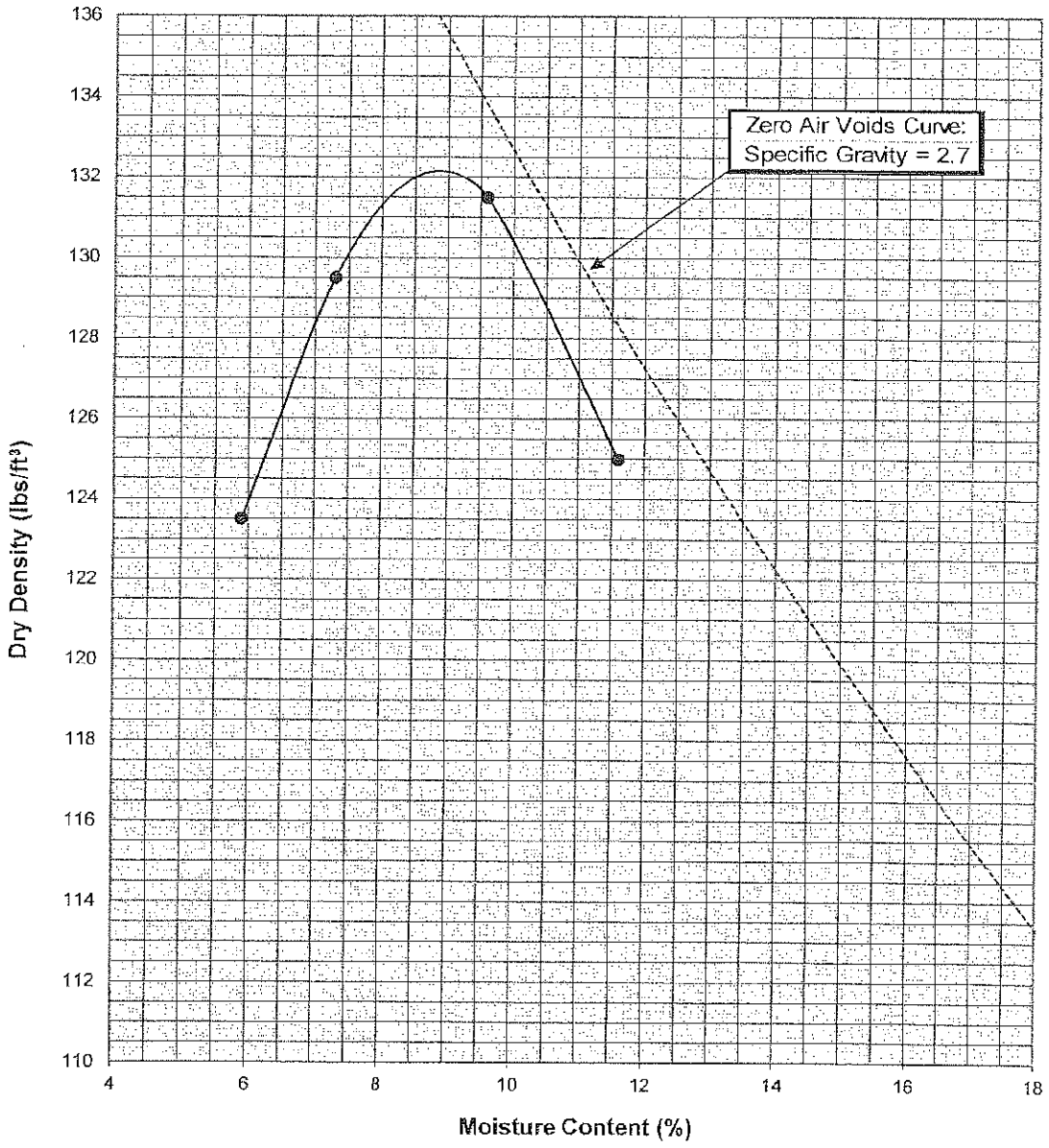
Classification: FILL: Brown Silty fine to medium Sand, trace coarse Sand, little Clay

Boring Number:	B-4	Initial Moisture Content (%)	8
Sample Number:	---	Final Moisture Content (%)	12
Depth (ft)	9 to 10	Initial Dry Density (pcf)	125.5
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	135.2
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.66

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160
PLATE C- 8

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL

Moisture/Density Relationship
ASTM D-1557



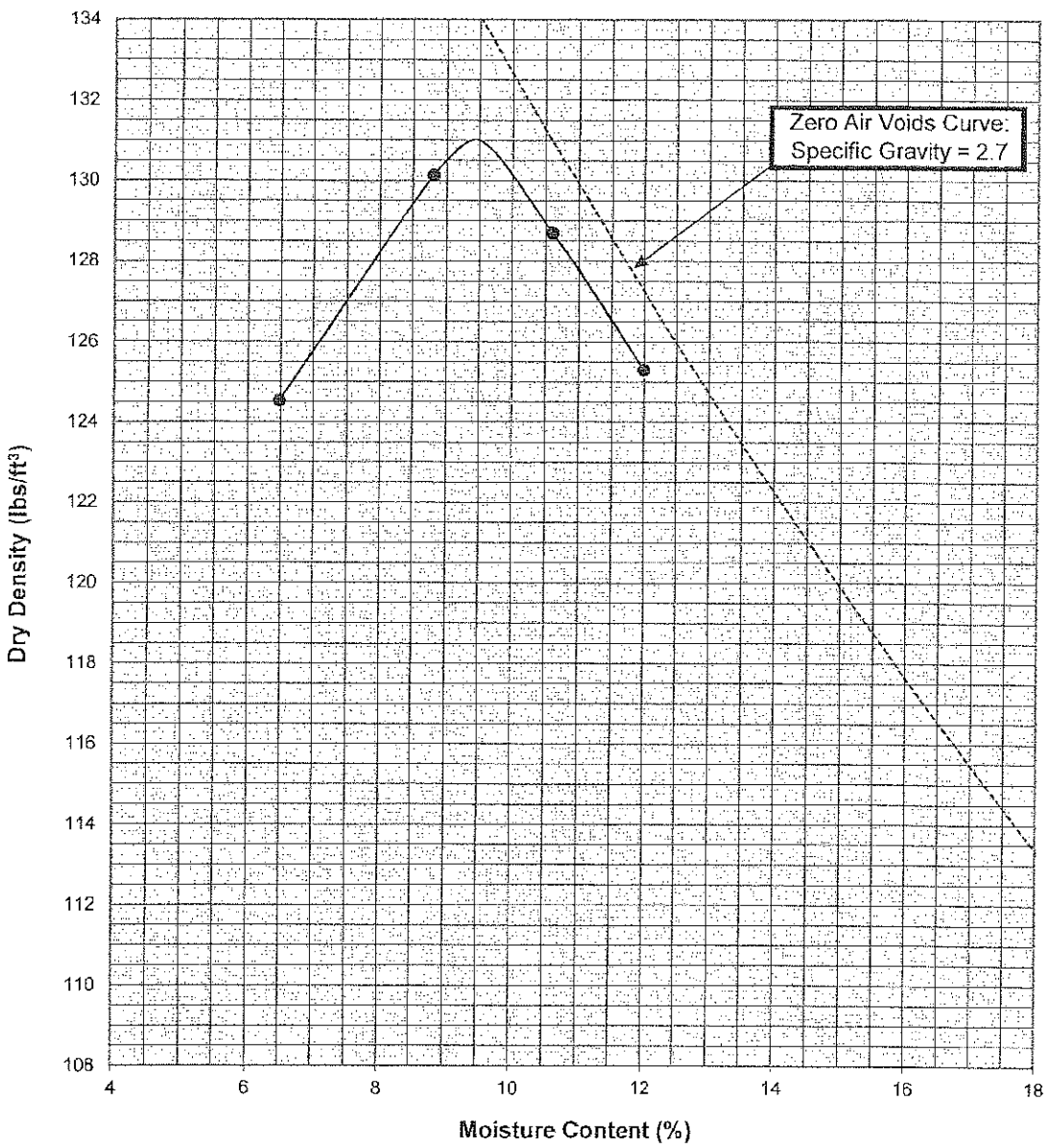
Soil ID Number	B-1 @ 0 to 5'
Optimum Moisture (%)	8.5
Maximum Dry Density (pcf)	132
Soil Classification	Light Brown Clayey fine to medium Sand, trace Silt, trace Gravel

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160

PLATE C-9

SoCalGeo
SOUTHERN CALIFORNIA GEOTECHNICAL

Moisture/Density Relationship
ASTM D-1557



Soil ID Number	B-3 @ 0 to 5'
Optimum Moisture (%)	9.5
Maximum Dry Density (pcf)	131
Soil Classification	Light Brown Clayey fine to medium Sand

Two Proposed Multi-Tenant Warehouses
Riverside County, California
Project No. 15G160

PLATE C-10

SOUTHERN CALIFORNIA GEOTECHNICAL

APPENDIX D

GRADING GUIDE SPECIFICATIONS

These grading guide specifications are intended to provide typical procedures for grading operations. They are intended to supplement the recommendations contained in the geotechnical investigation report for this project. Should the recommendations in the geotechnical investigation report conflict with the grading guide specifications, the more site specific recommendations in the geotechnical investigation report will govern.

General

- The Earthwork Contractor is responsible for the satisfactory completion of all earthwork in accordance with the plans and geotechnical reports, and in accordance with city, county, and applicable building codes.
- The Geotechnical Engineer is the representative of the Owner/Builder for the purpose of implementing the report recommendations and guidelines. These duties are not intended to relieve the Earthwork Contractor of any responsibility to perform in a workman-like manner, nor is the Geotechnical Engineer to direct the grading equipment or personnel employed by the Contractor.
- The Earthwork Contractor is required to notify the Geotechnical Engineer of the anticipated work and schedule so that testing and inspections can be provided. If necessary, work may be stopped and redone if personnel have not been scheduled in advance.
- The Earthwork Contractor is required to have suitable and sufficient equipment on the job-site to process, moisture condition, mix and compact the amount of fill being placed to the approved compaction. In addition, suitable support equipment should be available to conform with recommendations and guidelines in this report.
- Canyon cleanouts, overexcavation areas, processed ground to receive fill, key excavations, subdrains and benches should be observed by the Geotechnical Engineer prior to placement of any fill. It is the Earthwork Contractor's responsibility to notify the Geotechnical Engineer of areas that are ready for inspection.
- Excavation, filling, and subgrade preparation should be performed in a manner and sequence that will provide drainage at all times and proper control of erosion. Precipitation, springs, and seepage water encountered shall be pumped or drained to provide a suitable working surface. The Geotechnical Engineer must be informed of springs or water seepage encountered during grading or foundation construction for possible revision to the recommended construction procedures and/or installation of subdrains.

Site Preparation

- The Earthwork Contractor is responsible for all clearing, grubbing, stripping and site preparation for the project in accordance with the recommendations of the Geotechnical Engineer.
- If any materials or areas are encountered by the Earthwork Contractor which are suspected of having toxic or environmentally sensitive contamination, the Geotechnical Engineer and Owner/Builder should be notified immediately.

- Major vegetation should be stripped and disposed of off-site. This includes trees, brush, heavy grasses and any materials considered unsuitable by the Geotechnical Engineer.

- Underground structures such as basements, cesspools or septic disposal systems, mining shafts, tunnels, wells and pipelines should be removed under the inspection of the Geotechnical Engineer and recommendations provided by the Geotechnical Engineer and/or city, county or state agencies. If such structures are known or found, the Geotechnical Engineer should be notified as soon as possible so that recommendations can be formulated.

- Any topsoil, slopewash, colluvium, alluvium and rock materials which are considered unsuitable by the Geotechnical Engineer should be removed prior to fill placement.

- Remaining voids created during site clearing caused by removal of trees, foundations basements, irrigation facilities, etc., should be excavated and filled with compacted fill.

- Subsequent to clearing and removals, areas to receive fill should be scarified to a depth of 10 to 12 inches, moisture conditioned and compacted

- The moisture condition of the processed ground should be at or slightly above the optimum moisture content as determined by the Geotechnical Engineer. Depending upon field conditions, this may require air drying or watering together with mixing and/or discing.

Compacted Fills

- Soil materials imported to or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable in the opinion of the Geotechnical Engineer. Unless otherwise approved by the Geotechnical Engineer, all fill materials shall be free of deleterious, organic, or frozen matter, shall contain no chemicals that may result in the material being classified as "contaminated," and shall be very low to non-expansive with a maximum expansion index (EI) of 50. The top 12 inches of the compacted fill should have a maximum particle size of 3 inches, and all underlying compacted fill material a maximum 6-inch particle size, except as noted below.

- All soils should be evaluated and tested by the Geotechnical Engineer. Materials with high expansion potential, low strength, poor gradation or containing organic materials may require removal from the site or selective placement and/or mixing to the satisfaction of the Geotechnical Engineer.

- Rock fragments or rocks less than 6 inches in their largest dimensions, or as otherwise determined by the Geotechnical Engineer, may be used in compacted fill, provided the distribution and placement is satisfactory in the opinion of the Geotechnical Engineer.

- Rock fragments or rocks greater than 12 inches should be taken off-site or placed in accordance with recommendations and in areas designated as suitable by the Geotechnical Engineer. These materials should be placed in accordance with Plate D-8 of these Grading Guide Specifications and in accordance with the following recommendations:

    - Rocks 12 inches or more in diameter should be placed in rows at least 15 feet apart, 15 feet from the edge of the fill, and 10 feet or more below subgrade. Spaces should be left between each rock fragment to provide for placement and compaction of soil around the fragments.

    - Fill materials consisting of soil meeting the minimum moisture content requirements and free of oversize material should be placed between and over the rows of rock or

concrete. Ample water and compactive effort should be applied to the fill materials as they are placed in order that all of the voids between each of the fragments are filled and compacted to the specified density.

- Subsequent rows of rocks should be placed such that they are not directly above a row placed in the previous lift of fill. A minimum 5-foot offset between rows is recommended.

- To facilitate future trenching, oversized material should not be placed within the range of foundation excavations, future utilities or other underground construction unless specifically approved by the soil engineer and the developer/owner representative.

- Fill materials approved by the Geotechnical Engineer should be placed in areas previously prepared to receive fill and in evenly placed, near horizontal layers at about 6 to 8 inches in loose thickness, or as otherwise determined by the Geotechnical Engineer for the project.

- Each layer should be moisture conditioned to optimum moisture content, or slightly above, as directed by the Geotechnical Engineer. After proper mixing and/or drying, to evenly distribute the moisture, the layers should be compacted to at least 90 percent of the maximum dry density in compliance with ASTM D-1557-78 unless otherwise indicated.

- Density and moisture content testing should be performed by the Geotechnical Engineer at random intervals and locations as determined by the Geotechnical Engineer. These tests are intended as an aid to the Earthwork Contractor, so he can evaluate his workmanship, equipment effectiveness and site conditions. The Earthwork Contractor is responsible for compaction as required by the Geotechnical Report(s) and governmental agencies.

- Fill areas unused for a period of time may require moisture conditioning, processing and recompaction prior to the start of additional filling. The Earthwork Contractor should notify the Geotechnical Engineer of his intent so that an evaluation can be made.

- Fill placed on ground sloping at a 5-to-1 inclination (horizontal-to-vertical) or steeper should be benched into bedrock or other suitable materials, as directed by the Geotechnical Engineer. Typical details of benching are illustrated on Plates D-2, D-4, and D-5.

- Cut/fill transition lots should have the cut portion overexcavated to a depth of at least 3 feet and rebuilt with fill (see Plate D-1), as determined by the Geotechnical Engineer.

- All cut lots should be inspected by the Geotechnical Engineer for fracturing and other bedrock conditions. If necessary, the pads should be overexcavated to a depth of 3 feet and rebuilt with a uniform, more cohesive soil type to impede moisture penetration.

- Cut portions of pad areas above buttresses or stabilizations should be overexcavated to a depth of 3 feet and rebuilt with uniform, more cohesive compacted fill to impede moisture penetration.

- Non-structural fill adjacent to structural fill should typically be placed in unison to provide lateral support. Backfill along walls must be placed and compacted with care to ensure that excessive unbalanced lateral pressures do not develop. The type of fill material placed adjacent to below grade walls must be properly tested and approved by the Geotechnical Engineer with consideration of the lateral earth pressure used in the design.

Foundations

- The foundation influence zone is defined as extending one foot horizontally from the outside edge of a footing, and proceeding downward at a ½ horizontal to 1 vertical (0.5:1) inclination.

- Where overexcavation beneath a footing subgrade is necessary, it should be conducted so as to encompass the entire foundation influence zone, as described above.

- Compacted fill adjacent to exterior footings should extend at least 12 inches above foundation bearing grade. Compacted fill within the interior of structures should extend to the floor subgrade elevation.

Fill Slopes

- The placement and compaction of fill described above applies to all fill slopes. Slope compaction should be accomplished by overfilling the slope, adequately compacting the fill in even layers, including the overfilled zone and cutting the slope back to expose the compacted core

- Slope compaction may also be achieved by backrolling the slope adequately every 2 to 4 vertical feet during the filling process as well as requiring the earth moving and compaction equipment to work close to the top of the slope. Upon completion of slope construction, the slope face should be compacted with a sheepsfoot connected to a sideboom and then grid rolled. This method of slope compaction should only be used if approved by the Geotechnical Engineer.

- Sandy soils lacking in adequate cohesion may be unstable for a finished slope condition and therefore should not be placed within 15 horizontal feet of the slope face.

- All fill slopes should be keyed into bedrock or other suitable material. Fill keys should be at least 15 feet wide and inclined at 2 percent into the slope. For slopes higher than 30 feet, the fill key width should be equal to one-half the height of the slope (see Plate D-5).

- All fill keys should be cleared of loose slough material prior to geotechnical inspection and should be approved by the Geotechnical Engineer and governmental agencies prior to filling.

- The cut portion of fill over cut slopes should be made first and inspected by the Geotechnical Engineer for possible stabilization requirements. The fill portion should be adequately keyed through all surficial soils and into bedrock or suitable material. Soils should be removed from the transition zone between the cut and fill portions (see Plate D-2).

Cut Slopes

- All cut slopes should be inspected by the Geotechnical Engineer to determine the need for stabilization. The Earthwork Contractor should notify the Geotechnical Engineer when slope cutting is in progress at intervals of 10 vertical feet. Failure to notify may result in a delay in recommendations.

- Cut slopes exposing loose, cohesionless sands should be reported to the Geotechnical Engineer for possible stabilization recommendations.

- All stabilization excavations should be cleared of loose slough material prior to geotechnical inspection. Stakes should be provided by the Civil Engineer to verify the location and dimensions of the key. A typical stabilization fill detail is shown on Plate D-5.

- Stabilization key excavations should be provided with subdrains. Typical subdrain details are shown on Plates D-6.

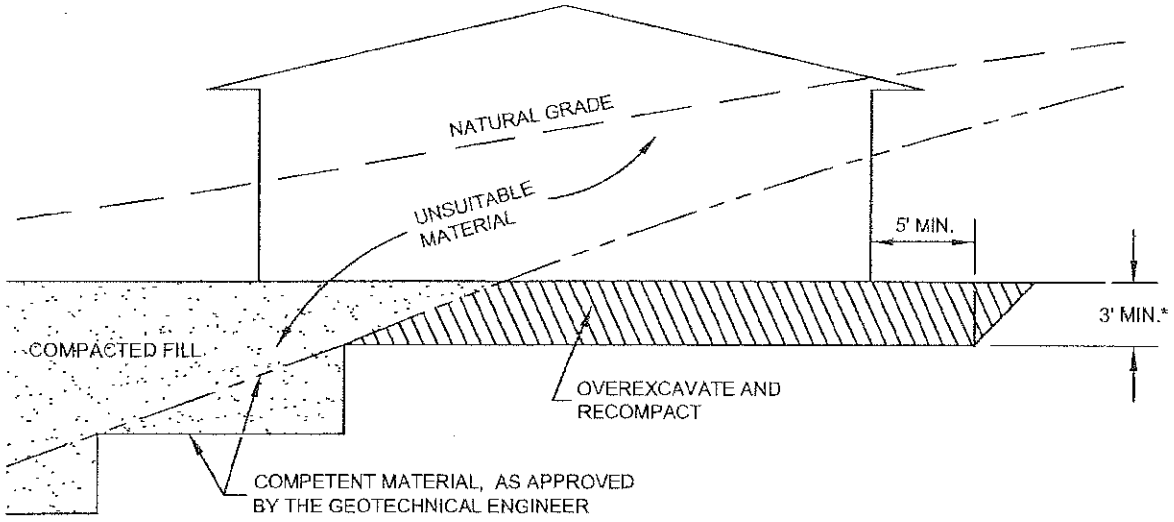
Subdrains

- Subdrains may be required in canyons and swales where fill placement is proposed. Typical subdrain details for canyons are shown on Plate D-3. Subdrains should be installed after approval of removals and before filling, as determined by the Soils Engineer.

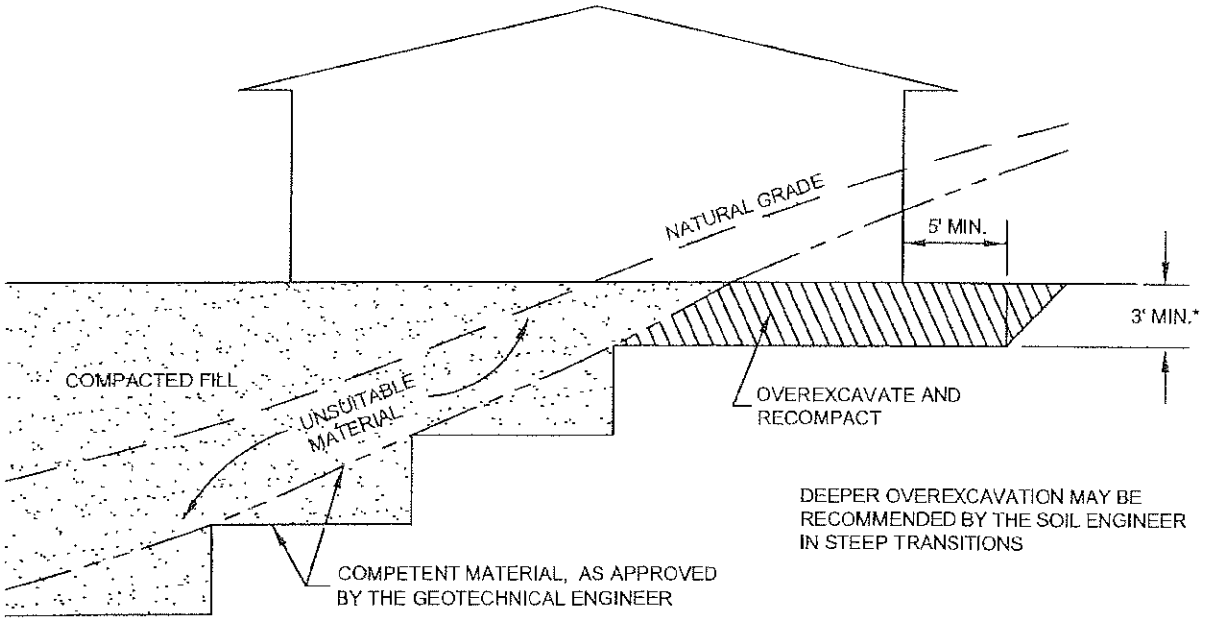
- Plastic pipe may be used for subdrains provided it is Schedule 40 or SDR 35 or equivalent. Pipe should be protected against breakage, typically by placement in a square-cut (backhoe) trench or as recommended by the manufacturer.

- Filter material for subdrains should conform to CALTRANS Specification 68-1.025 or as approved by the Geotechnical Engineer for the specific site conditions. Clean ¾-inch crushed rock may be used provided it is wrapped in an acceptable filter cloth and approved by the Geotechnical Engineer. Pipe diameters should be 6 inches for runs up to 500 feet and 8 inches for the downstream continuations of longer runs. Four-inch diameter pipe may be used in buttress and stabilization fills.

CUT LOT



CUT/FILL LOT (TRANSITION)



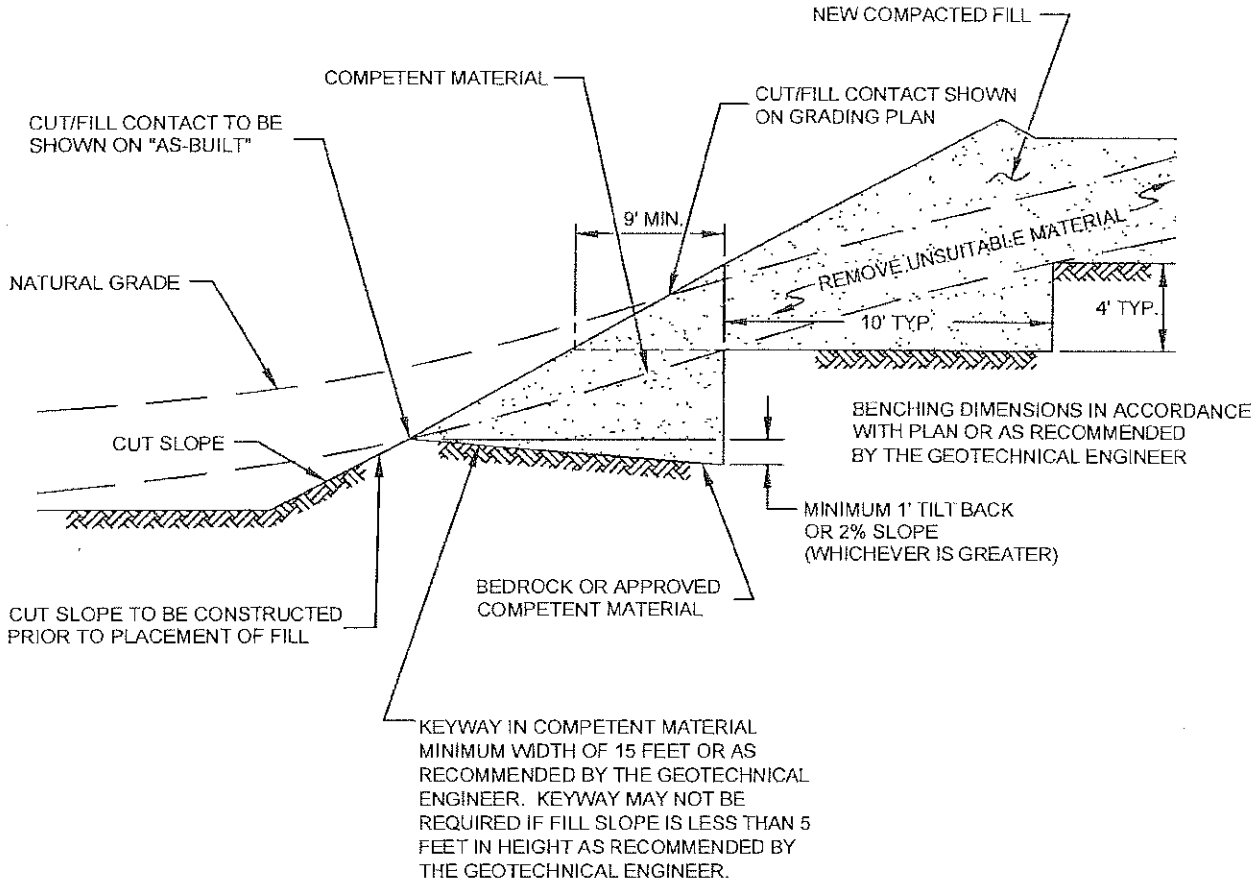
*SEE TEXT OF REPORT FOR SPECIFIC RECOMMENDATION. ACTUAL DEPTH OF OVEREXCAVATION MAY BE GREATER.

TRANSITION LOT DETAIL

GRADING GUIDE SPECIFICATIONS

NOT TO SCALE	
DRAWN: JAS CHKD: GKM	
PLATE D-1	

SOUTHERN CALIFORNIA GEOTECHNICAL

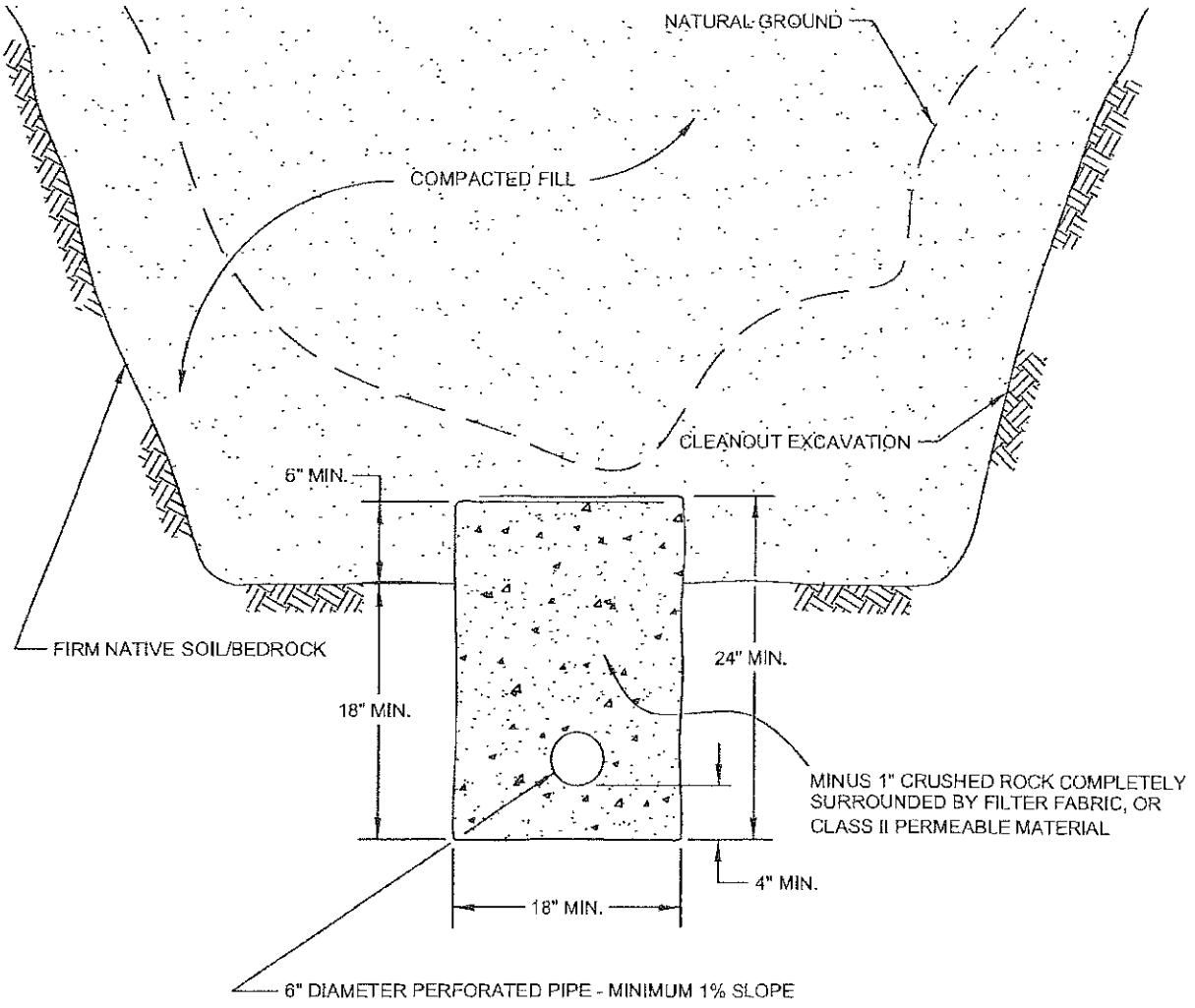


FILL ABOVE CUT SLOPE DETAIL

GRADING GUIDE SPECIFICATIONS

NOT TO SCALE	
DRAWN: JAS CHKD: GKM	
PLATE D-2	

SoCalGeo SOUTHERN CALIFORNIA GEOTECHNICAL



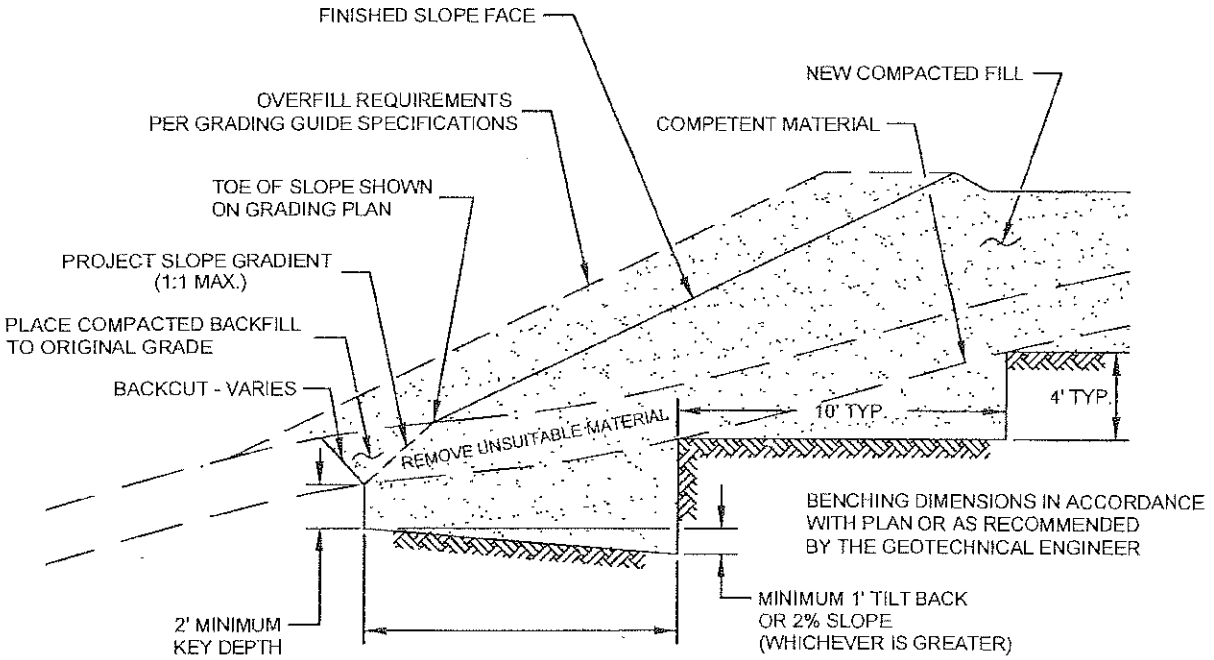
PIPE MATERIAL	DEPTH OF FILL OVER SUBDRAIN
ADS (CORRUGATED POLETHYLENE)	8
TRANSITE UNDERDRAIN	20
PVC OR ABS: SDR 35	35
SDR 21	100

SCHEMATIC ONLY
NOT TO SCALE

CANYON SUBDRAIN DETAIL
GRADING GUIDE SPECIFICATIONS

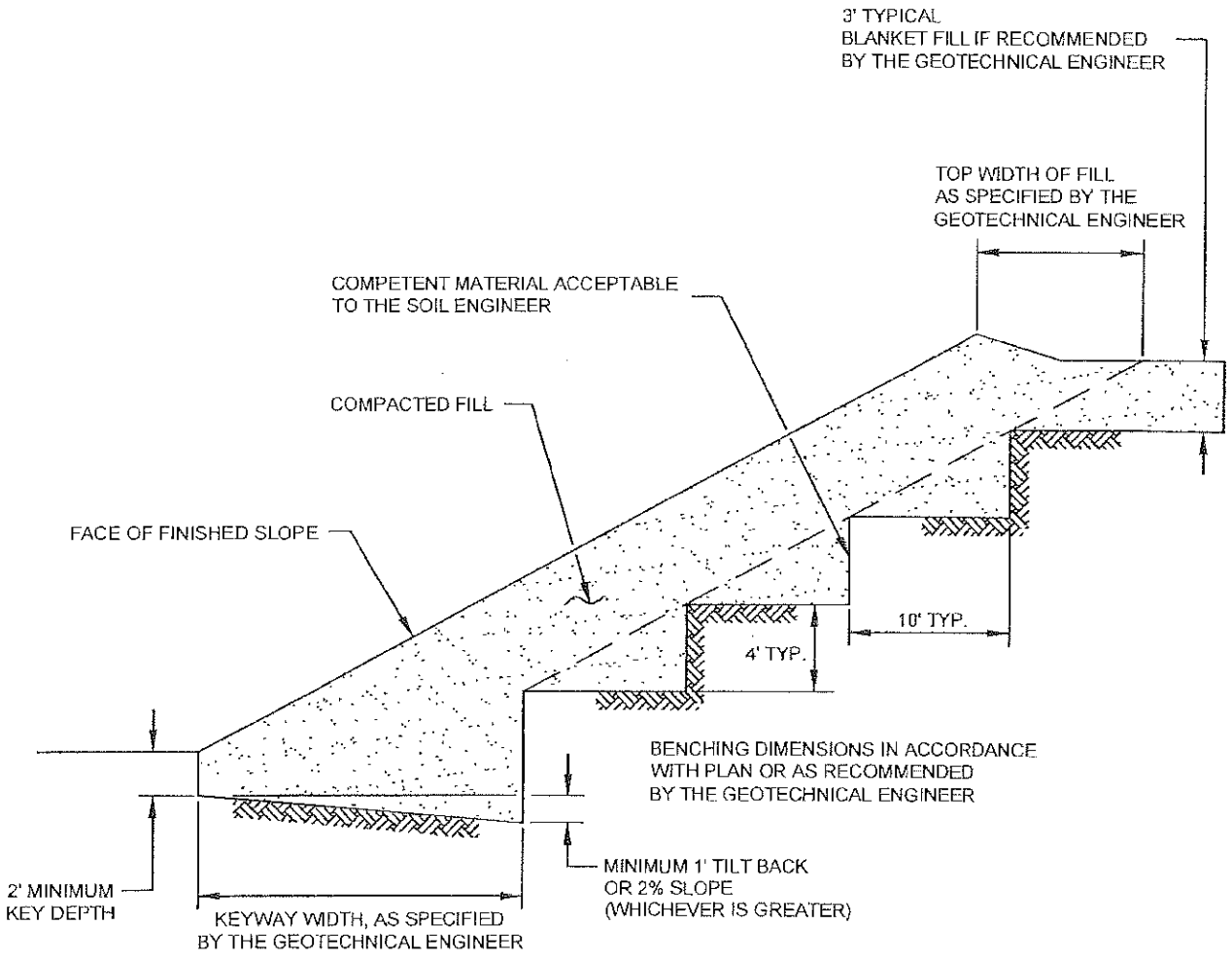
NOT TO SCALE
DRAWN: JAS
CHKD: GKM
PLATE D-3

SOUTHERN CALIFORNIA GEOTECHNICAL



NOTE:
BENCHING SHALL BE REQUIRED WHEN NATURAL SLOPES ARE EQUAL TO OR STEEPER THAN 5:1 OR WHEN RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

FILL ABOVE NATURAL SLOPE DETAIL	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-4	

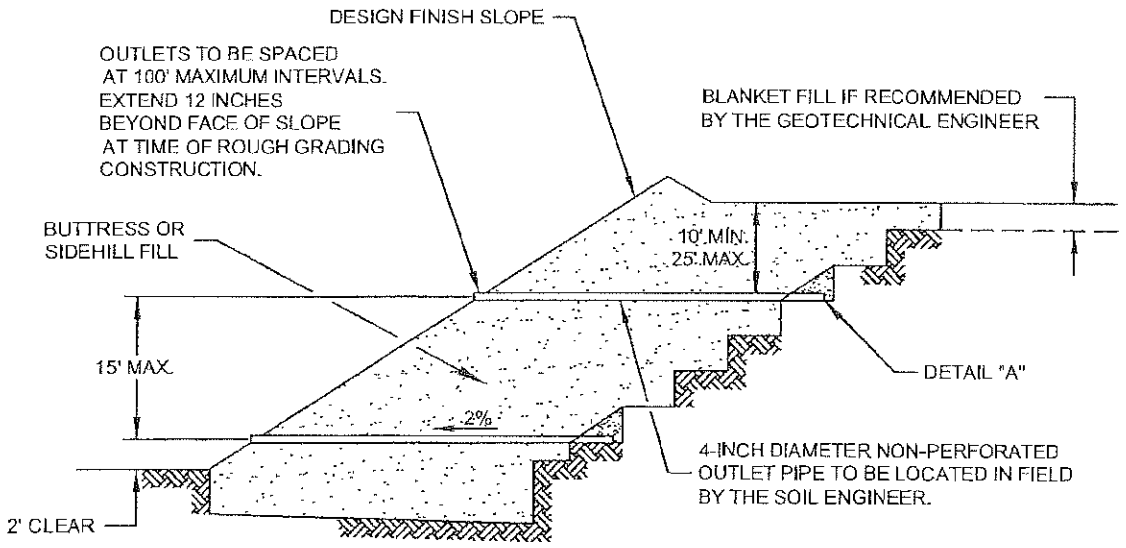


STABILIZATION FILL DETAIL

GRADING GUIDE SPECIFICATIONS

NOT TO SCALE	
DRAWN: JAS CHKD: GKM	
PLATE D-5	

SOUTHERN CALIFORNIA GEOTECHNICAL



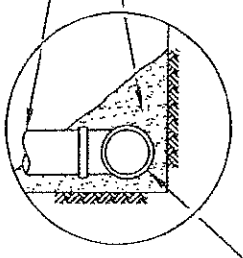
"FILTER MATERIAL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT: (CONFORMS TO EMA STD. PLAN 323)

SIEVE SIZE	PERCENTAGE PASSING
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 8	18-33
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3

"GRAVEL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT:

SIEVE SIZE	MAXIMUM PERCENTAGE PASSING
1 1/2"	100
NO. 4	50
NO. 200	8

SAND EQUIVALENT = MINIMUM OF 50



DETAIL "A"

FILTER MATERIAL - MINIMUM OF FIVE CUBIC FEET PER FOOT OF PIPE. SEE ABOVE FOR FILTER MATERIAL SPECIFICATION.

ALTERNATIVE: IN LIEU OF FILTER MATERIAL FIVE CUBIC FEET OF GRAVEL PER FOOT OF PIPE MAY BE ENCASED IN FILTER FABRIC. SEE ABOVE FOR GRAVEL SPECIFICATION.

FILTER FABRIC SHALL BE MIRAFI 140 OR EQUIVALENT. FILTER FABRIC SHALL BE LAPPED A MINIMUM OF 12 INCHES ON ALL JOINTS.

MINIMUM 4-INCH DIAMETER PVC SCH 40 OR ABS CLASS SDR 35 WITH A CRUSHING STRENGTH OF AT LEAST 1,000 POUNDS, WITH A MINIMUM OF 8 UNIFORMLY SPACED PERFORATIONS PER FOOT OF PIPE INSTALLED WITH PERFORATIONS ON BOTTOM OF PIPE. PROVIDE CAP AT UPSTREAM END OF PIPE. SLOPE AT 2 PERCENT TO OUTLET PIPE.

NOTES:
1. TRENCH FOR OUTLET PIPES TO BE BACKFILLED WITH ON-SITE SOIL.

SLOPE FILL SUBDRAINS

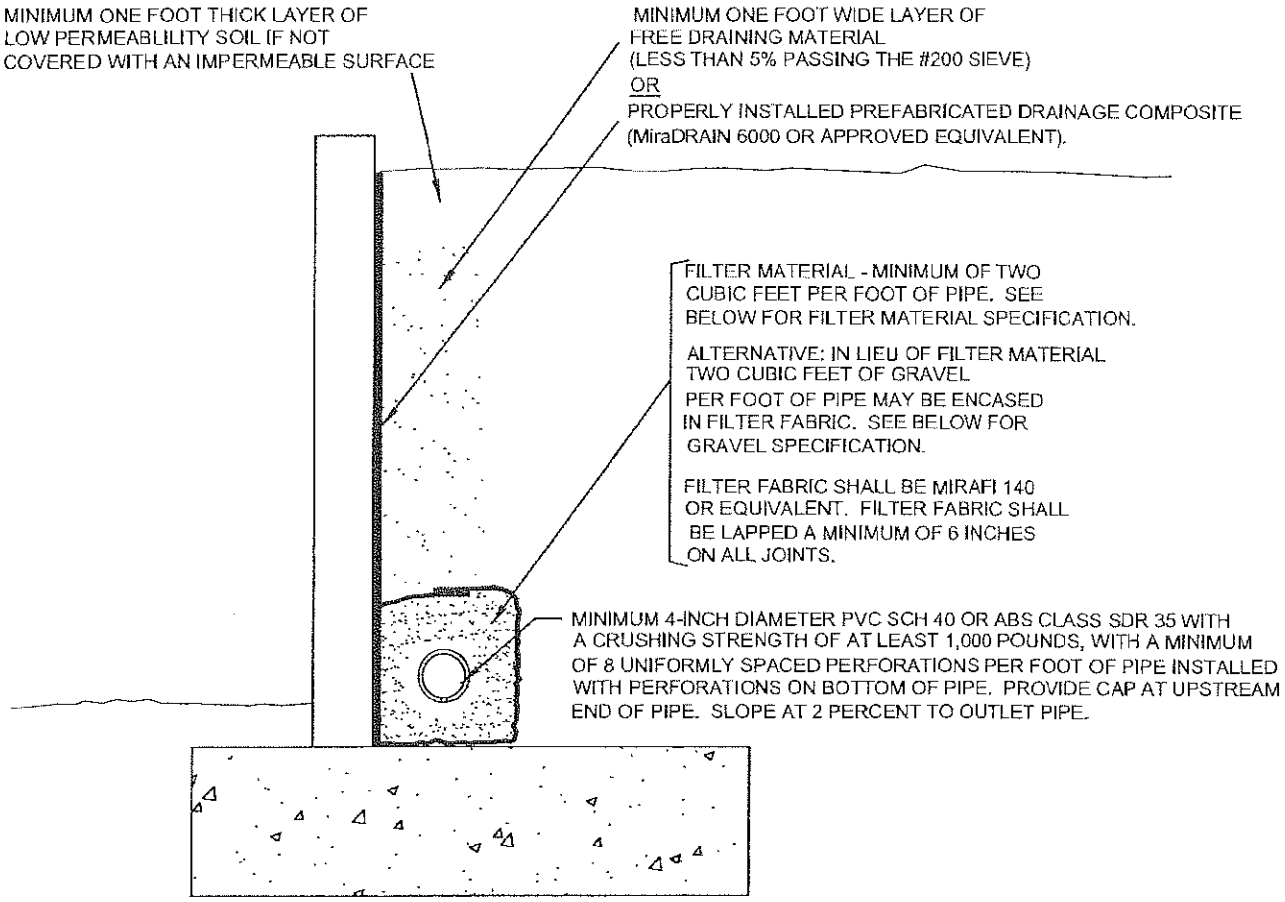
GRADING GUIDE SPECIFICATIONS

NOT TO SCALE

DRAWN: JAS
CHKD: GKM

PLATE D-6

SOUTHERN CALIFORNIA GEOTECHNICAL



"FILTER MATERIAL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT: (CONFORMS TO EMA STD. PLAN 323)

SIEVE SIZE	PERCENTAGE PASSING
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 8	18-33
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3

"GRAVEL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT:

SIEVE SIZE	MAXIMUM PERCENTAGE PASSING
1 1/2"	100
NO. 4	50
NO. 200	8

SAND EQUIVALENT = MINIMUM OF 50

RETAINING WALL BACKDRAINS

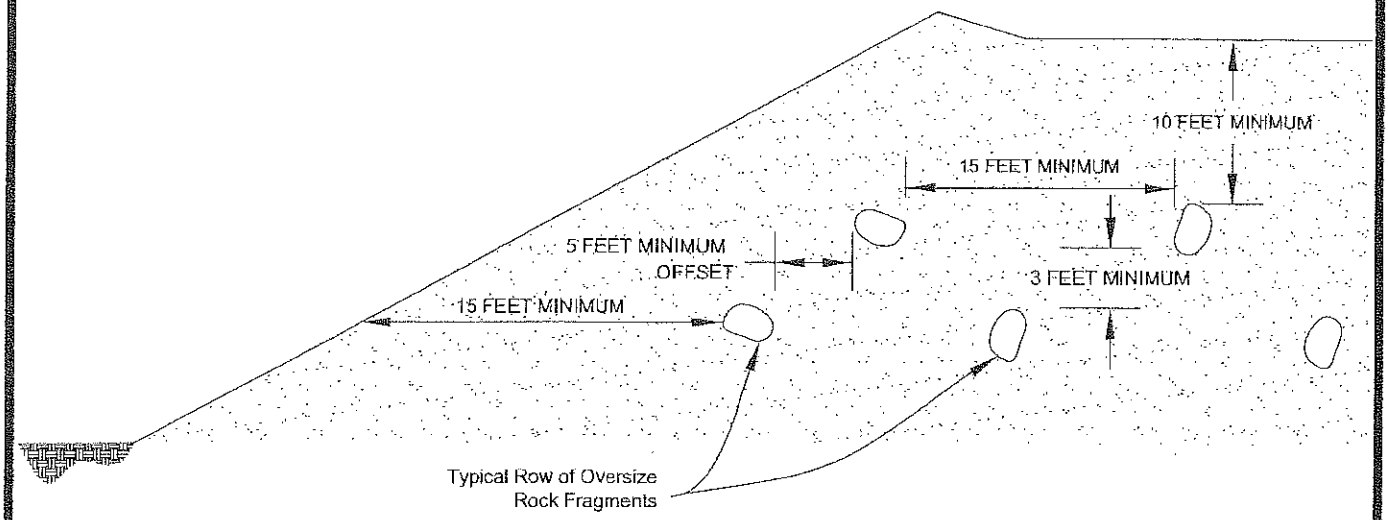
GRADING GUIDE SPECIFICATIONS

NOT TO SCALE

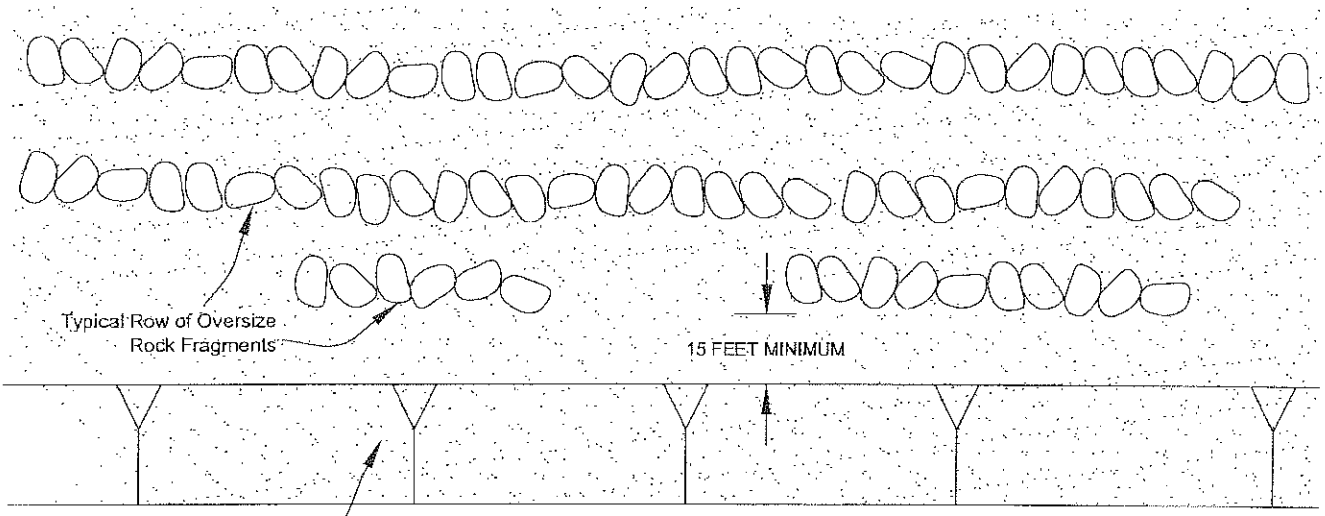
DRAWN: JAS
CHKD: GKM

PLATE D-7

SOUTHERN CALIFORNIA GEOTECHNICAL



Section View



Plan View

PLACEMENT OF OVERSIZED MATERIAL

GRADING GUIDE SPECIFICATIONS

NOT TO SCALE	SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: PM CHKD: GKM	
PLATE D-8	

APPENDIX

USGS Design Maps Summary Report

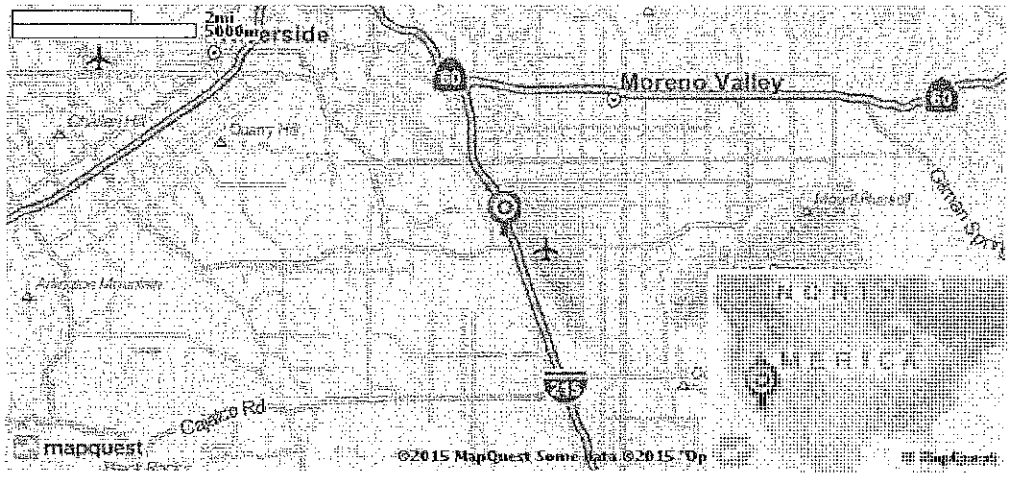
User-Specified Input

Building Code Reference Document ASCE 7-10 Standard
(which utilizes USGS hazard data available in 2008)

Site Coordinates 33.89106°N, 117.27458°W

Site Soil Classification Site Class D – "Stiff Soil"

Risk Category I/II/III

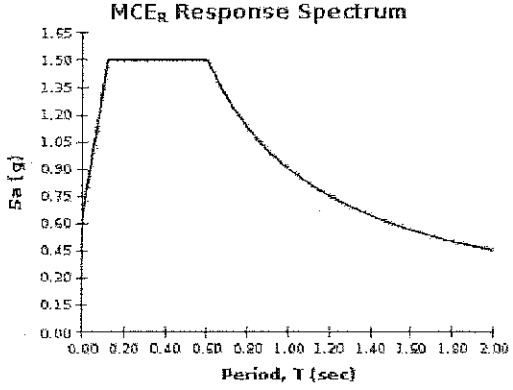


USGS-Provided Output

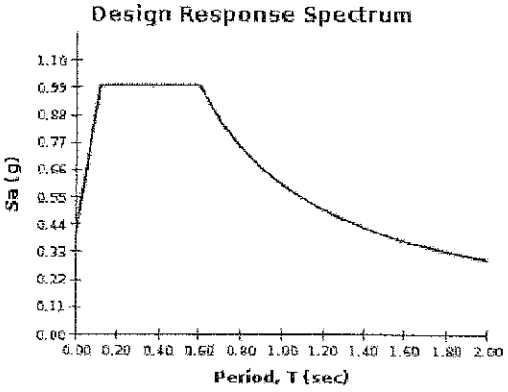
S_S =	1.500 g	S_{MS} =	1.500 g	S_{DS} =	1.000 g
S_1 =	0.600 g	S_{M1} =	0.900 g	S_{D1} =	0.600 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.

MCE_R Response Spectrum



Design Response Spectrum



For PGA_M, T_L, C_{RS}, and C_{R1} values, please view the detailed report.

SOURCE: U.S. GEOLOGICAL SURVEY (USGS)
<http://geohazards.usgs.gov/designmaps/us/application.php>

SEISMIC DESIGN PARAMETERS
TWO PROPOSED MULTI-TENANT WAREHOUSE BUILDINGS
RIVERSIDE, CALIFORNIA
DRAWN: JL CHKD: JAS
SCG PROJECT 15G160-1
PLATE E-1

SOUTHERN CALIFORNIA GEOTECHNICAL

MERIDIAN BUSINESS PARK
UNIT 4 LOT 3

Drainage Study

AUGUST 2015 | DRAFT

Prepared By:

Kimley»Horn

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2 Design Criteria....2

3 Existing Conditions....2

4 Proposed Conditions....3

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Table 2 Summary of Proposed Flow Rate....3

Appendices

Appendix A Hydrology Calculations (10-Year and 100-Year)

Appendix B Hydraulic Calculations (10-Year)

Appendix C Grading and Drainage Plans

Exhibits

Exhibit A Existing Hydrology Map

Exhibit B Developed Hydrology Map

1 INTRODUCTION

The project consists of the development of a 9.9 acre business park in the County of Riverside, CA, within the March Joint Powers Authority (MJPA) redevelopment area. It is located within the Southeastern portion of the North Campus of the Meridian Specific Plan Area, north of Van Buren Boulevard and East of Opportunity Way. The proposed project site is bounded by Meridian Unit 4 Lot 3 to the North, The MJPA controlled "South Basin" to the East, Unit 4 Lot 4 to the South, and Opportunity Way to the West. The proposed business park will consist of two buildings with a combined total footprint of 99,743 SF. The buildings will house a mix of industrial business uses, with truck loading docks in-between the buildings and parking spaces around the perimeter. There will be access to the project site via 3 driveways off of Opportunity Way. See the provided vicinity map in ***Figure 1.***

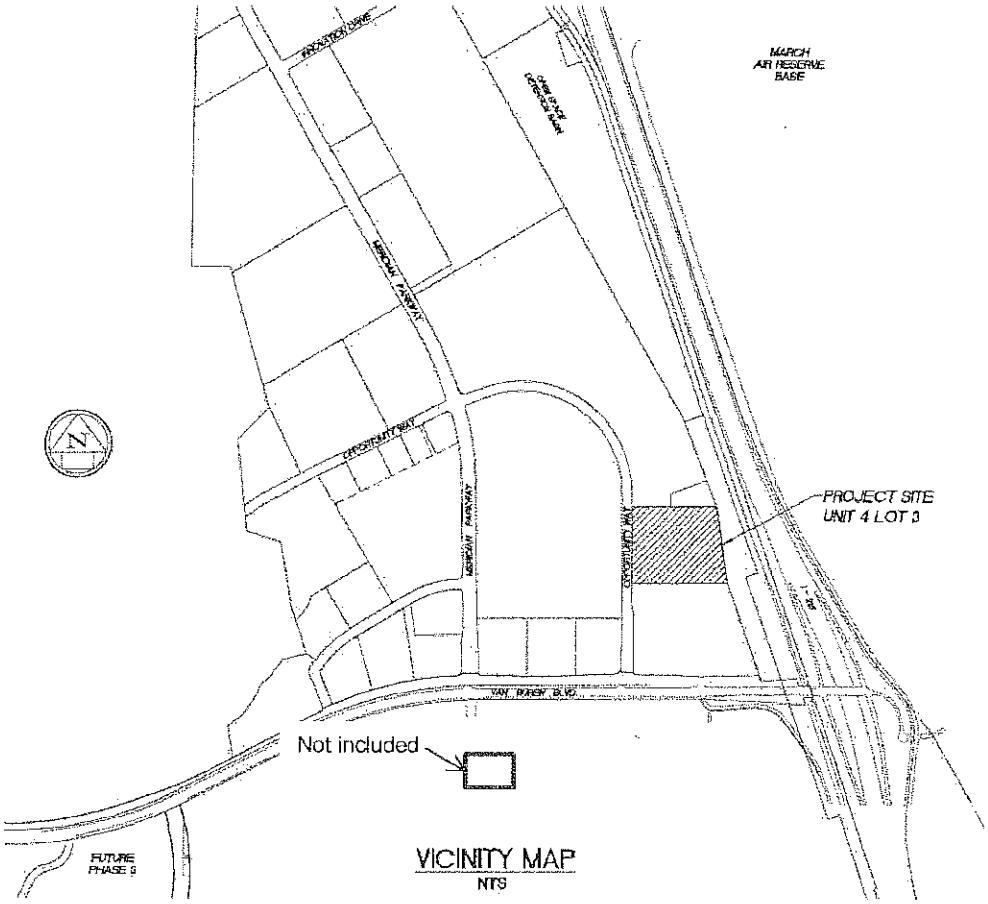


Figure 1-1 Vicinity Map

2 DESIGN CRITERIA

The March Joint Powers Authority is located within Riverside County. Drainage calculations comply with the requirements outlined in the Riverside County Flood Control and Water Conservation District's Hydrology Manual (RCFC & WCD) dated April 1978. Runoff values were calculated based on the 10-year and 100-year storm event using the Modified Rational Method.

Basin boundaries, initial subareas, and flow paths were delineated for each basin with AutoCAD Civil 3D software. These hydrologic parameters are shown for existing conditions and proposed conditions in Exhibit A and Exhibit B attached. Elevations, flow path slopes, and estimated shape of routing reaches was determined for each basin.

Rainfall intensity was determined from Plate D-4.1 of the RCFC & WCD using the Riverside location. The time of concentration for initial subarea was determined using Plate D-3 of the RCFC & WCD to determine the rainfall intensity and calculate and initial runoff. FlowMaster software was used to calculate the velocity and determine the total time of concentration.

The RCFC & WCD was used to calculate loss rates and subsequent runoff coefficients for each basin based on land use type, hydrologic soil group, and Antecedent Moisture Condition (AMC). Hydrologic soil group C was used for the entire project. Runoff coefficients for the project were determined using Plate D-5.7 of the RCFC & WCD.

The AMC is a commonly used index used to describe how saturated a soil is before the design storm occurs. AMC III describes a watershed soil that is already saturated, typically used for the 100-year storm analysis. AMC II, a moderately wet condition, was used for the 10-year storm analysis.

The hydrology results are presented in **Appendix A.**

3 EXISTING CONDITIONS

Hydrologic design

The project site is currently in a mass graded condition- as such no existing "natural" drainage courses are present on site. Historically the site was an Air Force housing community, when the site was demolished it was mass graded to maintain the pattern flowing into a master planned storm water basin and channel. The existing topography of the site generally slopes from southwest to northeast. Runoff discharges to the northeast corner of the site where it is captured in a sediment basin. It eventually goes through an existing culvert which flows to an offsite existing detention basin. Runoff coefficients for the existing site were based on the existing mass graded condition. The runoff index for the existing project site was taken from the RCFC & WCD Plate D-5.5. For Soil Group C, barren, graded land, the runoff index is 91. The existing site does not have any impervious area.

See **Exhibit A** for Existing Hydrology Map.

Table 1 Summary of Existing Flow Rate

Basin	Area, A (ac)	Discharge, Q_{5Y} (cfs) 10 Year	Discharge, Q_{5Y} (cfs) 100 Year
A	9.67	7.74	8.25

4 PROPOSED CONDITIONS

Hydrologic design

After the proposed development, the project site will be approximately 88% impervious and 12% pervious. In the proposed condition, the pervious area runoff index for commercial landscaping is 69. Runoff drains from west to east, and will be picked up by a series of BMPs and storm drain inlets, mostly located on the eastern boundary of the site.

Runoff generated from the roof of the building will be directed to pervious pavement. Runoff from the parking areas surrounding the building will be directed to bioretention swales. The bioretention swales are designed to have a surface storage depth of six (6) inches. Each swale will include a riser inlet for overflow after the swale has reached its ponding capacity. Some of the parking areas are unable to be directed to bioretention swales or pervious pavement; Filterra units are proposed to provide treatment in those areas. A combination of high-rate biofilters and pervious pavement are proposed to provide treatment and detention for the truck loading dock area, where other treatment methods are not feasible due to the heavy loading associated with truck activities.

The proposed inlets (including those associated with a Filterra unit) will be connected with a storm drain running through the site, which will eventually connect to an existing culvert. Drainage and grading plans are located in **Appendix C**.

Because the proposed condition adds a significant amount of impervious area, stormwater runoff will flow off the site more quickly, increasing the flow rates. This flow is detained in the existing South Basin Channel, which was designed in the Meridian Specific Plan to detain flow from this lot and the surrounding areas.

All runoff generally drains to the eastern portion of the site and the inlets located along this boundary behave in a sump condition. An access road runs parallel to the basin and is located between the project site and the basin. In the event of the 100-year storm, the inlets along the eastern boundary may become inundated; eventually the water will overtop the curb and berm at the eastern property line and flow across the access roadway into the existing South Channel Basin. To prevent scour along the road, three ribbon gutters will be constructed to provide a route for the runoff to connect to the basin. See **Exhibit B** for proposed hydrology map.

Table 2 Summary of Proposed Flow Rate

A	1.55	2.80	4.41
B	1.23	3.05	3.93
C	3.2	3.61	5.29
D	3.67	3.62	5.44
A	3.36	3.67	3.99

Hydraulic design

Hydraulic calculations have been prepared using Bentley's Flowmaster computer program to determine the sizes for the proposed storm drain facilities. These calculations are provided in **Appendix B,** Hydraulic calculations. On site storm drains will be designed to convey the 10 year storm event's peak flow. Inlets are required onsite and designed to intercept the 10 year storm event's peak flow rates.

The general direction of runoff from the parcel drains to the northeast corner of the parcel to match existing conditions. As part of the development, a new storm drain system is proposed. The proposed storm drain system for Meridian Unit 4 Lot 3 consists of storm drain inlets and storm drain, which eventually enters the existing South Channel detention basin via an existing culvert.

5 OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEM

The project consists of the development of a 9.9 acre area that covers 1 lot in the March Joint Powers Authority in the County of Riverside, CA. The site is proposed to be developed into two light-industrial buildings with loading docks and associated parking lots. As part of the development, a new storm drain system is proposed. The proposed storm drain system for Unit 4 Lot 3 of Meridian Business Park consists of storm drain inlets, Filterra units, and storm drain. The purpose of this document is to provide guidelines for the operation and maintenance of this proposed storm drain system; see *Preliminary Grading and Drainage Plan for Meridian Unit 4 – Lot 3* in **Appendix C** for location of storm drain system. Bioretention swales, pervious pavement, and Filterra units are also proposed for stormwater quality treatment; please reference the *Meridian Unit 4 Lot 3 Water Quality Management Plan dated August 2015* for operation and maintenance of those facilities.

The owner of the properties will form maintenance association that all properties will pay into and will be responsible for the proper maintenance of the storm drain system. The current owner of the property is:

JM Realty Group

3535 Inland Empire Blvd.

Ontario, CA 91764

Phone: (909) 941-2520

Contact: Joe McKay

The maintenance association will be responsible for ensuring that all personnel involved in the routine inspection, routine and non-routine maintenance are familiar with the contents of the plan and the requirements for the routine inspection, and routine and non-routine tasks as described herein.

Inspection

The association will be responsible for ensuring that all storm drains are inspected. The general site conditions and drainage facilities will be inspected to verify that systems are operating as designed. Routine inspection will be performed monthly as part of maintenance activities. Inspection of drainage facilities including roof gutters, roof and deck drains and area drains will be performed at least annually before October 1.

Maintenance

Functional maintenance has two components: preventive maintenance and corrective maintenance. Preventive maintenance activities to be instituted are intended to minimize siltation and clogging of the storm drain and include regular collection and removal of trash, debris, and sediment. Corrective maintenance is required on an emergency or non-routine basis to routine the intended operation and safe function of the storm drain system. If the system does not adequately drain, then stagnant pools of water may become a mosquito breeding area. If standing water in the area persists for more than 72 hours, then corrective maintenance activities is required to unclog the system. All materials that are removed in connection with the corrective maintenance, including soil, sediment and debris, shall be disposed offsite in accordance with all applicable local, county, state and federal regulatory requirements.

APPENDICES

APPENDIX A

HYDROLOGY CALCULATIONS (10-YEAR AND 100-YEAR)

INSTRUCTIONS FOR RATIONAL METHOD HYDROLOGY CALCULATIONS

(Based on the Rational Formula, Q = CIA)

1. On map of drainage area, draw drainage system and block off subareas tributary to it.

2. Determine the initial time of concentration, "T", using Plate D-3. The initial area should be less than 10 acres, have a flow path of less than 1,000 feet, and be the most upstream subarea.

3. Using the time of concentration, determine "I", intensity of rainfall in inches per hour, from the appropriate intensity-duration curve for the particular area under study. For areas where standard curves are available, use Plates D-4.1 and D-4.2 to reproduce the standard curve. For areas where curves have not been published by the District, use Plates D-4.3 through D-4.7 to develop a suitable intensity-duration curve.

4. Determine "C", the coefficient of runoff, using the runoff coefficient curve which corresponds as closely as possible with the soil, cover type and development of the drainage area. Standard curves (Plates D-5.1 through D-5.4) have been developed by the District for the common case of urban landscaping type cover. Where these curves are not applicable, curves may be developed using Plates D-5.5 through D-5.8.

5. Determine "A", the area of the subarea in acres.

6. Compute Q = CIA for the subarea.

7. Measure the length of flow to the point of inflow of the next subarea downstream. Determine the velocity of flow in this reach for the peak Q in the type of conveyance being considered (natural channel, street, pipe, or open channel), using the tabling aids on Plates D-6 through D-9.

   Using the reach length and velocity determined above, compute the travel time, and add this time to the time of concentration for the previous subarea to determine a new time of concentration.

8. Calculate Q for the new subarea, using steps 3 through 6 and the new time of concentration. Determine "Q_p", the peak Q for all subareas tributary to the system to this point by adding Q for the new subarea to the summation of Q for all upstream subareas. Determine the time of concentration for the next subarea downstream using Step 7. Continue tabling downstream in similar fashion until a junction with a lateral drain is reached.

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PLATE D-1 (1 of 2)

9. Start at the upper end of the lateral and table its Q down to the junction with the main line, using the methods outlined in the previous steps.

10. Compute the peak Q at the junction. Let Q_A, T_A, I_A correspond to the tributary area with the longer time of concentration, and Q_B, T_B, I_B correspond to the tributary area with the shorter time of concentration and Q_p, T_p correspond to the peak Q and time of concentration.

a. If the tributary areas have the same time of concentration, the tributary Q's are added directly to obtain the combined peak Q.

$$Q_p = Q_A + Q_B \qquad T_p = T_A = T_B$$

b. If the tributary areas have different times of concentration, the smaller of the tributary Q's must be corrected as follows:

(1) The usual case is where the tributary area with the longer time of concentration has the larger Q. In this case, the smaller Q is corrected by a ratio of the intensities and added to the larger Q to obtain the combined peak Q. The tabling is then continued downstream using the longer time of concentration.

$$Q_p = Q_A + Q_B \frac{I_A}{I_B} \qquad T_p = T_A$$

(2) In some cases, the tributary area with the shorter time of concentration has the larger Q. In this case, the smaller Q is corrected by a ratio of the times of concentration and added to the larger Q to obtain the combined peak Q. The tabling is then continued downsteam using the shorter time of concentration.

$$Q_p = Q_B + Q_A \frac{T_B}{T_A} \qquad T_p = T_B$$

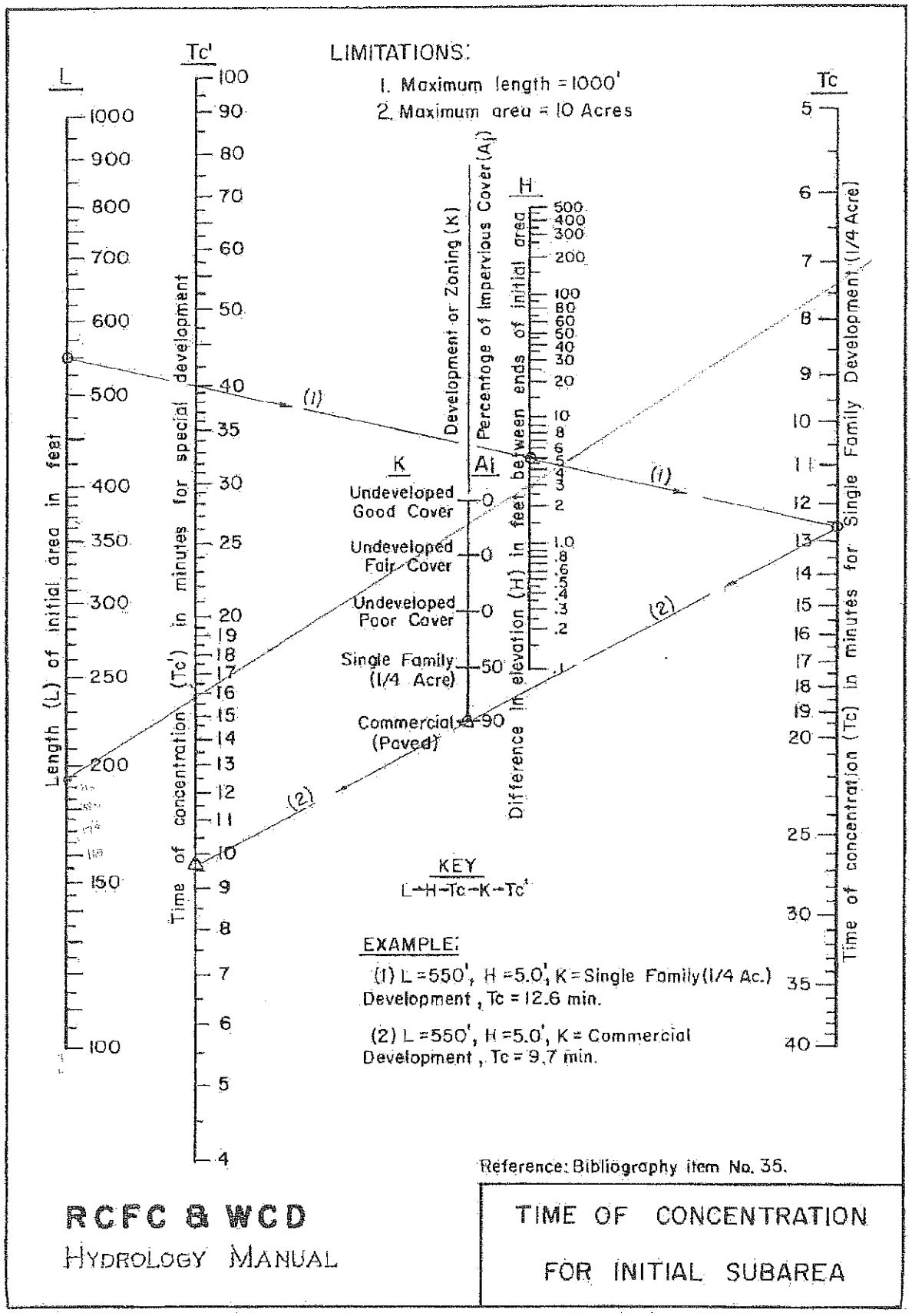

LIMITATIONS:
1. Maximum length = 1000'
2. Maximum area = 10 Acres
L
Tc'
Tc
H
K
Ai
Length (L) of initial area in feet
Time of concentration (Tc') in minutes for special development
Development or Zoning (K)
Percentage of Impervious Cover (Ai)
Difference in elevation (H) in feet between ends of initial area
Time of concentration (Tc) in minutes for Single Family Development (1/4 Acre)
Undeveloped Good Cover
Undeveloped Fair Cover
Undeveloped Poor Cover
Single Family (1/4 Acre)
Commercial (Paved)
KEY
L-H-Tc-K-Tc'
EXAMPLE:
(1) L = 550', H = 5.0', K = Single Family (1/4 Ac.) Development, Tc = 12.6 min.
(2) L = 550', H = 5.0', K = Commercial Development, Tc = 9.7 min.
Reference: Bibliography item No. 35.
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TIME OF CONCENTRATION FOR INITIAL SUBAREA

PLATE D-3

RAINFALL INTENSITY–INCHES PER HOUR

RIVERSIDE			RIVERSIDE (FOOTHILL AREAS)			RUBIDOUX			SAN JACINTO			SUN CITY		
DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR
5	2.75	3.92	5	3.14	4.71	5	3.18	4.71	5	2.81	4.16	5	3.25	4.83
6	2.48	3.55	6	2.84	4.26	6	2.87	4.26	6	2.56	3.79	6	2.95	4.40
7	2.28	3.26	7	2.61	3.91	7	2.64	3.91	7	2.37	3.51	7	2.72	4.06
8	2.12	3.03	8	2.42	3.63	8	2.45	3.63	8	2.22	3.29	8	2.53	3.78
9	1.99	2.84	9	2.27	3.41	9	2.30	3.41	9	2.09	3.10	9	2.38	3.55
10	1.88	2.68	10	2.14	3.21	10	2.17	3.21	10	1.98	2.94	10	2.25	3.36
11	1.78	2.54	11	2.03	3.05	11	2.06	3.05	11	1.89	2.80	11	2.14	3.19
12	1.70	2.42	12	1.94	2.91	12	1.96	2.91	12	1.81	2.68	12	2.04	3.05
13	1.62	2.32	13	1.86	2.78	13	1.88	2.78	13	1.74	2.58	13	1.96	2.92
14	1.56	2.23	14	1.78	2.67	14	1.80	2.67	14	1.68	2.48	14	1.88	2.81
15	1.50	2.14	15	1.71	2.57	15	1.74	2.57	15	1.62	2.40	15	1.81	2.71
16	1.45	2.07	16	1.66	2.48	16	1.68	2.48	16	1.57	2.32	16	1.75	2.62
17	1.40	2.00	17	1.60	2.40	17	1.62	2.40	17	1.52	2.25	17	1.70	2.54
18	1.36	1.94	18	1.55	2.33	18	1.57	2.33	18	1.48	2.19	18	1.65	2.46
19	1.32	1.88	19	1.51	2.26	19	1.52	2.26	19	1.44	2.13	19	1.60	2.39
20	1.28	1.83	20	1.46	2.20	20	1.48	2.20	20	1.40	2.08	20	1.56	2.33
22	1.22	1.74	22	1.39	2.08	22	1.41	2.08	22	1.34	1.98	22	1.48	2.21
24	1.16	1.65	24	1.32	1.99	24	1.34	1.99	24	1.28	1.90	24	1.41	2.11
26	1.11	1.58	26	1.27	1.90	26	1.28	1.90	26	1.23	1.82	26	1.36	2.03
28	1.06	1.52	28	1.22	1.82	28	1.23	1.82	28	1.19	1.76	28	1.30	1.95
30	1.02	1.46	30	1.17	1.76	30	1.19	1.76	30	1.15	1.70	30	1.26	1.88
32	.99	1.41	32	1.13	1.70	32	1.16	1.70	32	1.11	1.64	32	1.21	1.81
34	.96	1.37	34	1.09	1.64	34	1.11	1.64	34	1.08	1.59	34	1.18	1.76
36	.93	1.32	36	1.06	1.59	36	1.07	1.59	36	1.05	1.55	36	1.14	1.70
38	.90	1.29	38	1.03	1.54	38	1.04	1.54	38	1.02	1.51	38	1.11	1.66
40	.87	1.25	40	1.00	1.50	40	1.01	1.50	40	.99	1.47	40	1.08	1.61
45	.82	1.17	45	.94	1.41	45	.95	1.41	45	.94	1.39	45	1.01	1.51
50	.77	1.11	50	.88	1.33	50	.90	1.33	50	.89	1.31	50	.96	1.43
55	.73	1.05	55	.84	1.26	55	.85	1.26	55	.85	1.25	55	.91	1.36
60	.70	1.00	60	.80	1.20	60	.81	1.20	60	.81	1.20	60	.87	1.30
65	.67	.96	65	.77	1.15	65	.78	1.15	65	.78	1.15	65	.83	1.25
70	.64	.92	70	.73	1.10	70	.74	1.10	70	.75	1.11	70	.80	1.20
75	.62	.88	75	.71	1.06	75	.72	1.06	75	.72	1.07	75	.77	1.15
80	.60	.85	80	.68	1.02	80	.69	1.02	80	.70	1.04	80	.75	1.12
85	.58	.83	85	.66	.99	85	.67	.99	85	.68	1.01	85	.72	1.08
SLOPE = .550			SLOPE = .550			SLOPE = .550			SLOPE = .500			SLOPE = .530		

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STANDARD INTENSITY – DURATION CURVES DATA

PLATE D-4.1 (5 of 6)

RUNOFF INDEX NUMBERS OF HYDROLOGIC SOIL-COVER COMPLEXES FOR PERVIOUS AREAS-AMC II

Cover Type (3)	Quality of Cover (2)	Soil Group A	B	C	D
NATURAL COVERS -					
Barren (Rockland, eroded and graded land)		78	86	91	93
Chaparrel, Broadleaf (Manzonita, ceanothus and scrub oak)	Poor	53	70	80	85
	Fair	40	63	75	81
	Good	31	57	71	78
Chaparrel, Narrowleaf (Chamise and redshank)	Poor	71	82	88	91
	Fair	55	72	81	86
Grass, Annual or Perennial	Poor	67	78	86	89
	Fair	50	69	79	84
	Good	38	61	74	80
Meadows or Cienegas (Areas with seasonally high water table, principal vegetation is sod forming grass)	Poor	63	77	85	88
	Fair	51	70	80	84
	Good	30	58	72	78
Open Brush (Soft wood shrubs - buckwheat, sage, etc.)	Poor	62	76	84	88
	Fair	46	66	77	83
	Good	41	63	75	81
Woodland (Coniferous or broadleaf trees predominate. Canopy density is at least 50 percent)	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	28	55	70	77
Woodland, Grass (Coniferous or broadleaf trees with canopy density from 20 to 50 percent)	Poor	57	73	82	86
	Fair	44	65	77	82
	Good	33	58	72	79
URBAN COVERS -					
Residential or Commercial Landscaping (Lawn, shrubs, etc.)	Good	32	56	69	75
Turf (Irrigated and mowed grass)	Poor	58	74	83	87
	Fair	44	65	77	82
	Good	33	58	72	79
AGRICULTURAL COVERS -					
Fallow (Land plowed but not tilled or seeded)		76	85	90	92

Existing

Proposed

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RUNOFF INDEX NUMBERS FOR PERVIOUS AREA

PLATE D-5.5 (1 of 2)

RUNOFF COEFFICIENT CURVE DATA

The data in the following tables may be used to develop runoff coefficient (C) curves for any combination of runoff index (RI) number and antecedent moisture condition (AMC). For an RI number with an AMC of II (from Plate D-5.5) enter the tables on the following pages and plot the "C" curve data directly on Plate D-5.8. "C" curve data is given for even RI numbers only, but values may easily be interpolated for odd RI numbers.

For an AMC of I or III enter the tabulation on this page with the RI for AMC II, and read the appropriate RI for AMC I or III. Use this revised RI to enter the tables on the following pages to determine "C". For example if RI = 40 for AMC II, then RI = 22 for AMC I and RI = 60 for AMC III.

AMC ADJUSTMENT RELATIONSHIPS

RI FOR AMC II	RI FOR OTHER AMC CONDITIONS: AMC I	AMC III	RI FOR AMC II	RI FOR OTHER AMC CONDITIONS: AMC I	AMC III
10	---	22	55	35	74
11	---	24	56	36	75
12	---	25	57	37	75
13	---	27	58	38	76
14	---	28	59	39	77
15	---	30	60	40	78
16	---	31	61	41	78
17	---	33	62	42	79
18	---	34	63	43	80
19	---	36	64	44	81
20	---	37	65	45	82
21	10	38	66	46	82
22	10	39	67	47	83
23	11	41	68	48	84
24	11	42	69	50	84
25	12	43	70	51	85
26	12	44	71	52	86
27	13	46	72	53	86
28	14	47	73	54	87
29	14	49	74	55	88
30	15	50	75	57	88
31	16	51	76	58	89
32	16	52	77	59	89
33	17	53	78	60	90
34	18	54	79	62	91
35	18	55	80	63	91
36	19	56	81	64	92
37	20	57	82	66	92
38	21	58	83	67	93
39	21	59	84	68	93
40	22	60	85	70	94
41	23	61	86	72	94
42	24	62	87	73	95
43	25	63	88	75	95
44	25	64	89	76	96
45	26	65	90	78	96
46	27	66	91	80	97
47	28	67	92	81	97
48	29	68	93	83	98
49	30	69	94	85	98
50	31	70	95	87	98
51	31	70	96	89	99
52	32	71	97	91	99
53	33	72	98	94	99
54	34	73	99	97	---

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RUNOFF COEFFICIENT CURVE DATA

PLATE D-5.7 (1 of 12)

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 68

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.40	.55	.63	.69	.72	.74	.76	.78	.80	.81
5.	.04	.42	.57	.65	.70	.73	.75	.77	.78	.80	.82
10.	.09	.45	.59	.66	.71	.74	.76	.78	.79	.81	.82
15.	.13	.47	.61	.67	.72	.75	.77	.78	.80	.81	.83
20.	.18	.50	.62	.69	.73	.76	.78	.79	.80	.82	.83
25.	.22	.52	.64	.70	.74	.76	.78	.80	.81	.82	.84
30.	.27	.55	.66	.71	.75	.77	.79	.80	.81	.83	.84
35.	.31	.57	.67	.73	.76	.78	.80	.81	.82	.83	.84
40.	.36	.60	.69	.74	.77	.79	.81	.82	.83	.84	.85
45.	.40	.62	.71	.75	.78	.80	.81	.82	.83	.84	.85
50.	.45	.65	.73	.77	.79	.81	.82	.83	.84	.85	.86
55.	.49	.67	.74	.78	.80	.82	.83	.84	.85	.86	.86
60.	.54	.70	.76	.79	.81	.83	.84	.85	.86	.87	.87
65.	.58	.72	.78	.81	.82	.84	.85	.86	.86	.87	.87
70.	.63	.75	.80	.82	.84	.85	.86	.87	.87	.88	.88
75.	.67	.77	.81	.83	.85	.86	.87	.87	.88	.88	.88
80.	.72	.80	.83	.85	.86	.87	.88	.88	.88	.89	.89
85.	.76	.82	.85	.86	.87	.88	.88	.89	.89	.89	.89
90.	.81	.86	.87	.88	.88	.88	.89	.89	.89	.89	.90
95.	.86	.88	.88	.89	.89	.89	.89	.89	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 70

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.42	.57	.65	.70	.73	.76	.77	.79	.81	.82
5.	.04	.44	.59	.66	.71	.74	.76	.78	.79	.81	.83
10.	.09	.47	.61	.68	.72	.75	.77	.79	.80	.82	.83
15.	.13	.49	.62	.69	.73	.76	.78	.80	.81	.83	.84
20.	.18	.52	.64	.70	.74	.77	.78	.80	.81	.83	.84
25.	.22	.54	.65	.71	.75	.77	.79	.81	.82	.83	.84
30.	.27	.56	.67	.73	.76	.78	.80	.81	.82	.84	.85
35.	.31	.59	.68	.74	.77	.79	.81	.82	.83	.84	.85
40.	.36	.61	.70	.75	.78	.80	.81	.83	.84	.85	.86
45.	.40	.64	.72	.76	.79	.81	.82	.83	.84	.85	.86
50.	.45	.66	.74	.78	.80	.82	.83	.84	.85	.86	.87
55.	.49	.68	.75	.79	.81	.82	.84	.85	.86	.87	.87
60.	.54	.71	.77	.80	.82	.83	.84	.85	.86	.87	.88
65.	.58	.73	.78	.81	.83	.84	.85	.86	.87	.88	.88
70.	.63	.75	.80	.83	.84	.85	.86	.87	.88	.88	.89
75.	.67	.78	.82	.84	.85	.86	.87	.88	.88	.89	.89
80.	.72	.80	.83	.85	.86	.87	.88	.88	.89	.89	.90
85.	.76	.83	.85	.86	.87	.88	.88	.89	.89	.90	.90
90.	.81	.86	.87	.88	.88	.89	.89	.89	.90	.90	.90
95.	.86	.88	.88	.89	.89	.89	.89	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 72

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.44	.59	.67	.71	.75	.77	.78	.80	.82	.83
5.	.04	.46	.61	.68	.72	.75	.77	.79	.80	.82	.83
10.	.09	.49	.62	.69	.73	.76	.78	.80	.81	.82	.84
15.	.13	.51	.64	.70	.74	.77	.79	.80	.81	.83	.84
20.	.18	.53	.65	.72	.75	.78	.79	.81	.82	.83	.84
25.	.22	.56	.67	.73	.76	.78	.80	.81	.82	.84	.85
30.	.27	.58	.68	.74	.77	.79	.81	.82	.83	.84	.85
35.	.31	.60	.70	.75	.78	.80	.81	.82	.83	.85	.86
40.	.36	.63	.72	.76	.79	.81	.82	.83	.84	.85	.86
45.	.40	.65	.73	.77	.80	.81	.83	.84	.85	.86	.86
50.	.45	.67	.75	.78	.81	.82	.83	.84	.85	.86	.87
55.	.49	.69	.76	.80	.81	.82	.83	.84	.85	.86	.87
60.	.54	.72	.78	.81	.82	.84	.85	.86	.86	.87	.87
65.	.58	.74	.79	.82	.84	.85	.85	.86	.87	.87	.88
70.	.63	.76	.81	.83	.84	.85	.86	.87	.87	.88	.88
75.	.67	.79	.82	.84	.85	.86	.87	.87	.88	.88	.88
80.	.72	.81	.84	.85	.86	.87	.88	.88	.88	.89	.89
85.	.76	.83	.85	.86	.87	.88	.88	.89	.89	.89	.89
90.	.81	.86	.87	.88	.88	.88	.89	.89	.89	.90	.90
95.	.86	.88	.88	.89	.89	.89	.89	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 74

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.46	.61	.69	.73	.76	.78	.79	.81	.82	.83
5.	.04	.49	.63	.70	.74	.77	.78	.80	.81	.83	.84
10.	.09	.51	.64	.71	.75	.77	.79	.80	.82	.83	.84
15.	.13	.53	.66	.72	.75	.78	.80	.81	.82	.83	.84
20.	.18	.55	.67	.73	.76	.78	.80	.82	.82	.84	.85
25.	.22	.57	.68	.74	.77	.79	.81	.82	.83	.84	.85
30.	.27	.60	.70	.75	.78	.80	.81	.83	.83	.85	.85
35.	.31	.62	.71	.76	.79	.81	.82	.83	.84	.85	.86
40.	.36	.64	.73	.77	.80	.81	.83	.84	.84	.85	.86
45.	.40	.66	.74	.78	.81	.82	.83	.84	.85	.86	.87
50.	.45	.68	.76	.79	.81	.82	.84	.85	.85	.86	.87
55.	.49	.70	.77	.80	.82	.84	.85	.85	.86	.87	.87
60.	.54	.73	.79	.81	.83	.84	.86	.86	.86	.87	.88
65.	.58	.75	.80	.83	.84	.85	.86	.87	.87	.88	.88
70.	.63	.77	.81	.84	.85	.86	.87	.87	.88	.88	.88
75.	.67	.79	.83	.85	.86	.87	.87	.88	.88	.88	.88
80.	.72	.81	.84	.86	.87	.87	.88	.88	.88	.88	.89
85.	.76	.83	.86	.87	.87	.88	.88	.89	.89	.89	.89
90.	.81	.86	.87	.88	.88	.88	.89	.89	.89	.89	.89
95.	.86	.88	.88	.89	.89	.89	.89	.89	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

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RUNOFF COEFFICIENTS FOR RI INDEX NO.= 84

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.60	.72	.77	.80	.82	.83	.84	.85	.86	.86
5.	.04	.61	.73	.78	.80	.82	.83	.84	.85	.86	.87
10.	.09	.63	.74	.78	.81	.83	.84	.85	.85	.86	.87
15.	.13	.64	.75	.79	.81	.83	.84	.85	.85	.86	.87
20.	.18	.66	.75	.80	.82	.83	.84	.85	.86	.87	.87
25.	.22	.67	.76	.80	.82	.84	.85	.85	.86	.87	.87
30.	.27	.69	.77	.81	.83	.84	.85	.86	.86	.87	.87
35.	.31	.70	.78	.82	.83	.85	.86	.86	.87	.87	.88
40.	.36	.72	.79	.82	.84	.85	.86	.87	.87	.87	.88
45.	.40	.73	.80	.83	.84	.85	.86	.87	.87	.88	.88
50.	.45	.75	.81	.83	.85	.86	.86	.87	.88	.88	.88
55.	.49	.76	.82	.84	.85	.86	.87	.87	.88	.88	.88
60.	.54	.78	.83	.85	.86	.87	.87	.88	.88	.89	.89
65.	.58	.79	.84	.85	.86	.87	.88	.88	.88	.89	.89
70.	.63	.81	.85	.86	.87	.88	.88	.88	.89	.89	.89
75.	.67	.82	.85	.87	.87	.88	.88	.89	.89	.89	.89
80.	.72	.84	.86	.87	.88	.88	.89	.89	.89	.89	.89
85.	.76	.85	.87	.88	.88	.89	.89	.89	.89	.89	.90
90.	.81	.87	.88	.89	.89	.89	.89	.89	.89	.90	.90
95.	.86	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO.= 86

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.63	.74	.79	.81	.83	.84	.85	.85	.86	.87
5.	.04	.64	.75	.79	.82	.83	.84	.85	.86	.86	.87
10.	.09	.65	.76	.80	.82	.84	.85	.85	.86	.87	.87
15.	.13	.67	.76	.80	.83	.84	.85	.86	.86	.87	.87
20.	.18	.68	.77	.81	.83	.84	.85	.86	.86	.87	.87
25.	.22	.70	.78	.81	.83	.85	.86	.86	.87	.87	.88
30.	.27	.71	.79	.82	.84	.85	.86	.87	.87	.87	.88
35.	.31	.72	.80	.83	.84	.85	.86	.87	.87	.88	.88
40.	.36	.74	.80	.83	.85	.86	.87	.87	.88	.88	.88
45.	.40	.75	.81	.84	.85	.86	.87	.88	.88	.88	.88
50.	.45	.76	.82	.84	.85	.86	.87	.88	.88	.88	.89
55.	.49	.78	.83	.85	.86	.87	.87	.88	.88	.89	.89
60.	.54	.79	.84	.85	.86	.87	.88	.88	.89	.89	.89
65.	.58	.81	.84	.86	.87	.88	.88	.89	.89	.89	.89
70.	.63	.82	.85	.86	.87	.88	.89	.89	.89	.89	.90
75.	.67	.83	.86	.87	.88	.88	.89	.89	.89	.90	.90
80.	.72	.85	.87	.88	.88	.89	.89	.89	.90	.90	.90
85.	.76	.86	.87	.88	.89	.89	.89	.90	.90	.90	.90
90.	.81	.87	.88	.89	.89	.89	.90	.90	.90	.90	.90
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO.= 88

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.66	.76	.80	.82	.84	.85	.86	.86	.87	.87
5.	.04	.67	.77	.81	.83	.84	.85	.86	.86	.87	.87
10.	.09	.68	.78	.81	.83	.85	.86	.86	.86	.87	.88
15.	.13	.70	.78	.82	.84	.85	.86	.86	.87	.87	.88
20.	.18	.71	.79	.82	.84	.85	.86	.86	.87	.87	.88
25.	.22	.72	.80	.83	.84	.85	.86	.87	.87	.88	.88
30.	.27	.73	.80	.83	.85	.86	.86	.87	.87	.88	.88
35.	.31	.74	.81	.84	.85	.86	.87	.87	.88	.88	.88
40.	.36	.76	.82	.84	.85	.86	.87	.87	.88	.88	.88
45.	.40	.77	.82	.85	.86	.87	.87	.88	.88	.89	.89
50.	.45	.78	.83	.85	.86	.87	.87	.88	.88	.89	.89
55.	.49	.79	.84	.85	.86	.87	.88	.88	.89	.89	.89
60.	.54	.80	.84	.86	.87	.88	.88	.88	.89	.89	.89
65.	.58	.82	.85	.86	.87	.88	.88	.89	.89	.89	.89
70.	.63	.82	.86	.87	.88	.88	.89	.89	.89	.89	.90
75.	.67	.83	.86	.87	.88	.89	.89	.89	.89	.90	.90
80.	.72	.85	.87	.88	.89	.89	.89	.90	.90	.90	.90
85.	.76	.86	.88	.89	.89	.89	.90	.90	.90	.90	.90
90.	.81	.87	.89	.89	.90	.90	.90	.90	.90	.90	.90
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO.= 90

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.69	.78	.82	.84	.85	.86	.86	.87	.87	.88
5.	.04	.70	.79	.82	.84	.85	.86	.87	.87	.88	.88
10.	.09	.71	.80	.83	.84	.85	.86	.87	.87	.88	.88
15.	.13	.73	.80	.83	.85	.86	.87	.87	.87	.88	.88
20.	.18	.74	.81	.84	.85	.86	.87	.87	.87	.88	.88
25.	.22	.75	.81	.84	.85	.86	.87	.87	.88	.88	.88
30.	.27	.76	.82	.84	.86	.86	.87	.87	.88	.88	.88
35.	.31	.77	.82	.85	.86	.87	.87	.88	.88	.89	.89
40.	.36	.78	.83	.85	.86	.87	.88	.88	.88	.89	.89
45.	.40	.79	.84	.86	.87	.87	.88	.88	.88	.89	.89
50.	.45	.80	.84	.86	.87	.87	.88	.88	.88	.89	.89
55.	.49	.81	.85	.86	.87	.88	.88	.88	.89	.89	.89
60.	.54	.82	.85	.86	.87	.88	.88	.88	.89	.89	.89
65.	.58	.82	.85	.86	.87	.88	.88	.89	.89	.89	.89
70.	.63	.83	.85	.86	.87	.88	.88	.89	.89	.89	.89
75.	.67	.84	.86	.87	.88	.88	.89	.89	.89	.89	.90
80.	.72	.85	.86	.87	.88	.89	.89	.89	.89	.90	.90
85.	.76	.87	.88	.88	.89	.89	.89	.89	.90	.90	.90
90.	.81	.88	.89	.89	.89	.89	.90	.90	.90	.90	.90
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

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PLATE D-5.7 (11 of 12)

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 92

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.73	.81	.84	.85	.86	.87	.87	.87	.88	.88	
5.	.04	.74	.81	.84	.85	.86	.87	.87	.88	.88	.88	
10.	.09	.75	.82	.84	.86	.86	.87	.87	.88	.88	.88	
15.	.13	.76	.82	.85	.86	.87	.87	.88	.88	.88	.89	
20.	.18	.76	.83	.85	.86	.87	.87	.88	.88	.88	.89	
25.	.22	.77	.83	.85	.86	.87	.87	.88	.88	.88	.89	
30.	.27	.78	.83	.85	.87	.87	.88	.88	.89	.89	.89	
35.	.31	.79	.84	.86	.87	.87	.88	.88	.89	.89	.89	
40.	.36	.80	.84	.86	.87	.88	.88	.88	.89	.89	.89	
45.	.40	.81	.85	.86	.87	.88	.88	.89	.89	.89	.89	
50.	.45	.82	.85	.87	.88	.88	.88	.89	.89	.89	.89	
55.	.49	.82	.86	.87	.88	.88	.89	.89	.89	.89	.89	
60.	.54	.83	.86	.87	.88	.88	.89	.89	.89	.89	.89	
65.	.58	.84	.87	.88	.88	.89	.89	.89	.89	.89	.90	
70.	.63	.85	.87	.88	.89	.89	.89	.89	.89	.90	.90	
75.	.67	.86	.88	.88	.89	.89	.89	.89	.90	.90	.90	
80.	.72	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90	
85.	.76	.87	.89	.89	.89	.89	.90	.90	.90	.90	.90	
90.	.81	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 94

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.77	.83	.85	.86	.87	.88	.88	.88	.88	.89	
5.	.04	.78	.83	.85	.87	.87	.88	.88	.88	.88	.89	
10.	.09	.78	.84	.86	.87	.87	.88	.88	.88	.89	.89	
15.	.13	.79	.84	.86	.87	.87	.88	.88	.88	.89	.89	
20.	.18	.80	.85	.86	.87	.88	.88	.88	.89	.89	.89	
25.	.22	.80	.85	.86	.87	.88	.88	.88	.89	.89	.89	
30.	.27	.81	.85	.87	.87	.88	.88	.89	.89	.89	.89	
35.	.31	.81	.85	.87	.88	.88	.88	.89	.89	.89	.89	
40.	.36	.82	.86	.87	.88	.88	.89	.89	.89	.89	.89	
45.	.40	.83	.86	.87	.88	.88	.89	.89	.89	.89	.89	
50.	.45	.83	.86	.88	.88	.89	.89	.89	.89	.89	.89	
55.	.49	.84	.87	.88	.88	.89	.89	.89	.89	.89	.89	
60.	.54	.85	.87	.88	.89	.89	.89	.89	.89	.89	.89	
65.	.58	.85	.88	.88	.89	.89	.89	.89	.89	.89	.90	
70.	.63	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
75.	.67	.87	.88	.89	.89	.89	.89	.89	.89	.90	.90	
80.	.72	.87	.89	.89	.89	.89	.89	.89	.90	.90	.90	
85.	.76	.88	.89	.89	.89	.89	.89	.89	.90	.90	.90	
90.	.81	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 96

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.81	.85	.87	.88	.88	.89	.89	.89	.89	.89	
5.	.04	.81	.85	.87	.88	.88	.88	.89	.89	.89	.89	
10.	.09	.82	.86	.87	.88	.88	.89	.89	.89	.89	.90	
15.	.13	.82	.86	.87	.88	.88	.89	.89	.89	.89	.90	
20.	.18	.83	.86	.87	.88	.88	.89	.89	.89	.89	.90	
25.	.22	.83	.86	.88	.88	.89	.89	.89	.89	.89	.90	
30.	.27	.84	.87	.88	.88	.89	.89	.89	.89	.89	.90	
35.	.31	.84	.87	.88	.88	.89	.89	.89	.89	.90	.90	
40.	.36	.85	.87	.88	.89	.89	.89	.89	.89	.90	.90	
45.	.40	.85	.88	.88	.89	.89	.89	.89	.90	.90	.90	
50.	.45	.86	.88	.89	.89	.89	.89	.90	.90	.90	.90	
55.	.49	.86	.88	.89	.89	.89	.89	.90	.90	.90	.90	
60.	.54	.86	.89	.89	.89	.89	.90	.90	.90	.90	.90	
65.	.58	.87	.89	.89	.89	.90	.90	.90	.90	.90	.90	
70.	.63	.87	.89	.90	.90	.90	.90	.90	.90	.90	.90	
75.	.67	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90	
80.	.72	.88	.90	.90	.90	.90	.90	.90	.90	.90	.90	
85.	.76	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
90.	.81	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 98

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.85	.88	.88	.89	.89	.89	.89	.89	.89	.90	
5.	.04	.86	.88	.88	.89	.89	.89	.89	.89	.90	.90	
10.	.09	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
15.	.13	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
20.	.18	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
25.	.22	.87	.88	.89	.89	.89	.89	.89	.90	.90	.90	
30.	.27	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90	
35.	.31	.87	.88	.89	.89	.89	.90	.90	.90	.90	.90	
40.	.36	.87	.89	.89	.89	.90	.90	.90	.90	.90	.90	
45.	.40	.87	.89	.89	.89	.90	.90	.90	.90	.90	.90	
50.	.45	.88	.89	.89	.89	.90	.90	.90	.90	.90	.90	
55.	.49	.88	.89	.89	.89	.90	.90	.90	.90	.90	.90	
60.	.54	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90	
65.	.58	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90	
70.	.63	.89	.89	.90	.90	.90	.90	.90	.90	.90	.90	
75.	.67	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
80.	.72	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
85.	.76	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
90.	.81	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RCFC & WCD

HYDROLOGY MANUAL

RUNOFF COEFFICIENT CURVE DATA

PLATE D-5.7 (12 of 12)

Existing Basin A

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
A1-A2	ti	104	1.6		N/A	N/A		0.27
A2-A3	tt1	690	7.1	0.01029	10	10	10	9.40

		10 yr	100 yr	Source
	tci (min)	6	6	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Mira Loma
Initial	Runoff Index Number	91	97	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Grass
Subarea	Runoff Coefficient C	0.9	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.27	0.27	
	Discharge Q (cfs)	**0.61**	**0.87**	
	Velocity (ft/s)	0.37	0.43	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	690	690	
	Tt (min)	31	27	Divide L by V*60s/min
Tt1	tc_1	37	33	ti+tt
	I (in/hr)	0.915	0.975	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.9	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	9.40	9.40	
	Discharge Q (cfs)	**7.74**	**8.25**	

Proposed Basin A

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
A1-A2	ti	103.9	1.4					0.08
A2-A3	tt1	402.2	2.9	0.00721	1	1	1	1.72

		10 yr	100 yr	Source
Initial Subarea	tci (min)	6	6	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual Canyon Lake
	Runoff Index Number	69	84	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Graded land
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.08	0.08	
	Discharge Q (cfs)	**0.18**	**0.26**	
Tt1	Velocity (ft/s)	1.8	2.04	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	402.2	402.2	
	Tt (min)	4	3	Divide L by V*60s/min
	tc_1	10	9	ti+tt
	I (in/hr)	1.88	2.84	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	1.72	1.72	
	Discharge Q (cfs)	**2.89**	**4.41**	

Proposed Basin B

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
B1-B2	ti	100	1.8		N/A	N/A		0.08
B2-B3	tt1	154.5	1.3	0.008414	4	4	1	1.20

		10 yr	100 yr	Source
	tci (min)	5	5	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.75	3.92	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
Initial	Runoff Index Number	69	84	
Subarea	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.08	0.08	
	Discharge Q (cfs)	**0.20**	**0.29**	
	Velocity (ft/s)	1.86	2.12	Plug Q and channel info into flowmaster, solve for normal depth
	L of Flow Path (ft)	154.5	154.5	
	Tt (min)	1	1	Divide L by V*60s/min
Tt1	tc_1	6	6	ti+tt
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	1.20	1.20	
	Discharge Q (cfs)	**2.65**	**3.83**	

Proposed Basin C

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
C1-C2	ti	106.5	1.9		N/A	N/A		0.11
C2-C3	tt1	696	7.8	0.011207	2%	1%	0	2.89

		10 yr	100 yr	Source
	tci (min)	6	6	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual Canyon Lake
Initial	Runoff Index Number	69	84	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Graded land
Subarea	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.11	0.11	
	Discharge Q (cfs)	**0.24**	**0.35**	
	Velocity (ft/s)	1.08	1.19	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	696	696	
	Tt (min)	11	10	Divide L by V*60s/min
Tt1	tc_1	17	16	ti+tt
	I (in/hr)	1.4	2.07	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.89	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	2.89	2.89	
	Discharge Q (cfs)	**3.61**	**5.33**	

Proposed Basin D

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
D1-D2	ti	194.3	2					0.07
D2-D3	tt1	610.6	3.8	0.006223	1	1	1	2.60

		10 yr	100 yr	Source
Initial Subarea	tci (min)	7.5	7.5	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.2	3.15	Plate D-4.1 (5 of 6, Riverside), Riverside County Hydrology Manual
	Runoff Index Number	69	84	Plate 5.5 and 5.7
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 Riverside County Hydrology Manual
	Area (ac)	0.07	0.07	
	Discharge Q (cfs)	**0.13**	**0.19**	
Tt1	Velocity (ft/s)	1.68	1.92	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	610.6	610.6	
	Tt (min)	6	5	Divide L by V*60s/min
	tc_1	14	13	ti+tt
	I (in/hr)	1.56	2.32	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 Riverside County Hydrology Manual
	Area (ac)	2.60	2.60	
	Discharge Q (cfs)	**3.62**	**5.44**	

Proposed Basin E

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
E1-E2	ti	107	2		N/A	N/A		0.08
E2-E3	tt1	86.8	0.6	0.006912	4	4	4	0.62

		10 yr	100 yr	Source
	tci (min)	5	5	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.75	3.92	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual Canyon Lake
Initial	Runoff Index Number	69	84	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Graded land
Subarea	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.08	0.08	
	Discharge Q (cfs)	0.19	0.27	
	Velocity (ft/s)	1.28	1.4	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	86.8	86.8	
	Tt (min)	1	1	Divide L by V*60s/min
Tt1	tc_1	6	6	ti+tt
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.62	0.62	
	Discharge Q (cfs)	1.37	1.99	

Trapezoidal Channel (DrainageStudy_U4L3.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (%)	Right Side Slope (%)	Bottom Width (ft)	Discharge (cfs)	Flow Area (sf)	Wetted Perimeter (ft)
D1-10 yr	Normal Depth	Manning Formula	0.013	0.00522	0.09	100.00	100.00	1.00	0.17	0.10	1.26
D1-100 yr	Normal Depth	Manning Formula	0.013	0.00522	0.12	100.00	100.00	1.00	0.25	0.13	1.33
A1-10 yr	Normal Depth	Manning Formula	0.013	0.00721	0.09	100.00	100.00	1.00	0.18	0.10	1.26
A1-100 yr	Normal Depth	Manning Formula	0.013	0.00721	0.11	100.00	100.00	1.00	0.26	0.13	1.32
B1-10 yr	Normal Depth	Manning Formula	0.013	0.00721	0.10	100.00	100.00	1.00	0.20	0.11	1.28
B1-100 yr	Normal Depth	Manning Formula	0.013	0.00721	0.12	100.00	100.00	1.00	0.29	0.14	1.35
East-10 yr	Normal Depth	Manning Formula	0.020	0.01500	0.01	0.50	0.50	200.00	0.61	1.65	203.27
East-100 yr	Normal Depth	Manning Formula	0.020	0.01500	0.01	0.50	0.50	200.00	0.87	2.03	204.01

Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type	Notes	Warnings
0.08	1.19	0.09	0.00606	1.68	0.04	0.14	1.01	Supercritical		
0.10	1.23	0.12	0.00573	1.92	0.05	0.17	1.04	Supercritical		
0.08	1.18	0.10	0.00601	1.80	0.05	0.14	1.09	Supercritical		
0.10	1.23	0.12	0.00569	2.04	0.06	0.18	1.12	Supercritical		
0.08	1.20	0.10	0.00592	1.88	0.05	0.15	1.10	Supercritical		
0.10	1.24	0.13	0.00561	2.12	0.07	0.19	1.12	Supercritical		
0.01	203.27	0.01	0.03116	0.37	0.00	0.01	0.73	Subcritical		
0.01	204.01	0.01	0.02955	0.43	0.00	0.01	0.76	Subcritical		

Triangular Channel (DrainageStudy_U4L3.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)
C1-10 yr	Normal Depth	Manning Formula	0.013	0.01100	0.05
C1-100 yr	Normal Depth	Manning Formula	0.013	0.01100	0.06
E1-10 yr	Normal Depth	Manning Formula	0.013	0.00700	0.10
E1-100 yr	Normal Depth	Manning Formula	0.013	0.00700	0.12

Left Side Slope (%)	Right Side Slope (%)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)
2.00	1.00	0.24	0.22	8.17	0.03	8.17
2.00	1.00	0.35	0.29	9.39	0.03	9.39
200.00	3.50	0.19	0.15	3.00	0.05	2.94
200.00	3.50	0.27	0.19	3.42	0.06	3.35

Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
0.06	0.00804	1.08	0.02	0.07	1.15	Supercritical
0.07	0.00763	1.19	0.02	0.08	1.19	Supercritical
0.10	0.00700	1.28	0.03	0.13	1.00	Critical
0.12	0.00654	1.40	0.03	0.15	1.03	Supercritical

Triangular Channel (DrainageStudy_U4L3.fm8) Report

Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type

Notes	Messages

APPENDIX B

HYDRAULIC CALCULATIONS (10-YEAR)

Worksheet for Pipe from North Filtera to Confluence with Pevious

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	1.00000	%
Diameter	12.00	in
Discharge	2.89	ft³/s

Results

Normal Depth	0.57	ft
Flow Area	0.46	ft²
Wetted Perimeter	1.72	ft
Hydraulic Radius	0.27	ft
Top Width	0.99	ft
Critical Depth	0.73	ft
Percent Full	57.2	%
Critical Slope	0.00501	ft/ft
Velocity	6.22	ft/s
Velocity Head	0.60	ft
Specific Energy	1.17	ft
Froude Number	1.60	
Maximum Discharge	4.98	ft³/s
Discharge Full	4.63	ft³/s
Slope Full	0.00389	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	57.22	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe from North Filtera to Confluence with Pevious

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.57	ft
Critical Depth	0.73	ft
Channel Slope	1.00000	%
Critical Slope	0.00501	ft/ft

Worksheet for Pipe from North filtera-Pervious Confluence to Outlet

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.100	
Channel Slope	4.00000	%
Diameter	24.00	in
Discharge	5.54	ft³/s

Results

Normal Depth	1.54	ft
Flow Area	2.60	ft²
Wetted Perimeter	4.29	ft
Hydraulic Radius	0.61	ft
Top Width	1.68	ft
Critical Depth	0.83	ft
Percent Full	77.2	%
Critical Slope	0.27221	ft/ft
Velocity	2.13	ft/s
Velocity Head	0.07	ft
Specific Energy	1.61	ft
Froude Number	0.30	
Maximum Discharge	6.33	ft³/s
Discharge Full	5.88	ft³/s
Slope Full	0.03549	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	77.19	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe from North filtera-Pervious Confluence to Outlet

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.54	ft
Critical Depth	0.83	ft
Channel Slope	4.00000	%
Critical Slope	0.27221	ft/ft

Worksheet for Pipe From South Filteria to Truck Court

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	1.35000	%
Diameter	18.00	in
Discharge	4.99	ft³/s

Results

Normal Depth	0.58	ft
Flow Area	0.63	ft²
Wetted Perimeter	2.01	ft
Hydraulic Radius	0.31	ft
Top Width	1.46	ft
Critical Depth	0.86	ft
Percent Full	38.5	%
Critical Slope	0.00341	ft/ft
Velocity	7.95	ft/s
Velocity Head	0.98	ft
Specific Energy	1.56	ft
Froude Number	2.14	
Maximum Discharge	17.07	ft³/s
Discharge Full	15.87	ft³/s
Slope Full	0.00134	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	38.53	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe From South Filteria to Truck Court

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.58	ft
Critical Depth	0.86	ft
Channel Slope	1.35000	%
Critical Slope	0.00341	ft/ft

Worksheet for Pipe From Truck Court to Outlet Pipe

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.50000	%
Diameter	18.00	in
Discharge	8.99	ft³/s

Results

Normal Depth	1.15	ft
Flow Area	1.45	ft²
Wetted Perimeter	3.19	ft
Hydraulic Radius	0.45	ft
Top Width	1.27	ft
Critical Depth	1.16	ft
Percent Full	76.4	%
Critical Slope	0.00486	ft/ft
Velocity	6.21	ft/s
Velocity Head	0.60	ft
Specific Energy	1.74	ft
Froude Number	1.03	
Maximum Discharge	10.39	ft³/s
Discharge Full	9.66	ft³/s
Slope Full	0.00433	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	76.39	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe From Truck Court to Outlet Pipe

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.15	ft
Critical Depth	1.16	ft
Channel Slope	0.50000	%
Critical Slope	0.00486	ft/ft

Southern Pipe from Pervious PVMNT to Filteria CB

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	10.66000	%
Diameter	8.00	in
Discharge	3.62	ft³/s

Results

Normal Depth	0.41	ft
Flow Area	0.23	ft²
Wetted Perimeter	1.21	ft
Hydraulic Radius	0.19	ft
Top Width	0.65	ft
Critical Depth	0.66	ft
Percent Full	62.0	%
Critical Slope	0.04980	ft/ft
Velocity	15.92	ft/s
Velocity Head	3.94	ft
Specific Energy	4.35	ft
Froude Number	4.74	
Maximum Discharge	5.52	ft³/s
Discharge Full	5.13	ft³/s
Slope Full	0.05311	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	62.00	%
Downstream Velocity	Infinity	ft/s

Southern Pipe from Pervious PVMNT to Filteria CB

GVF Output Data

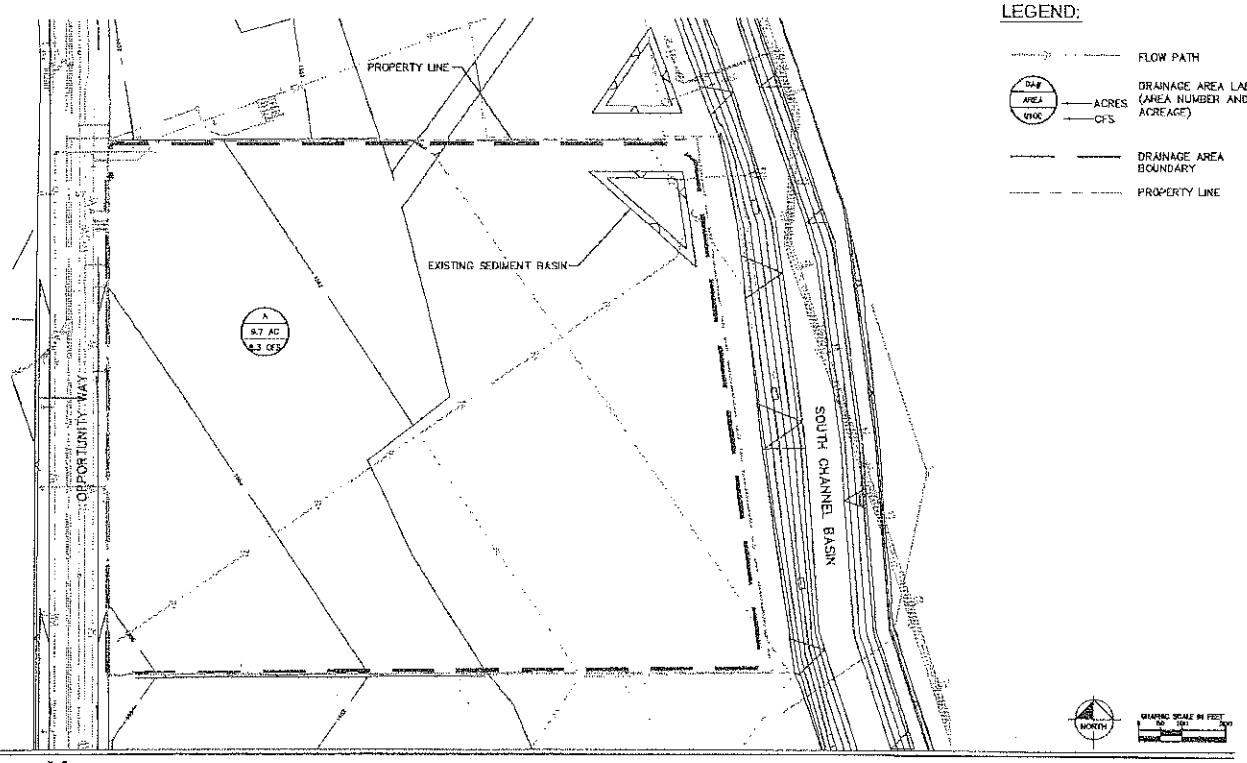
Upstream Velocity	Infinity	ft/s
Normal Depth	0.41	ft
Critical Depth	0.66	ft
Channel Slope	10.66000	%
Critical Slope	0.04980	ft/ft

APPENDIX C

GRADING AND DRAINAGE PLANS

EXHIBIT A

EXISTING HYDROLOGY MAP



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August 2015

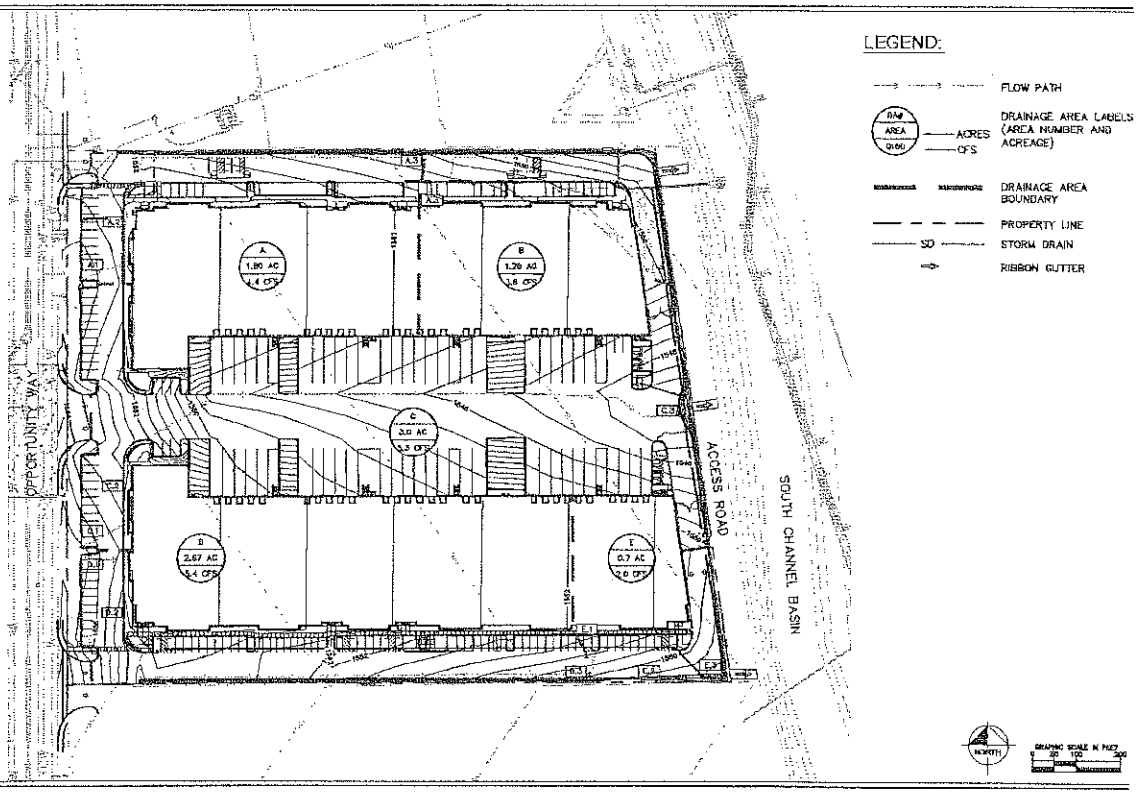
EXHIBIT A: EXISTING HYDROLOGY MAP

MERIDIAN UNIT 4 - LOT 3

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EXHIBIT B

PROPOSED HYDROLOGY MAP



X:\SWD_LDEV\065980100-Unit 4 Lot 3\Design\Exhibits\Exhibit_Proposed_Hydrology.dwg 8-24-15-3:30 PM

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August 2015

PROPOSED HYDROLOGY MAP

UNIT 4 LOT 3

Drainage Study

MERIDIAN BUSINESS PARK
UNIT 4 LOT 3

June 2015

Kimley»Horn

MERIDIAN BUSINESS PARK
UNIT 4 LOT 3

Drainage Study

JUNE 2015 | DRAFT

Prepared By:

Kimley»Horn

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Appendix B Hydraulic Calculations (10-Year)

Appendix C Grading and Drainage Plans

Exhibits

Exhibit A Existing Hydrology Map

Exhibit B Developed Hydrology Map

1 INTRODUCTION

The project consists of the development of a 9.9 acre business park in the County of Riverside, CA, within the March Joint Powers Authority (MJPA) redevelopment area. It is located within the Southeastern portion of the North Campus of the Meridian Specific Plan Area, north of Van Buren Boulevard and East of Opportunity Way. The proposed project site is bounded by Meridian Unit 4 Lot 3 to the North, The MJPA controlled "South Basin" to the East, Unit 4 Lot 4 to the South, and Opportunity Way to the West. The proposed business park will consist of two buildings with a combined total footprint of 99,743 SF. The buildings will house a mix of industrial business uses, with truck loading docks in-between the buildings and parking spaces around the perimeter. There will be access to the project site via 3 driveways off of Opportunity Way. See the provided vicinity map in ***Figure 1.***

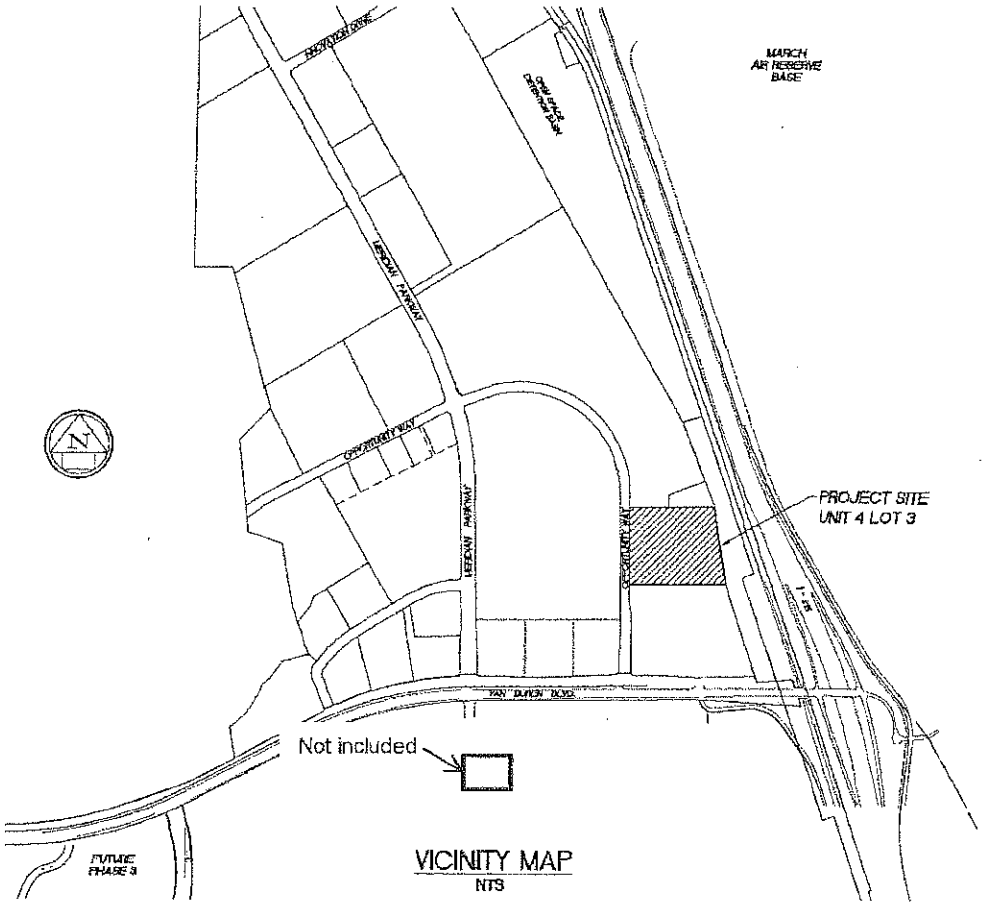


Figure 1–1 Vicinity Map

2 DESIGN CRITERIA

The March Joint Powers Authority is located within Riverside County. Drainage calculations comply with the requirements outlined in the Riverside County Flood Control and Water Conservation District's Hydrology Manual (RCFC & WCD) dated April 1978. Runoff values were calculated based on the 10-year and 100-year storm event using the Modified Rational Method.

Basin boundaries, initial subareas, and flow paths were delineated for each basin with AutoCAD Civil 3D software. These hydrologic parameters are shown for existing conditions and proposed conditions in Exhibit A and Exhibit B attached. Elevations, flow path slopes, and estimated shape of routing reaches was determined for each basin.

Rainfall intensity was determined from Plate D-4.1 of the RCFC & WCD using the Riverside location. The time of concentration for initial subarea was determined using Plate D-3 of the RCFC & WCD to determine the rainfall intensity and calculate and initial runoff. FlowMaster software was used to calculate the velocity and determine the total time of concentration.

The RCFC & WCD was used to calculate loss rates and subsequent runoff coefficients for each basin based on land use type, hydrologic soil group, and Antecedent Moisture Condition (AMC). Hydrologic soil group C was used for the entire project. Runoff coefficients for the project were determined using Plate D-5.7 of the RCFC & WCD.

The AMC is a commonly used index used to describe how saturated a soil is before the design storm occurs. AMC III describes a watershed soil that is already saturated, typically used for the 100-year storm analysis. AMC II, a moderately wet condition, was used for the 10-year storm analysis.

The hydrology results are presented in **Appendix A.**

3 EXISTING CONDITIONS

Hydrologic design

The project site is currently in a mass graded condition- as such no existing "natural" drainage courses are present on site. Historically the site was an Air Force housing community, when the site was demolished it was mass graded to maintain the pattern flowing into a master planned storm water basin and channel. The existing topography of the site generally slopes from southwest to northeast. Runoff discharges to the northeast corner of the site where it is captured in a sediment basin. It eventually goes through an existing culvert which flows to an offsite existing detention basin. Runoff coefficients for the existing site were based on the existing mass graded condition. The runoff index for the existing project site was taken from the RCFC & WCD Plate D-5.5. For Soil Group C, barren, graded land, the runoff index is 91. The existing site does not have any impervious area.

See **Exhibit A** for Existing Hydrology Map.

Table 1 Summary of Existing Flow Rate

Basin	Area, A (ac)	Discharge, Q_{10} (cfs) 10 Year	Discharge, Q_{100} (cfs) 100 Year
A	9.67	7.74	8.25

4 PROPOSED CONDITIONS

Hydrologic design

The development will be approximately 88% impervious area and 12% landscape. For the proposed project site, the pervious area runoff index for commercial landscaping is 69. Runoff generated from the building will be directed to pervious pavement. Runoff from the parking areas will be directed to bioretention swales. The bioretention swales are designed to have a surface storage depth of six (6) inches. Inlets will be provided in swales for overflows. Filterra units are proposed to provide treatment for the areas that are unable to discharge to pervious pavement or bioretention swales. A high-rate media filter is proposed to provide treatment and detention for the truck loading dock area, where other treatment methods are not feasible. The proposed inlets (including those associated with a Filterra unit) will be connected by proposed storm drain running through the site which will eventually connects to an existing culvert.

Because the proposed condition adds a significant amount of impervious area, stormwater runoff will flow off the site more quickly, increasing the flow rates. This flow is detained in the existing South Basin Channel, which was designed in the Meridian Specific Plan to detain flow from this lot and the surrounding areas.

Table 2 Summary of Proposed Flow Rate

Basin	Area A (ac)	Discharge, Q_m (cfs) 10 Year	Discharge, Q_m (cfs) 100 Year
A	1.80	2.89	4.41
B	1.28	2.65	3.83
C	3.0	3.61	5.33
D	2.67	3.62	5.44
E	0.70	1.37	1.99

Hydraulic design

Hydraulic calculations have been prepared using Bentley's Flowmaster computer program to determine the sizes for the proposed storm drain facilities. These calculations are provided in **Appendix B**, Hydraulic calculations. On site storm drains will be designed to convey the 10 year storm event's peak flow. Inlets are required onsite and designed to intercept the 10 year storm event's peak flow rates.

The general direction of runoff from the parcel drains to the northeast corner of the parcel to match existing conditions. As part of the development, a new storm drain system is proposed. The proposed storm drain system for Meridian Unit 4 Lot 3 consists of storm drain inlets and storm drain, which eventually enters the existing South Channel detention basin via an existing culvert.

5 OPERATION AND MAINTENANCE OF STORM DRAIN SYSTEM

The project consists of the development of a 9.9 acre area that covers 1 lot in the March Joint Powers Authority in the County of Riverside, CA. The site is proposed to be developed into two light-industrial

buildings with loading docks and associated parking lots. As part of the development, a new storm drain system is proposed. The proposed storm drain system for Unit 4 Lot 3 of Meridian Business Park consists of storm drain inlets, Filterra units, storm drain, and a high-rate media filter. The purpose of this document is to provide guidelines for the operation and maintenance of this proposed storm drain system; see *Preliminary Grading and Drainage Plan for Meridian Unit 4 – Lot 3* in **Appendix C** for location of storm drain system. Bioretention swales, pervious pavement, Filterra units and high-rate media filter are also proposed for stormwater quality treatment; please reference the *Meridian Unit 4 Lot 3 Water Quality Management Plan dated June 2015* for operation and maintenance of those facilities.

The owner of the properties will form maintenance association that all properties will pay into and will be responsible for the proper maintenance of the storm drain system. The current owner of the property is:

JM Realty Group

3535 Inland Empire Blvd.

Ontario, CA 91764

Phone: (909) 941-2520

Contact: Joe McKay

The maintenance association will be responsible for ensuring that all personnel involved in the routine inspection, routine and non-routine maintenance are familiar with the contents of the plan and the requirements for the routine inspection, and routine and non-routine tasks as described herein.

Inspection

The association will be responsible for ensuring that all storm drains are inspected. The general site conditions and drainage facilities will be inspected to verify that systems are operating as designed. Routine inspection will be performed monthly as part of maintenance activities. Inspection of drainage facilities including roof gutters, roof and deck drains and area drains will be performed at least annually before October 1.

Maintenance

Functional maintenance has two components: preventive maintenance and corrective maintenance. Preventive maintenance activities to be instituted are intended to minimize siltation and clogging of the storm drain and include regular collection and removal of trash, debris, and sediment. Corrective maintenance is required on an emergency or non-routine basis to routine the intended operation and safe function of the storm drain system. If the system does not adequately drain, then stagnant pools of water may become a mosquito breeding area. If standing water in the area persists for more than 72 hours, then corrective maintenance activities is required to unclog the system. All materials that are removed in connection with the corrective maintenance, including soil, sediment and debris, shall be disposed offsite in accordance with all applicable local, county, state and federal regulatory requirements.

APPENDICES

APPENDIX A

HYDROLOGY CALCULATIONS (10-YEAR AND 100-YEAR)

INSTRUCTIONS FOR RATIONAL METHOD HYDROLOGY CALCULATIONS

(Based on the Rational Formula, Q = CIA)

1. On map of drainage area, draw drainage system and block off subareas tributary to it.

2. Determine the initial time of concentration, "T", using Plate D-3. The initial area should be less than 10 acres, have a flow path of less than 1,000 feet, and be the most upstream subarea.

3. Using the time of concentration, determine "I", intensity of rainfall in inches per hour, from the appropriate intensity-duration curve for the particular area under study. For areas where standard curves are available, use Plates D-4.1 and D-4.2 to reproduce the standard curve. For areas where curves have not been published by the District, use Plates D-4.3 through D-4.7 to develop a suitable intensity-duration curve.

4. Determine "C", the coefficient of runoff, using the runoff coefficient curve which corresponds as closely as possible with the soil, cover type and development of the drainage area. Standard curves (Plates D-5.1 through D-5.4) have been developed by the District for the common case of urban landscaping type cover. Where these curves are not applicable, curves may be developed using Plates D-5.5 through D-5.8.

5. Determine "A", the area of the subarea in acres.

6. Compute Q = CIA for the subarea.

7. Measure the length of flow to the point of inflow of the next subarea downstream. Determine the velocity of flow in this reach for the peak Q in the type of conveyance being considered (natural channel, street, pipe, or open channel), using the tabling aids on Plates D-6 through D-9.

   Using the reach length and velocity determined above, compute the travel time, and add this time to the time of concentration for the previous subarea to determine a new time of concentration.

8. Calculate Q for the new subarea, using steps 3 through 6 and the new time of concentration. Determine "Q_p", the peak Q for all subareas tributary to the system to this point by adding Q for the new subarea to the summation of Q for all upstream subareas. Determine the time of concentration for the next subarea downstream using Step 7. Continue tabling downstream in similar fashion until a junction with a lateral drain is reached.

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HYDROLOGY MANUAL

RATIONAL METHOD
INSTRUCTIONS

PLATE D-1 (1 of 2)

9. Start at the upper end of the lateral and table its Q down to the junction with the main line, using the methods outlined in the previous steps.

10. Compute the peak Q at the junction. Let Q_A, T_A, I_A correspond to the tributary area with the longer time of concentration, and Q_B, T_B, I_B correspond to the tributary area with the shorter time of concentration and Q_p, T_p correspond to the peak Q and time of concentration.

a. If the tributary areas have the same time of concentration, the tributary Q's are added directly to obtain the combined peak Q.

$$Q_p = Q_A + Q_B \qquad T_p = T_A = T_B$$

b. If the tributary areas have different times of concentration, the smaller of the tributary Q's must be corrected as follows:

(1) The usual case is where the tributary area with the longer time of concentration has the larger Q. In this case, the smaller Q is corrected by a ratio of the intensities and added to the larger Q to obtain the combined peak Q. The tabling is then continued downstream using the longer time of concentration.

$$Q_p = Q_A + Q_B \frac{I_A}{I_B} \qquad T_p = T_A$$

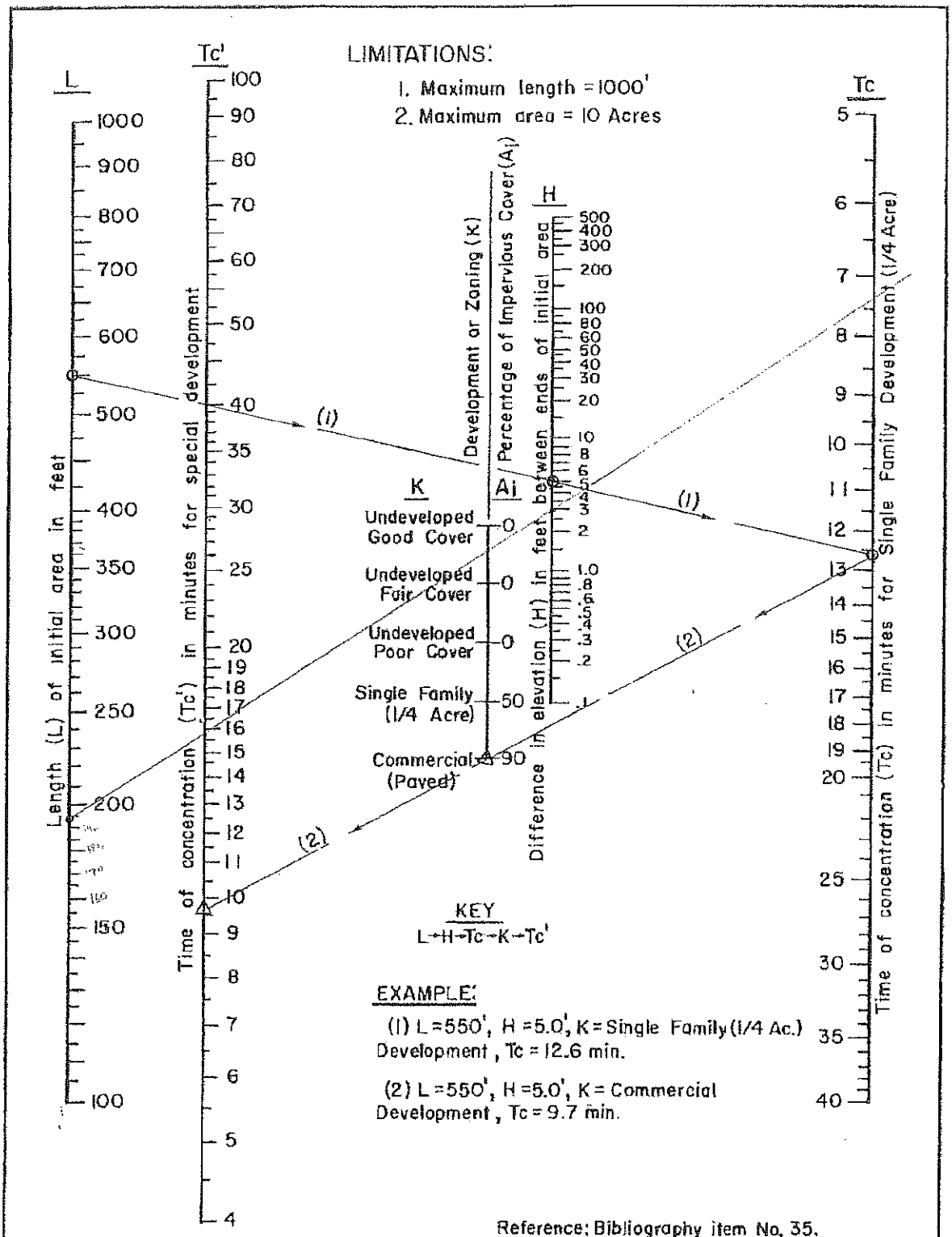
(2) In some cases, the tributary area with the shorter time of concentration has the larger Q. In this case, the smaller Q is corrected by a ratio of the times of concentration and added to the larger Q to obtain the combined peak Q. The tabling is then continued downsteam using the shorter time of concentration.

$$Q_p = Q_B + Q_A \frac{T_B}{T_A} \qquad T_p = T_B$$

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RATIONAL METHOD
INSTRUCTIONS

PLATE D-1 (2 of 2)



Reference: Bibliography item No. 35.

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TIME OF CONCENTRATION
FOR INITIAL SUBAREA

PLATE D-3

RAINFALL INTENSITY—INCHES PER HOUR

RIVERSIDE			RIVERSIDE (FOOTHILL AREAS)			RUBIDOUX			SAN JACINTO			SUN CITY		
DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR	DURATION MINUTES	FREQUENCY 10 YEAR	FREQUENCY 100 YEAR
5	2.75	3.92	5	3.14	4.71	5	3.10	4.71	5	2.81	4.16	5	3.25	4.85
6	2.48	3.55	6	2.84	4.26	6	2.87	4.26	6	2.56	3.78	6	2.95	4.40
7	2.26	3.26	7	2.61	3.91	7	2.64	3.91	7	2.37	3.51	7	2.72	4.06
8	2.12	3.03	8	2.42	3.63	8	2.45	3.63	8	2.22	3.29	8	2.53	3.70
9	1.99	2.84	9	2.27	3.41	9	2.30	3.41	9	2.09	3.10	9	2.30	3.55
10	1.88	2.66	10	2.14	3.21	10	2.17	3.21	10	1.98	2.94	10	2.25	3.36
11	1.78	2.54	11	2.03	3.05	11	2.06	3.05	11	1.89	2.80	11	2.14	3.19
12	1.70	2.42	12	1.94	2.91	12	1.96	2.91	12	1.81	2.68	12	2.04	3.05
13	1.62	2.32	13	1.86	2.78	13	1.88	2.78	13	1.74	2.58	13	1.96	2.92
14	1.56	2.23	14	1.78	2.67	14	1.80	2.67	14	1.68	2.48	14	1.88	2.81
15	1.50	2.14	15	1.71	2.57	15	1.74	2.57	15	1.62	2.40	15	1.81	2.71
16	1.45	2.07	16	1.66	2.48	16	1.68	2.48	16	1.57	2.32	16	1.75	2.62
17	1.40	2.00	17	1.60	2.40	17	1.62	2.40	17	1.52	2.25	17	1.70	2.54
18	1.36	1.94	18	1.55	2.33	18	1.57	2.33	18	1.48	2.19	18	1.65	2.46
19	1.32	1.88	19	1.51	2.26	19	1.52	2.26	19	1.44	2.13	19	1.60	2.39
20	1.28	1.83	20	1.46	2.20	20	1.48	2.20	20	1.40	2.08	20	1.56	2.33
22	1.22	1.74	22	1.39	2.08	22	1.41	2.08	22	1.34	1.98	22	1.48	2.21
24	1.16	1.66	24	1.32	1.99	24	1.34	1.99	24	1.28	1.90	24	1.41	2.11
26	1.11	1.58	26	1.27	1.90	26	1.28	1.90	26	1.23	1.82	26	1.35	2.03
28	1.06	1.52	28	1.22	1.82	28	1.23	1.82	28	1.19	1.76	28	1.30	1.95
30	1.02	1.46	30	1.17	1.76	30	1.19	1.76	30	1.15	1.70	30	1.25	1.88
32	.99	1.41	32	1.13	1.70	32	1.14	1.70	32	1.11	1.64	32	1.21	1.81
34	.96	1.37	34	1.09	1.64	34	1.11	1.64	34	1.08	1.59	34	1.18	1.76
36	.93	1.32	36	1.06	1.59	36	1.07	1.59	36	1.05	1.55	36	1.14	1.70
38	.90	1.29	38	1.03	1.54	38	1.04	1.54	38	1.02	1.51	38	1.11	1.66
40	.87	1.25	40	1.00	1.50	40	1.01	1.50	40	.99	1.47	40	1.08	1.61
45	.82	1.17	45	.94	1.41	45	.95	1.41	45	.94	1.39	45	1.01	1.51
50	.77	1.11	50	.88	1.33	50	.90	1.33	50	.89	1.31	50	.96	1.43
55	.73	1.05	55	.84	1.26	55	.85	1.26	55	.85	1.25	55	.91	1.36
60	.70	1.00	60	.80	1.20	60	.81	1.20	60	.81	1.20	60	.87	1.30
65	.67	.96	65	.77	1.15	65	.78	1.15	65	.78	1.15	65	.83	1.25
70	.64	.92	70	.73	1.10	70	.74	1.10	70	.75	1.11	70	.80	1.20
75	.62	.88	75	.71	1.06	75	.72	1.06	75	.72	1.07	75	.77	1.15
80	.60	.85	80	.68	1.02	80	.69	1.02	80	.70	1.04	80	.75	1.12
85	.58	.83	85	.66	.99	85	.67	.99	85	.68	1.01	85	.72	1.08
SLOPE = .550			SLOPE = .550			SLOPE = .550			SLOPE = .500			SLOPE = .530		

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HYDROLOGY MANUAL

STANDARD
INTENSITY – DURATION
CURVES DATA

PLATE D-4.1 (5 of 6)

RUNOFF INDEX NUMBERS OF HYDROLOGIC SOIL-COVER COMPLEXES FOR PERVIOUS AREAS-AMC II

Cover Type (3)	Quality of Cover (2)	Soil Group A	B	C	D
NATURAL COVERS -					
Barren (Rockland, eroded and graded land)		78	86	91	93
Chaparrel, Broadleaf (Manzonita, ceanothus and scrub oak)	Poor	53	70	80	85
	Fair	40	63	75	81
	Good	31	57	71	78
Chaparrel, Narrowleaf (Chamise and redshank)	Poor	71	82	88	91
	Fair	55	72	81	86
Grass, Annual or Perennial	Poor	67	78	86	89
	Fair	50	69	79	84
	Good	38	61	74	80
Meadows or Cienegas (Areas with seasonally high water table, principal vegetation is sod forming grass)	Poor	63	77	85	88
	Fair	51	70	80	84
	Good	30	58	72	78
Open Brush (Soft wood shrubs - buckwheat, sage, etc.)	Poor	62	76	84	88
	Fair	46	66	77	83
	Good	41	63	75	81
Woodland (Coniferous or broadleaf trees predominate. Canopy density is at least 50 percent)	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	28	55	70	77
Woodland, Grass (Coniferous or broadleaf trees with canopy density from 20 to 50 percent)	Poor	57	73	82	86
	Fair	44	65	77	82
	Good	33	58	72	79
URBAN COVERS -					
Residential or Commercial Landscaping (Lawn, shrubs, etc.)	Good	32	56	69	75
Turf (Irrigated and mowed grass)	Poor	58	74	83	87
	Fair	44	65	77	82
	Good	33	58	72	79
AGRICULTURAL COVERS -					
Fallow (Land plowed but not tilled or seeded)		76	85	90	92

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RUNOFF INDEX NUMBERS FOR PERVIOUS AREA

PLATE D-5.5 (1 of 2)

RUNOFF COEFFICIENT CURVE DATA

The data in the following tables may be used to develop runoff coefficient (C) curves for any combination of runoff index (RI) number and antecedent moisture condition (AMC). For an RI number with an AMC of II (from Plate D-5.5) enter the tables on the following pages and plot the "C" curve data directly on Plate D-5.8. "C" curve data is given for even RI numbers only, but values may easily be interpolated for odd RI numbers.

For an AMC of I or III enter the tabulation on this page with the RI for AMC II, and read the appropriate RI for AMC I or III. Use this revised RI to enter the tables on the following pages to determine "C". For example if RI = 40 for AMC II, then RI = 22 for AMC I and RI = 60 for AMC III.

AMC ADJUSTMENT RELATIONSHIPS

RI FOR AMC II	RI FOR OTHER AMC CONDITIONS: AMC I	AMC III	RI FOR AMC II	RI FOR OTHER AMC CONDITIONS: AMC I	AMC III
10	---	22	55	35	74
11	---	24	56	36	75
12	---	25	57	37	75
13	---	27	58	38	76
14	---	28	59	39	77
15	---	29	60	40	78
16	---	31	61	41	78
17	---	33	62	42	79
18	---	34	63	43	80
19	---	36	64	44	81
20	---	37	65	45	82
21	10	38	66	46	82
22	10	39	67	47	83
23	11	41	68	48	84
24	11	42	69	50	84
25	12	43	70	51	85
26	12	44	71	52	86
27	13	46	72	53	86
28	14	47	73	54	87
29	14	49	74	55	88
30	15	50	75	57	88
31	16	51	76	58	89
32	16	52	77	59	89
33	17	53	78	60	90
34	18	54	79	62	91
35	18	55	80	63	91
36	19	56	81	64	92
37	20	57	82	66	92
38	21	58	83	67	93
39	21	59	84	68	93
40	22	60	85	70	94
41	23	61	86	72	94
42	24	62	87	73	95
43	25	63	88	75	95
44	25	64	89	76	96
45	26	65	90	78	96
46	27	66	91	80	97
47	28	67	92	81	97
48	29	68	93	83	98
49	30	69	94	85	98
50	31	70	95	87	98
51	32	70	96	89	99
52	32	71	97	91	99
53	33	72	98	94	99
54	34	73	99	97	---

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RUNOFF COEFFICIENT CURVE DATA

PLATE D-5.7 (1 of 12)

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 68

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR									
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.40	.55	.63	.69	.72	.74	.76	.78	.80	.81
5.	.04	.42	.57	.65	.70	.73	.75	.77	.78	.80	.82
10.	.09	.45	.59	.66	.71	.74	.76	.78	.79	.81	.82
15.	.13	.47	.61	.67	.72	.75	.77	.78	.80	.82	.83
20.	.18	.50	.62	.69	.73	.76	.78	.79	.80	.82	.83
25.	.22	.52	.64	.70	.74	.76	.78	.80	.81	.82	.84
30.	.27	.55	.66	.71	.75	.77	.79	.80	.81	.83	.84
35.	.31	.57	.67	.73	.76	.78	.79	.81	.82	.84	.85
40.	.36	.60	.69	.74	.77	.79	.80	.82	.83	.84	.85
45.	.40	.62	.71	.75	.78	.80	.81	.82	.83	.84	.85
50.	.45	.65	.73	.77	.79	.81	.82	.83	.84	.85	.86
55.	.49	.67	.74	.78	.80	.82	.83	.84	.85	.86	.86
60.	.54	.70	.76	.79	.81	.83	.84	.85	.86	.87	.87
65.	.58	.72	.78	.81	.82	.84	.85	.85	.86	.87	.87
70.	.63	.75	.80	.82	.84	.85	.86	.86	.87	.87	.88
75.	.67	.77	.81	.83	.85	.86	.87	.87	.88	.88	.88
80.	.72	.80	.83	.85	.86	.87	.88	.88	.89	.89	.89
85.	.76	.82	.85	.86	.87	.88	.88	.89	.89	.90	.90
90.	.81	.85	.87	.88	.88	.89	.89	.89	.90	.90	.90
95.	.86	.87	.89	.89	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 70

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR									
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.42	.57	.65	.70	.73	.76	.77	.79	.81	.82
5.	.04	.44	.59	.66	.71	.74	.76	.78	.79	.81	.83
10.	.09	.47	.61	.68	.72	.75	.77	.79	.80	.82	.83
15.	.13	.49	.62	.69	.73	.76	.78	.79	.80	.82	.83
20.	.18	.52	.64	.70	.74	.77	.78	.80	.81	.83	.84
25.	.22	.54	.65	.71	.75	.77	.79	.81	.82	.83	.84
30.	.27	.56	.67	.73	.76	.78	.80	.81	.82	.84	.85
35.	.31	.59	.69	.74	.77	.79	.81	.82	.83	.84	.85
40.	.36	.61	.70	.75	.78	.80	.81	.82	.83	.84	.85
45.	.40	.64	.72	.76	.79	.81	.82	.83	.84	.85	.86
50.	.45	.66	.74	.78	.80	.82	.83	.84	.85	.86	.87
55.	.49	.68	.75	.79	.81	.83	.84	.85	.86	.87	.87
60.	.54	.71	.77	.80	.82	.84	.85	.86	.87	.88	.88
65.	.58	.73	.78	.81	.83	.85	.86	.87	.88	.89	.89
70.	.63	.76	.80	.83	.84	.86	.87	.88	.89	.90	.90
75.	.67	.78	.82	.84	.86	.87	.88	.89	.90	.90	.90
80.	.72	.80	.84	.85	.87	.88	.89	.90	.90	.90	.90
85.	.76	.83	.85	.87	.88	.89	.90	.90	.90	.90	.90
90.	.81	.86	.88	.89	.90	.90	.90	.90	.90	.90	.90
95.	.86	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 72

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR									
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.44	.59	.67	.71	.75	.77	.78	.80	.82	.83
5.	.04	.46	.61	.68	.72	.75	.77	.79	.80	.82	.83
10.	.09	.49	.62	.69	.73	.76	.78	.80	.81	.82	.84
15.	.13	.51	.64	.70	.74	.77	.79	.80	.81	.83	.84
20.	.18	.53	.65	.72	.75	.78	.79	.81	.82	.83	.84
25.	.22	.56	.67	.73	.76	.78	.80	.81	.82	.84	.85
30.	.27	.58	.68	.74	.77	.79	.81	.82	.83	.84	.85
35.	.31	.60	.70	.75	.78	.80	.81	.82	.83	.85	.86
40.	.36	.63	.72	.76	.79	.81	.82	.83	.84	.85	.86
45.	.40	.65	.73	.77	.80	.81	.83	.84	.85	.86	.86
50.	.45	.67	.75	.78	.81	.82	.83	.84	.85	.86	.87
55.	.49	.69	.76	.80	.82	.83	.84	.85	.86	.87	.87
60.	.54	.72	.78	.81	.83	.84	.85	.86	.87	.87	.88
65.	.58	.74	.79	.82	.84	.85	.86	.87	.87	.88	.88
70.	.63	.76	.81	.83	.85	.86	.87	.87	.88	.88	.89
75.	.67	.78	.82	.84	.86	.87	.88	.88	.89	.89	.89
80.	.72	.81	.84	.86	.87	.88	.89	.89	.89	.90	.90
85.	.76	.84	.86	.87	.88	.89	.89	.90	.90	.90	.90
90.	.81	.86	.88	.89	.90	.90	.90	.90	.90	.90	.90
95.	.86	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 74

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR									
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.46	.61	.69	.73	.76	.78	.79	.81	.82	.83
5.	.04	.49	.63	.70	.74	.77	.78	.80	.81	.83	.84
10.	.09	.51	.64	.71	.75	.77	.79	.80	.82	.83	.84
15.	.13	.53	.66	.72	.75	.78	.80	.81	.82	.83	.84
20.	.18	.55	.67	.73	.76	.79	.80	.82	.82	.84	.85
25.	.22	.57	.68	.74	.77	.79	.81	.82	.83	.84	.85
30.	.27	.60	.70	.75	.78	.80	.81	.83	.84	.85	.86
35.	.31	.62	.71	.76	.79	.81	.82	.83	.84	.85	.86
40.	.36	.64	.73	.77	.80	.81	.82	.83	.84	.85	.86
45.	.40	.66	.74	.78	.81	.82	.83	.84	.85	.86	.86
50.	.45	.68	.76	.79	.81	.83	.84	.85	.85	.86	.87
55.	.49	.70	.77	.80	.82	.84	.85	.86	.86	.87	.87
60.	.54	.73	.79	.81	.83	.84	.86	.86	.87	.87	.88
65.	.58	.75	.80	.83	.84	.85	.86	.87	.87	.88	.88
70.	.63	.77	.81	.84	.85	.86	.87	.87	.88	.88	.89
75.	.67	.79	.83	.85	.86	.87	.88	.88	.89	.89	.89
80.	.72	.81	.84	.86	.87	.88	.88	.89	.89	.89	.89
85.	.76	.83	.86	.87	.88	.88	.89	.89	.90	.90	.90
90.	.81	.86	.87	.88	.89	.89	.89	.90	.90	.90	.90
95.	.86	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

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RUNOFF COEFFICIENT CURVE DATA

PLATE D-5.7 (9 of 12)

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 84

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR										
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.60	.72	.77	.80	.82	.83	.84	.85	.86	.87
5.	.04	.61	.73	.78	.80	.82	.83	.84	.85	.86	.87
10.	.09	.63	.74	.79	.81	.83	.84	.85	.85	.86	.87
15.	.13	.64	.75	.79	.81	.83	.84	.85	.85	.86	.87
20.	.18	.66	.75	.80	.82	.83	.84	.85	.86	.87	.87
25.	.22	.67	.76	.80	.82	.84	.85	.86	.86	.87	.87
30.	.27	.69	.77	.81	.82	.84	.85	.86	.87	.87	.87
35.	.31	.70	.78	.82	.83	.85	.86	.87	.87	.87	.88
40.	.36	.72	.79	.82	.84	.85	.86	.87	.87	.87	.88
45.	.40	.73	.80	.83	.84	.85	.86	.87	.87	.88	.88
50.	.45	.75	.81	.83	.85	.86	.87	.87	.88	.88	.88
55.	.49	.76	.82	.84	.85	.86	.87	.88	.88	.88	.88
60.	.54	.78	.83	.85	.86	.87	.87	.88	.88	.89	.89
65.	.58	.79	.84	.85	.87	.88	.88	.88	.89	.89	.89
70.	.63	.81	.85	.86	.87	.88	.88	.89	.89	.89	.89
75.	.67	.82	.85	.87	.87	.88	.89	.89	.89	.89	.89
80.	.72	.84	.86	.87	.88	.88	.89	.89	.89	.89	.89
85.	.76	.85	.87	.88	.89	.89	.89	.89	.89	.89	.89
90.	.81	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90
95.	.86	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 86

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR										
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.63	.74	.79	.81	.83	.84	.85	.85	.86	.87
5.	.04	.64	.75	.79	.82	.83	.84	.85	.86	.86	.87
10.	.09	.65	.76	.80	.82	.84	.85	.85	.86	.87	.87
15.	.13	.67	.76	.80	.83	.84	.85	.86	.86	.87	.87
20.	.18	.68	.77	.81	.83	.84	.85	.86	.86	.87	.87
25.	.22	.70	.78	.81	.83	.85	.85	.86	.87	.87	.88
30.	.27	.71	.79	.82	.84	.85	.86	.86	.87	.87	.88
35.	.31	.72	.80	.83	.84	.85	.86	.87	.87	.88	.88
40.	.36	.74	.80	.83	.85	.86	.86	.87	.87	.88	.88
45.	.40	.75	.81	.84	.85	.86	.87	.87	.87	.88	.88
50.	.45	.76	.82	.84	.85	.86	.87	.88	.88	.88	.88
55.	.49	.78	.83	.85	.86	.87	.87	.88	.88	.88	.89
60.	.54	.79	.84	.85	.86	.87	.88	.88	.89	.89	.89
65.	.58	.80	.84	.86	.87	.88	.88	.89	.89	.89	.89
70.	.63	.82	.85	.86	.87	.88	.89	.89	.89	.89	.89
75.	.67	.83	.86	.87	.88	.88	.89	.89	.89	.89	.89
80.	.72	.85	.87	.88	.88	.89	.89	.89	.89	.89	.89
85.	.76	.86	.88	.88	.89	.89	.89	.89	.89	.89	.90
90.	.81	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90
95.	.86	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 88

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR										
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.66	.76	.80	.82	.84	.85	.86	.86	.87	.87
5.	.04	.67	.77	.81	.83	.84	.85	.86	.86	.87	.87
10.	.09	.68	.78	.81	.83	.85	.86	.86	.87	.87	.88
15.	.13	.70	.78	.82	.84	.85	.86	.86	.87	.87	.88
20.	.18	.71	.79	.82	.84	.85	.86	.87	.87	.87	.88
25.	.22	.72	.80	.83	.84	.85	.86	.87	.87	.88	.88
30.	.27	.73	.80	.83	.85	.86	.86	.87	.88	.88	.88
35.	.31	.74	.81	.84	.85	.86	.87	.87	.88	.88	.89
40.	.36	.76	.82	.84	.85	.86	.87	.87	.88	.88	.89
45.	.40	.77	.82	.85	.86	.87	.87	.88	.88	.89	.89
50.	.45	.78	.83	.85	.86	.87	.87	.88	.88	.89	.89
55.	.49	.79	.84	.85	.86	.87	.87	.88	.88	.89	.89
60.	.54	.80	.84	.86	.87	.87	.88	.88	.89	.89	.89
65.	.58	.82	.85	.86	.87	.88	.88	.89	.89	.89	.89
70.	.63	.83	.86	.87	.88	.88	.89	.89	.89	.89	.89
75.	.67	.84	.86	.87	.88	.89	.89	.89	.89	.89	.89
80.	.72	.85	.87	.88	.89	.89	.89	.89	.89	.89	.89
85.	.76	.86	.88	.89	.89	.89	.89	.90	.90	.90	.90
90.	.81	.87	.88	.89	.89	.90	.90	.90	.90	.90	.90
95.	.86	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 90

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR										
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0
0.	.00	.69	.78	.82	.84	.85	.86	.86	.87	.87	.88
5.	.04	.70	.79	.82	.84	.85	.86	.87	.87	.88	.88
10.	.09	.71	.80	.83	.84	.85	.86	.87	.87	.88	.88
15.	.13	.73	.80	.83	.85	.86	.87	.87	.87	.88	.88
20.	.18	.74	.81	.84	.85	.86	.87	.88	.88	.88	.88
25.	.22	.75	.81	.84	.85	.86	.87	.88	.88	.88	.89
30.	.27	.76	.82	.84	.85	.86	.87	.88	.88	.89	.89
35.	.31	.77	.82	.85	.86	.87	.88	.88	.89	.89	.89
40.	.36	.78	.83	.85	.86	.87	.88	.89	.89	.89	.89
45.	.40	.79	.84	.86	.87	.88	.88	.89	.89	.89	.89
50.	.45	.80	.84	.86	.87	.88	.89	.89	.89	.89	.89
55.	.49	.81	.85	.86	.87	.88	.89	.89	.89	.89	.89
60.	.54	.82	.85	.86	.87	.88	.89	.89	.89	.89	.89
65.	.58	.83	.85	.87	.87	.88	.89	.89	.89	.89	.89
70.	.63	.84	.86	.87	.88	.88	.89	.89	.89	.89	.89
75.	.67	.85	.86	.87	.88	.89	.89	.89	.89	.89	.89
80.	.72	.86	.87	.88	.88	.89	.89	.89	.89	.89	.89
85.	.76	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90
90.	.81	.88	.89	.89	.89	.90	.90	.90	.90	.90	.90
95.	.86	.89	.89	.90	.90	.90	.90	.90	.90	.90	.90
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90

RCFC & WCD

HYDROLOGY MANUAL

RUNOFF COEFFICIENT CURVE DATA

PLATE D-5.7 (11 of 12)

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 92

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.73	.81	.84	.85	.86	.87	.87	.87	.88	.88	
5.	.04	.74	.81	.84	.85	.86	.87	.87	.88	.88	.88	
10.	.09	.75	.82	.84	.86	.86	.87	.87	.88	.88	.88	
15.	.13	.76	.82	.85	.86	.87	.87	.88	.88	.88	.89	
20.	.18	.76	.83	.85	.86	.87	.87	.88	.88	.88	.89	
25.	.22	.77	.83	.85	.86	.87	.87	.88	.88	.88	.89	
30.	.27	.78	.84	.85	.87	.87	.88	.88	.88	.89	.89	
35.	.31	.79	.84	.86	.87	.87	.88	.88	.88	.89	.89	
40.	.36	.80	.84	.86	.87	.88	.88	.88	.89	.89	.89	
45.	.40	.81	.85	.86	.87	.88	.88	.89	.89	.89	.90	
50.	.45	.82	.85	.87	.88	.88	.88	.89	.89	.89	.90	
55.	.49	.82	.86	.87	.88	.88	.89	.89	.89	.89	.90	
60.	.54	.83	.86	.87	.88	.88	.89	.89	.89	.89	.90	
65.	.58	.84	.87	.88	.88	.89	.89	.89	.89	.89	.90	
70.	.63	.85	.87	.88	.89	.89	.89	.89	.89	.89	.90	
75.	.67	.86	.88	.88	.89	.89	.89	.89	.89	.90	.90	
80.	.72	.87	.88	.89	.89	.89	.89	.89	.89	.90	.90	
85.	.76	.87	.89	.89	.89	.89	.89	.90	.90	.90	.90	
90.	.81	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 94

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.77	.83	.85	.86	.87	.88	.88	.88	.88	.89	
5.	.04	.78	.83	.85	.87	.87	.88	.88	.88	.89	.89	
10.	.09	.78	.84	.86	.87	.87	.88	.88	.88	.89	.89	
15.	.13	.79	.84	.86	.87	.87	.88	.88	.88	.89	.89	
20.	.18	.80	.84	.86	.87	.88	.88	.88	.89	.89	.89	
25.	.22	.80	.85	.86	.87	.88	.88	.88	.89	.89	.89	
30.	.27	.81	.85	.87	.87	.88	.88	.89	.89	.89	.89	
35.	.31	.81	.85	.87	.88	.88	.88	.89	.89	.89	.90	
40.	.36	.82	.86	.87	.88	.88	.89	.89	.89	.89	.90	
45.	.40	.83	.86	.87	.88	.88	.89	.89	.89	.90	.90	
50.	.45	.83	.86	.88	.88	.89	.89	.89	.89	.90	.90	
55.	.49	.84	.87	.88	.88	.89	.89	.89	.89	.90	.90	
60.	.54	.85	.87	.88	.89	.89	.89	.89	.89	.90	.90	
65.	.58	.85	.88	.89	.89	.89	.89	.89	.90	.90	.90	
70.	.63	.86	.88	.89	.89	.89	.89	.90	.90	.90	.90	
75.	.67	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90	
80.	.72	.87	.89	.89	.89	.89	.90	.90	.90	.90	.90	
85.	.76	.88	.89	.89	.89	.90	.90	.90	.90	.90	.90	
90.	.81	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 96

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.81	.85	.87	.88	.88	.88	.89	.89	.89	.89	
5.	.04	.81	.85	.87	.88	.88	.89	.89	.89	.89	.89	
10.	.09	.82	.86	.87	.88	.88	.89	.89	.89	.89	.89	
15.	.13	.82	.86	.87	.88	.88	.89	.89	.89	.89	.89	
20.	.18	.83	.86	.87	.88	.88	.89	.89	.89	.89	.89	
25.	.22	.83	.86	.88	.88	.89	.89	.89	.89	.89	.89	
30.	.27	.84	.87	.88	.88	.89	.89	.89	.89	.89	.89	
35.	.31	.84	.87	.88	.89	.89	.89	.89	.89	.89	.89	
40.	.36	.85	.87	.88	.89	.89	.89	.89	.89	.90	.90	
45.	.40	.85	.87	.88	.89	.89	.89	.89	.90	.90	.90	
50.	.45	.86	.88	.88	.89	.89	.89	.90	.90	.90	.90	
55.	.49	.86	.88	.89	.89	.89	.90	.90	.90	.90	.90	
60.	.54	.87	.88	.89	.89	.90	.90	.90	.90	.90	.90	
65.	.58	.87	.88	.89	.89	.90	.90	.90	.90	.90	.90	
70.	.63	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90	
75.	.67	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90	
80.	.72	.89	.89	.90	.90	.90	.90	.90	.90	.90	.90	
85.	.76	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
90.	.81	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RUNOFF COEFFICIENTS FOR RI INDEX NO. = 98

IMPERVIOUS PERCENT	INTENSITY - INCHES/HOUR											
	.0	.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	5.0	6.0	
0.	.00	.85	.88	.88	.89	.89	.89	.89	.89	.90	.90	
5.	.04	.86	.88	.88	.89	.89	.89	.89	.89	.90	.90	
10.	.09	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
15.	.13	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
20.	.18	.86	.88	.89	.89	.89	.89	.89	.89	.90	.90	
25.	.22	.87	.88	.89	.89	.89	.89	.89	.89	.90	.90	
30.	.27	.87	.88	.89	.89	.89	.89	.89	.90	.90	.90	
35.	.31	.87	.88	.89	.89	.89	.89	.90	.90	.90	.90	
40.	.36	.87	.89	.89	.89	.89	.90	.90	.90	.90	.90	
45.	.40	.87	.89	.89	.89	.89	.90	.90	.90	.90	.90	
50.	.45	.88	.89	.89	.89	.90	.90	.90	.90	.90	.90	
55.	.49	.88	.89	.89	.89	.90	.90	.90	.90	.90	.90	
60.	.54	.88	.89	.89	.90	.90	.90	.90	.90	.90	.90	
65.	.58	.88	.89	.90	.90	.90	.90	.90	.90	.90	.90	
70.	.63	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
75.	.67	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
80.	.72	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
85.	.76	.89	.90	.90	.90	.90	.90	.90	.90	.90	.90	
90.	.81	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
95.	.86	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	
100.	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	.90	

RCFC & WCD

HYDROLOGY MANUAL

RUNOFF COEFFICIENT CURVE DATA

PLATE D-5.7 (12 of 12)

Existing Basin A

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
A1-A2	ti	104	1.6		N/A	N/A		0.27
A2-A3	tt1	690	7.1	0.01029	10	10	10	9.40

		10 yr	100 yr	Source
Initial Subarea	tci (min)	6	6	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Mira Loma
	Runoff Index Number	91	97	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Grass
	Runoff Coefficient C	0.9	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.27	0.27	
	Discharge Q (cfs)	0.61	0.87	
Tt1	Velocity (ft/s)	0.37	0.43	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	690	690	
	Tt (min)	31	27	Divide L by V*60s/min
	tc_1	37	33	ti+tt
	I (in/hr)	0.915	0.975	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.9	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	9.40	9.40	
	Discharge Q (cfs)	7.74	8.25	

Proposed Basin A

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
A1-A2	ti	103.9	1.4					0.08
A2-A3	tt1	402.2	2.9	0.00721	1	1	1	1.72

		10 yr	100 yr	Source
Initial Subarea	tci (min)	6	6	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual Canyon Lake
	Runoff Index Number	69	84	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Graded land
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.08	0.08	
	Discharge Q (cfs)	0.18	0.26	
Tt1	Velocity (ft/s)	1.8	2.04	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	402.2	402.2	
	Tt (min)	4	3	Divide L by V*60s/min
	tc_1	10	9	ti+tt
	I (in/hr)	1.88	2.84	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	1.72	1.72	
	Discharge Q (cfs)	2.89	4.41	

Proposed Basin B

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
B1-B2	ti	100	1.8		N/A	N/A		0.08
B2-B3	tt1	154.5	1.3	0.008414	4	4	1	1.20

		10 yr	100 yr	Source
Initial Subarea	tci (min)	5	5	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.75	3.92	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Index Number	69	84	
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.08	0.08	
	Discharge Q (cfs)	**0.20**	**0.29**	
Tt1	Velocity (ft/s)	1.86	2.12	Plug Q and channel info into flowmaster, solve for normal depth
	L of Flow Path (ft)	154.5	154.5	
	Tt (min)	1	1	Divide L by V*60s/min
	tc_1	6	6	ti+tt
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	1.20	1.20	
	Discharge Q (cfs)	**2.65**	**3.83**	

Proposed Basin C

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
C1-C2	ti	106.5	1.9		N/A	N/A		0.11
C2-C3	tt1	696	7.8	0.011207	2%	1%	0	2.89

		10 yr	100 yr	Source
Initial Subarea	tci (min)	6	6	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual Canyon Lake
	Runoff Index Number	69	84	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Graded land
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.11	0.11	
	Discharge Q (cfs)	0.24	0.35	
Tt1	Velocity (ft/s)	1.08	1.19	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	696	696	
	Tt (min)	11	10	Divide L by V*60s/min
	tc_1	17	16	ti+tt
	I (in/hr)	1.4	2.07	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.89	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	2.89	2.89	
	Discharge Q (cfs)	3.61	5.33	

Proposed Basin D

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
D1-D2	ti	194.3	2					0.07
D2-D3	tt1	610.6	3.8	0.006223	1	1	1	2.60

		10 yr	100 yr	Source
	tci (min)	7.5	7.5	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.2	3.15	Plate D-4.1 (5 of 6, Riverside), Riverside County Hydrology Manual
Initial	Runoff Index Number	69	84	Plate 5.5 and 5.7
Subarea	Runoff Coefficient C	0.89	0.9	Plate D-5.7 Riverside County Hydrology Manual
	Area (ac)	0.07	0.07	
	Discharge Q (cfs)	0.13	0.19	
	Velocity (ft/s)	1.68	1.92	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	610.6	610.6	
	Tt (min)	6	5	Divide L by V*60s/min
Tt1	tc_1	14	13	ti+tt
	I (in/hr)	1.56	2.32	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 Riverside County Hydrology Manual
	Area (ac)	2.60	2.60	
	Discharge Q (cfs)	3.62	5.44	

Proposed Basin E

Node		L (ft)	H Diff (ft)	Channel Slope	Left slope	Right Slope	Bottom Width	Area (ac)
E1-E2	ti	107	2		N/A	N/A		0.08
E2-E3	tt1	86.8	0.6	0.006912	4	4	4	0.62

		10 yr	100 yr	Source
Initial Subarea	tci (min)	5	5	Plate D-3, Riverside County Hydrology Manual Minimum of 5 minutes used
	I (in/hr)	2.75	3.92	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual Canyon Lake
	Runoff Index Number	69	84	Plate D-5.7 (1 of 12) and Plate D-5.5 (1 of 2), Graded land
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.08	0.08	
	Discharge Q (cfs)	**0.19**	**0.27**	
Tt1	Velocity (ft/s)	1.28	1.4	Plug Q and channel info into flowmaster, solve for normal depth to get V
	L of Flow Path (ft)	86.8	86.8	
	Tt (min)	1	1	Divide L by V*60s/min
	tc_1	6	6	ti+tt
	I (in/hr)	2.48	3.55	Plate D-4.1 (1 of 6), Riverside County Hydrology Manual
	Runoff Coefficient C	0.89	0.9	Plate D-5.7 (10 of 12), Riverside County Hydrology Manual
	Area (ac)	0.62	0.62	
	Discharge Q (cfs)	**1.37**	**1.99**	

Trapezoidal Channel (DrainageStudy_U4L3.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (%)	Right Side Slope (%)	Bottom Width (ft)	Discharge (cfs)	Flow Area (ft²)	Wetted Perimeter (ft)
D1-10 yr	Normal Depth	Manning Formula	0.013	0.00822	0.09	100.00	100.00	1.80	0.17	0.10	1.26
D1-100 yr	Normal Depth	Manning Formula	0.013	0.00822	0.12	100.00	100.00	1.80	0.25	0.13	1.33
A1-10 yr	Normal Depth	Manning Formula	0.013	0.00721	0.09	100.00	100.00	1.80	0.16	0.10	1.26
A1-100 yr	Normal Depth	Manning Formula	0.013	0.00721	0.11	100.00	100.00	1.80	0.25	0.13	1.32
B1-10 yr	Normal Depth	Manning Formula	0.013	0.00721	0.10	100.00	100.00	1.80	0.20	0.11	1.28
B1-100 yr	Normal Depth	Manning Formula	0.013	0.00721	0.12	100.00	100.00	1.80	0.29	0.14	1.35
East-10 yr	Normal Depth	Manning Formula	0.020	0.01500	0.01	0.50	0.50	200.00	0.61	1.65	203.27
East-100 yr	Normal Depth	Manning Formula	0.020	0.01500	0.01	0.50	0.50	200.00	0.87	2.03	204.01

Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type	Notes	Messages
0.08	1.19	0.09	0.00636	1.88	0.04	0.14	1.61	Supercritical		
0.10	1.23	0.12	0.00570	1.82	0.05	0.17	1.04	Supercritical		
0.08	1.18	0.10	0.00681	1.90	0.05	0.14	1.09	Supercritical		
0.10	1.23	0.12	0.00569	2.04	0.06	0.18	1.12	Supercritical		
0.08	1.20	0.10	0.00620	1.86	0.05	0.15	1.10	Supercritical		
0.10	1.24	0.13	0.00561	2.12	0.07	0.19	1.12	Supercritical		
0.01	203.27	0.01	0.03115	0.37	0.00	0.01	0.73	Subcritical		
0.01	204.01	0.01	0.02855	0.43	0.00	0.01	0.76	Subcritical		

Triangular Channel (DrainageStudy_U4L3.fm8) Report

Label	Solve For	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)
C1-10 yr	Normal Depth	Manning Formula	0.013	0.01100	0.05
C1-100 yr	Normal Depth	Manning Formula	0.013	0.01100	0.06
E1-10 yr	Normal Depth	Manning Formula	0.013	0.00700	0.10
E1-100 yr	Normal Depth	Manning Formula	0.013	0.00700	0.12

Left Side Slope (%)	Right Side Slope (%)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)
2.00	1.00	0.24	0.22	8.17	0.03	8.17
2.00	1.00	0.35	0.29	9.39	0.03	9.39
200.00	3.50	0.19	0.15	3.00	0.05	2.94
200.00	3.50	0.27	0.19	3.42	0.06	3.35

Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
0.06	0.00804	1.08	0.02	0.07	1.15	Supercritical
0.07	0.00763	1.19	0.02	0.08	1.19	Supercritical
0.10	0.00700	1.28	0.03	0.13	1.00	Critical
0.12	0.00654	1.40	0.03	0.15	1.03	Supercritical

Triangular Channel (DrainageStudy_U4L3.fm8) Report

Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type

Notes	Messages

APPENDIX B

HYDRAULIC CALCULATIONS (10-YEAR AND 100-YEAR)

Worksheet for Pipe from North Filtera to Confluence with Pevious

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	1.00000	%
Diameter	12.00	in
Discharge	2.89	ft³/s

Results

Normal Depth	0.57	ft
Flow Area	0.46	ft²
Wetted Perimeter	1.72	ft
Hydraulic Radius	0.27	ft
Top Width	0.99	ft
Critical Depth	0.73	ft
Percent Full	57.2	%
Critical Slope	0.00501	ft/ft
Velocity	6.22	ft/s
Velocity Head	0.60	ft
Specific Energy	1.17	ft
Froude Number	1.60	
Maximum Discharge	4.98	ft³/s
Discharge Full	4.63	ft³/s
Slope Full	0.00369	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	57.22	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe from North Filtera to Confluence with Pevious

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.57	ft
Critical Depth	0.73	ft
Channel Slope	1.00000	%
Critical Slope	0.00501	ft/ft

Worksheet for Pipe from North filtera-Pervious Confluence to Outlet

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.100	
Channel Slope	4.00000	%
Diameter	24.00	in
Discharge	5.54	ft³/s

Results

Normal Depth	1.54	ft
Flow Area	2.60	ft²
Wetted Perimeter	4.29	ft
Hydraulic Radius	0.61	ft
Top Width	1.68	ft
Critical Depth	0.83	ft
Percent Full	77.2	%
Critical Slope	0.27221	ft/ft
Velocity	2.13	ft/s
Velocity Head	0.07	ft
Specific Energy	1.61	ft
Froude Number	0.30	
Maximum Discharge	6.33	ft³/s
Discharge Full	5.88	ft³/s
Slope Full	0.03549	ft/ft
Flow Type	SubCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	77.19	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe from North filtera-Pervious Confluence to Outlet

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.54	ft
Critical Depth	0.83	ft
Channel Slope	4.00000	%
Critical Slope	0.27221	ft/ft

Worksheet for Pipe From South Filteria to Truck Court

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	1.35000	%
Diameter	18.00	in
Discharge	4.99	ft³/s

Results

Normal Depth	0.58	ft
Flow Area	0.63	ft²
Wetted Perimeter	2.01	ft
Hydraulic Radius	0.31	ft
Top Width	1.46	ft
Critical Depth	0.86	ft
Percent Full	38.5	%
Critical Slope	0.00341	ft/ft
Velocity	7.95	ft/s
Velocity Head	0.98	ft
Specific Energy	1.56	ft
Froude Number	2.14	
Maximum Discharge	17.07	ft³/s
Discharge Full	15.87	ft³/s
Slope Full	0.00134	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	38.53	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe From South Filteria to Truck Court

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.58	ft
Critical Depth	0.86	ft
Channel Slope	1.35000	%
Critical Slope	0.00341	ft/ft

Worksheet for Pipe From Truck Court to Outlet Pipe

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	0.50000	%
Diameter	18.00	in
Discharge	8.99	ft³/s

Results

Normal Depth	1.15	ft
Flow Area	1.45	ft²
Wetted Perimeter	3.19	ft
Hydraulic Radius	0.45	ft
Top Width	1.27	ft
Critical Depth	1.16	ft
Percent Full	76.4	%
Critical Slope	0.00486	ft/ft
Velocity	6.21	ft/s
Velocity Head	0.60	ft
Specific Energy	1.74	ft
Froude Number	1.03	
Maximum Discharge	10.39	ft³/s
Discharge Full	9.66	ft³/s
Slope Full	0.00433	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	76.39	%
Downstream Velocity	Infinity	ft/s

Worksheet for Pipe From Truck Court to Outlet Pipe

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	1.15	ft
Critical Depth	1.16	ft
Channel Slope	0.50000	%
Critical Slope	0.00486	ft/ft

Southern Pipe from Pervious PVMNT to Filteria CB

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.010	
Channel Slope	10.66000	%
Diameter	8.00	in
Discharge	3.62	ft³/s

Results

Normal Depth	0.41	ft
Flow Area	0.23	ft²
Wetted Perimeter	1.21	ft
Hydraulic Radius	0.19	ft
Top Width	0.65	ft
Critical Depth	0.66	ft
Percent Full	62.0	%
Critical Slope	0.04980	ft/ft
Velocity	15.92	ft/s
Velocity Head	3.94	ft
Specific Energy	4.35	ft
Froude Number	4.74	
Maximum Discharge	5.52	ft³/s
Discharge Full	5.13	ft³/s
Slope Full	0.05311	ft/ft
Flow Type	SuperCritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Average End Depth Over Rise	0.00	%
Normal Depth Over Rise	62.00	%
Downstream Velocity	Infinity	ft/s

Southern Pipe from Pervious PVMNT to Filteria CB

GVF Output Data

Upstream Velocity	Infinity	ft/s
Normal Depth	0.41	ft
Critical Depth	0.66	ft
Channel Slope	10.66000	%
Critical Slope	0.04980	ft/ft

APPENDIX C

GRADING AND DRAINAGE PLANS

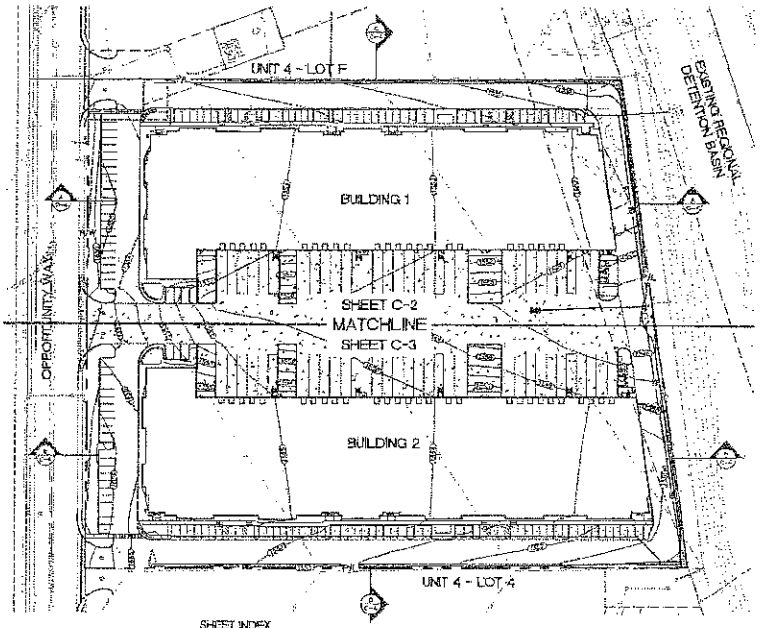
PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

MERIDIAN UNIT 4 - LOT 3



VICINITY MAP



LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY/RIGHT-OF-WAY	
EXISTING EASEMENT	
EXISTING STREET LIGHT	
EXISTING FIRE HYDRANT	
EXISTING CONTOUR	
EXISTING STORM DRAIN	
PROPOSED CONTOUR	
GRADING LIMITS	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN	
PROPOSED SEWER	
PROPOSED TREE	
PROPOSED WATER	
PROPOSED STORM DRAIN MANHOLE	
PROPOSED FIRE HYDRANT	
PROPOSED CONCRETE PAVEMENT	
PROPOSED PERVIOUS PAVEMENT	
PROPOSED ASPHALTIC CONCRETE PAVEMENT	



SHEET INDEX

COVER SHEET
GRADING AND DRAINAGE PLAN
GRADING CROSS SECTIONS

OWNER/APPLICANT

JH REALTY GROUP
3000 PEARL LEVINE BOULEVARD
ORCHARD, CA 91234
(909) 541-0000

ASSESSOR'S PARCEL NUMBER

324-074-33

GRADING QUANTITIES

CUT: 7,000 CY
FILL: 6,500 CY
NET: 500 CY

GENERAL NOTES

1. GROSS ACREAGE: 3.5 ± ACRES
2. EXISTING ZONING – BUSINESS PARK
3. PROPOSED ZONING – BUSINESS PARK
4. PERMITS:
   - SEWER – MORENO MUNICIPAL WATER DISTRICT
   - WATER – MORENO MUNICIPAL WATER DISTRICT
   - GAS & ELECTRIC – SAN DIEGO GAS & ELECTRIC
   - TELEPHONE – REGIONAL TELEPHONE (T-Mobile)
   - FIRE – RIVERSIDE COUNTY FIRE DEPARTMENT
5. STORM DRAIN IMPROVEMENTS WILL BE ACCOMPLISHED THROUGH CONSTRUCTION OF THE EAST REGIONAL DETENTION BASIN TO SERVE THE OVERALL PROJECT.

ABBREVIATIONS

EASEMENT	ESMT
EXISTING	EXIST
EMBEDDED STEEL	EMBED STEEL
CONCRETE SURFACE	CONC SURF
FURNISH	FURN
PROPOSED	PROP
RIGHT OF WAY	R/W
TOP OF CURB	TOC
TOP OF RAIL	TOR
MAINE (EASTING)	ME

NORTH

GRAPHIC SCALE IN FEET
40 0 80

Kimley»Horn

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 4 - LOT 3
OF TRACT NO. 30847

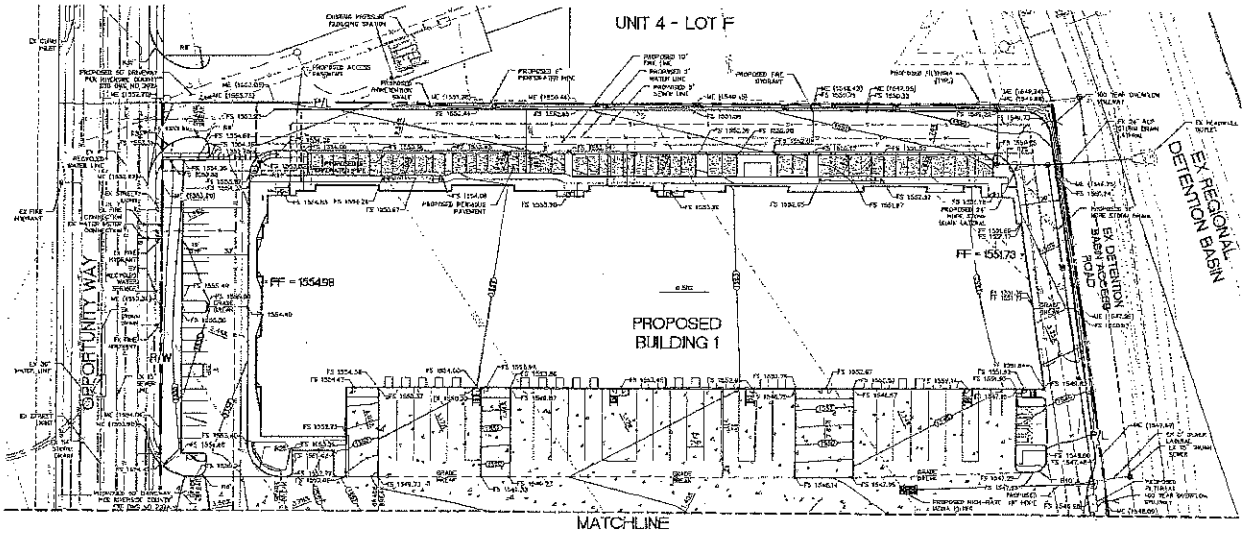
CLIENT ADDRESS:
JH REALTY GROUP
3000 PEARL LEVINE BOULEVARD
ORCHARD, CA 91234
(909) 541-0000

APN: 324-074-33

Project No. 191299000

Sheet Title: COVER SHEET

Sheet No. C-1



MARCH JOINT POWERS AUTHORITY

PRELIMINARY GRADING AND DRAINAGE PLAN

MERIDIAN UNIT 4 - LOT 9

OF TRACT NO. 30857

CLIENT / ADDRESS:

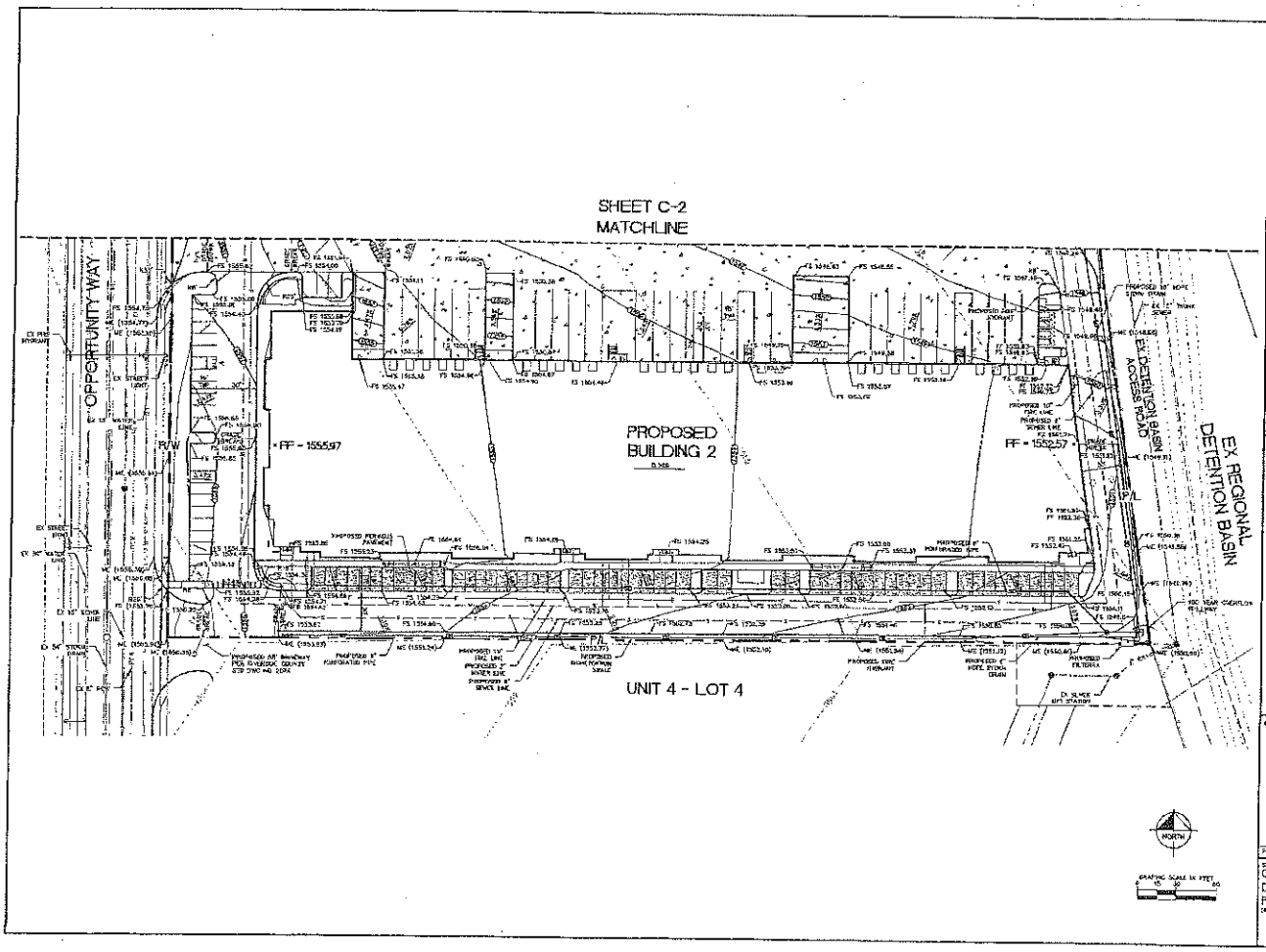
JK REALTY GROUP
3200 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
(909) 944-2300

APN: 294-081-(402)

PROJECT NO. 053180000

Sheet Title:
GRADING AND DRAINAGE PLAN

Sheet No.
C-2

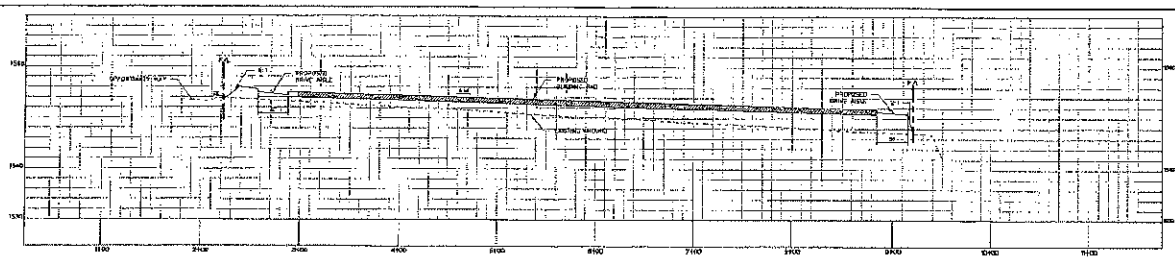


Kimley»Horn

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 4 - LOT 3
OF TRACT NO. 30557

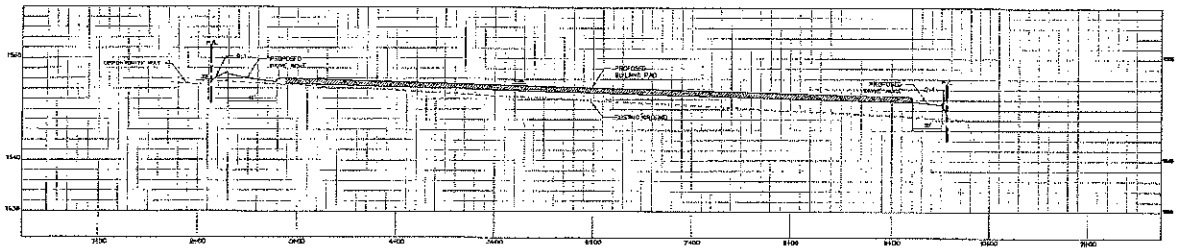
GRADING AND DRAINAGE PLAN

C-3



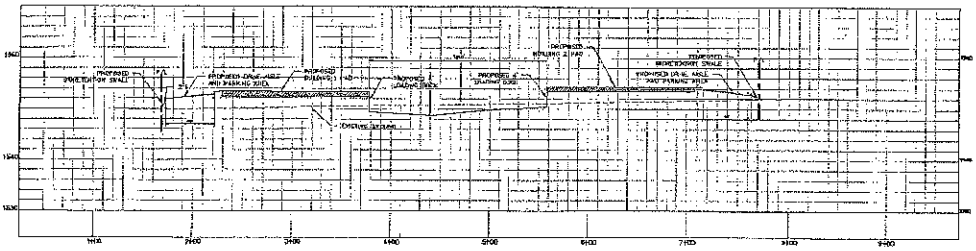
BUILDING 1 CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



BUILDING 2 CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



SITE CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

Kimley»Horn

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
HERKMAN UNIT 4 - LOT 3
OF TRACT NO. 30867

CLIENT ADDRESS:

JH REALTY GROUP
3535 INLAND EMPIRE
BOULEVARD
ONTARIO, CA 91764
(909) 941-0328

APN: 294-070-003

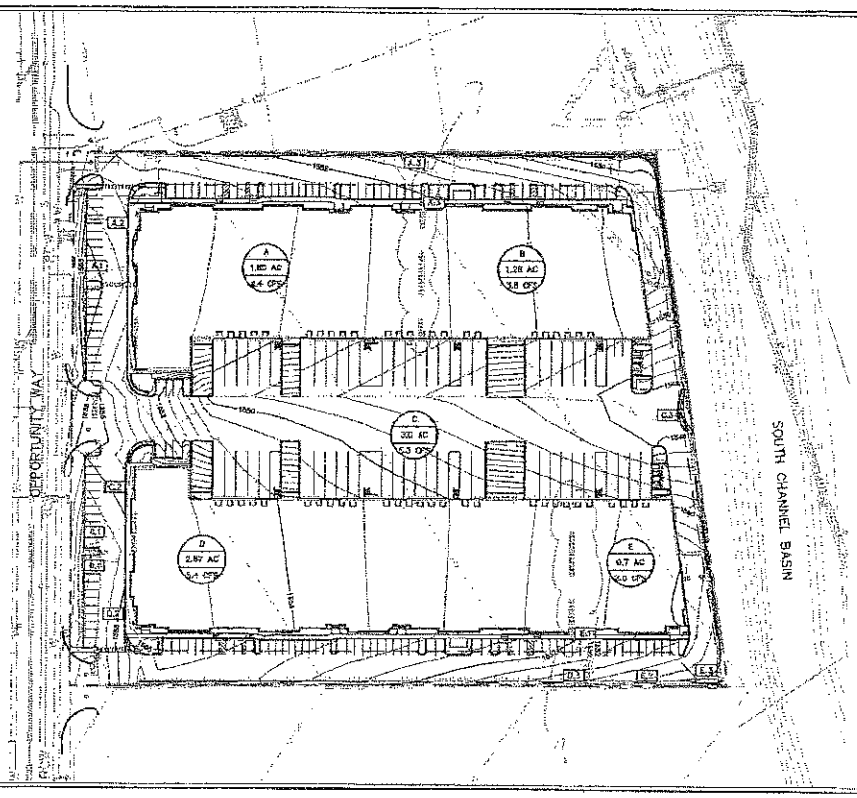
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Sheet Title:
GRADING
CROSS
SECTIONS

Sheet No.
C-4

EXHIBIT A

EXISTING HYDROLOGY MAP



LEGEND:

- FLOW PATH
- DRAINAGE AREA LABELS (AREA NUMBER AND ACREAGE)
  - ACRES
  - CFS
- DRAINAGE AREA BOUNDARY
- PROPERTY LINE
- SD — STORM DRAIN

NORTH

DRAWING SCALE IN FEET 0 30 60 120

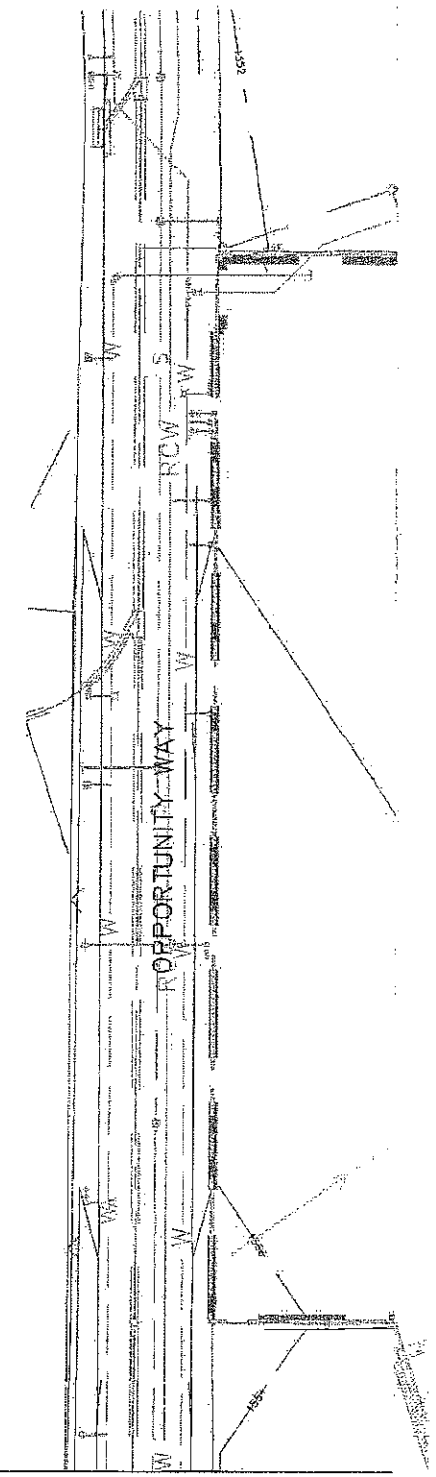
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Kimley»Horn

401 B Street, Suite 600, San Diego, California 92101
Phone: 619.234.9411 | www.kimley-horn.com

June 2015

PROPOSED HYDROLOGY MAP
UNIT 4 LOT 3



LEGEND:

FLOW PATH

DA#
AREA
Q100
ACRES
CFS
DRAINAGE AREA LABELS (AREA NUMBER AND ACREAGE)

DRAINAGE AREA BOUNDARY

PROPERTY LINE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

K:\SND_LDEV\095598000-Unit 4 Lot 3\Design\Exhibits\Exhibit_Existing_Hydrology.dwg 6-15-15-4:31 PM

Kimley»Horn
401 B Street, Suite 600, San Diego, California 92101
Phone: 619.234.9411 | www.kimley-horn.com

June 2015

EXHIBIT A: EXISTING HYDROLOGY MAP

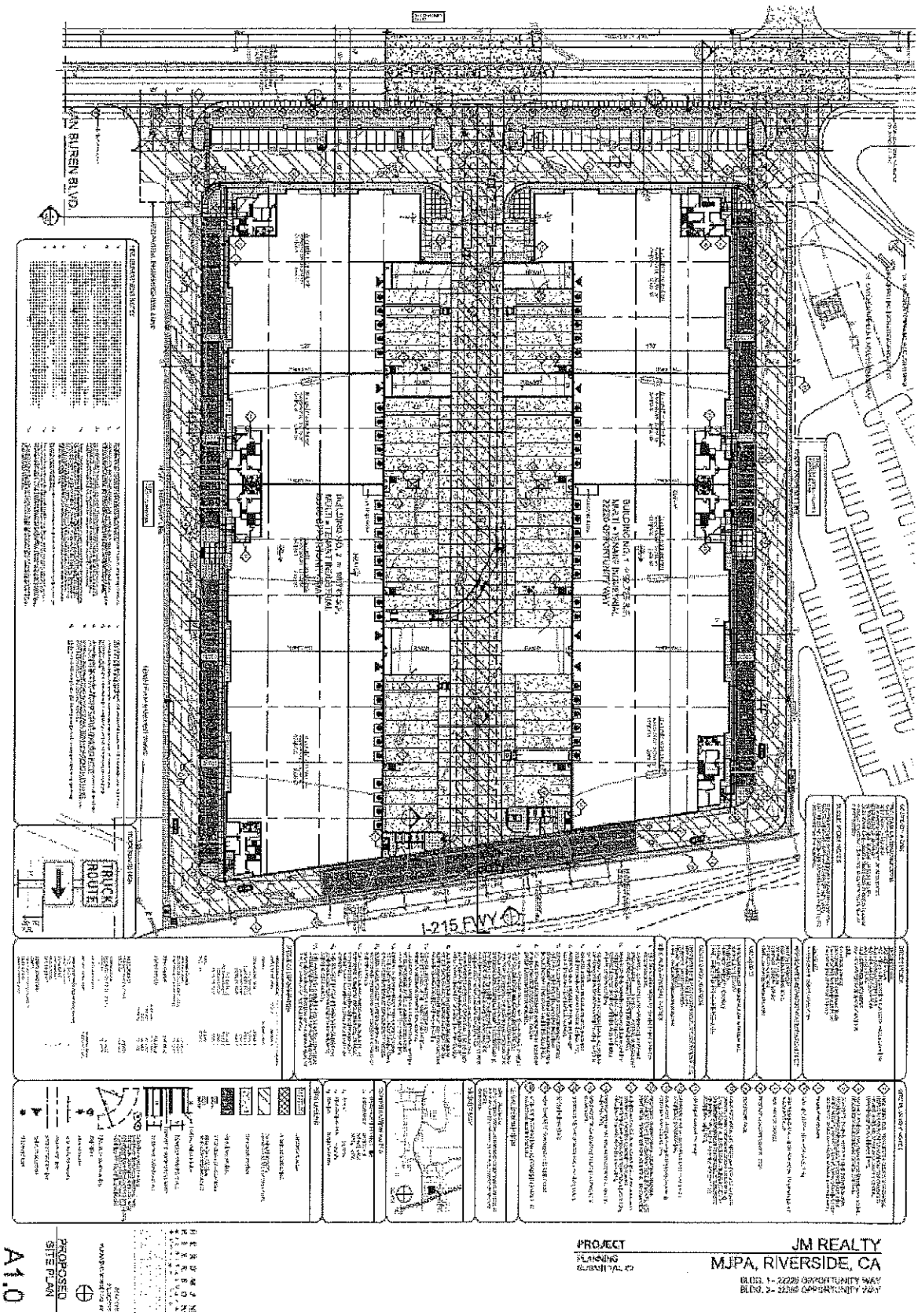
MERIDIAN UNIT 4 - LOT 3

EXHIBIT B

PROPOSED HYDROLOGY MAP

EXHIBIT "B"

Project Entitlements


VAN BUREN BLVD
I-215 FWY
TRUCK ROUTE
PROJECT
JM REALTY
MJPA, RIVERSIDE, CA
PROPOSED SITE PLAN
A1.0

JM REALTY
MJPA, RIVERSIDE, CA
SIGHT LINE SCREEN WALLS
A1.1

JM REALTY
MJPA, RIVERSIDE, CA

A2.0

JM REA
MJPA, RIVERSIDE
PROJECT
EXTERIOR ELEVATIONS & SECTIONS
A4.0

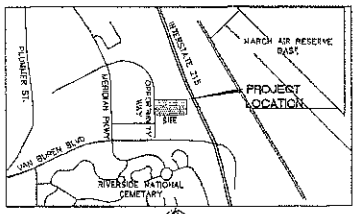
JM REALTY
MJPA, RIVERSIDE, CA
A4.1

21317.00038\19836101.1

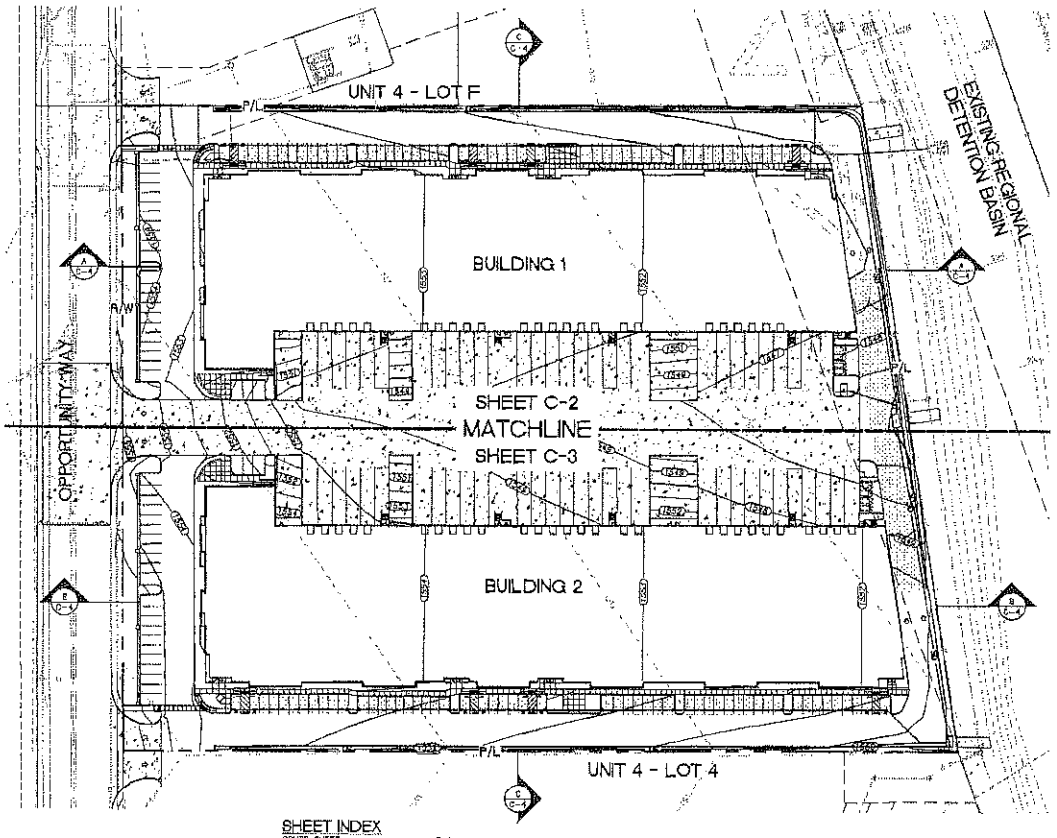
PRELIMINARY GRADING AND DRAINAGE PLAN

FOR

MERIDIAN UNIT 4 - LOT 3 (PP15-01)

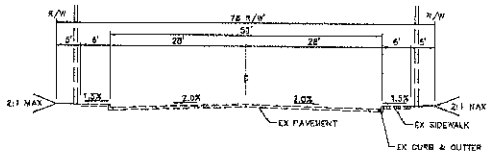


VICINITY MAP
NOT TO SCALE



LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY/RIGHT-OF-WAY	
EXISTING EASEMENT	
EXISTING STREET LIGHT	
EXISTING FIRE HYDRANT	
EXISTING CONTOUR	
EXISTING STORM DRAIN	
PROPOSED CONTOUR	
GRADING LIMITS	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN	
PROPOSED SEWER	
PROPOSED FIRE	
PROPOSED WATER	
PROPOSED STORM DRAIN INLET	
PROPOSED FILTERRA	
PROPOSED PCC PAVEMENT	
PROPOSED PERMEOUS PAVEMENT	
PROPOSED STANDARD DUTY PAVEMENT	



OPPORTUNITY WAY
TWO LANE INDUSTRIAL LOCAL
N.T.S.

SHEET INDEX

COVER SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2 TO C-3
GRADING CROSS SECTIONS	C-4

OWNER/APPLICANT

JM REALTY GROUP
3535 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
(909) 941-2520

ASSESSOR'S PARCEL NUMBER

294-070-031

GRADING QUANTITIES

CUT: 7,700 CYD
FILL: 22,240 CYD
NET: 14,400 CYD

GENERAL NOTES:

1. GROSS ACREAGE: 9.9 ± ACRES
2. EXISTING ZONING – BUSINESS PARK
3. PROPOSED ZONING – BUSINESS PARK
4. DISTRICTS:

SEWER –	WESTERN MUNICIPAL WATER DISTRICT
WATER –	WESTERN MUNICIPAL WATER DISTRICT
GAS & ELECTRIC –	SO. CAL. EDISON (SCE)
TELEPHONE –	GENERAL TELEPHONE (GTE)
FIRE –	RIVERSIDE COUNTY FIRE DEPARTMENT

5. STORM DRAIN DETENTION WILL BE ACCOMPLISHED THROUGH UTILIZATION OF THE EAST REGIONAL DETENTION BASIN TO SERVE THE OVERALL PROJECT.

ABBREVIATIONS

EASEMENT	ESMT
EXISTING	EX
FINISHED GROUND	FG
FINISHED SURFACE	FS
FLOWLINE	FL
PROPERTY LINE	P/L
RIGHT OF WAY	R/W
TOP OF CURB	TC
TOP OF WALL	TW
MATCH EXISTING	ME

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MARCH JOINT POWERS AUTHORITY

Kimley»Horn
401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
PAUL R. FORD
No. 76764
CIVIL
STATE OF CALIFORNIA

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 4 - LOT 3
OF TRACT NO. 30857

CLIENT ADDRESS:

JM REALTY GROUP
3535 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
(909) 941-2520

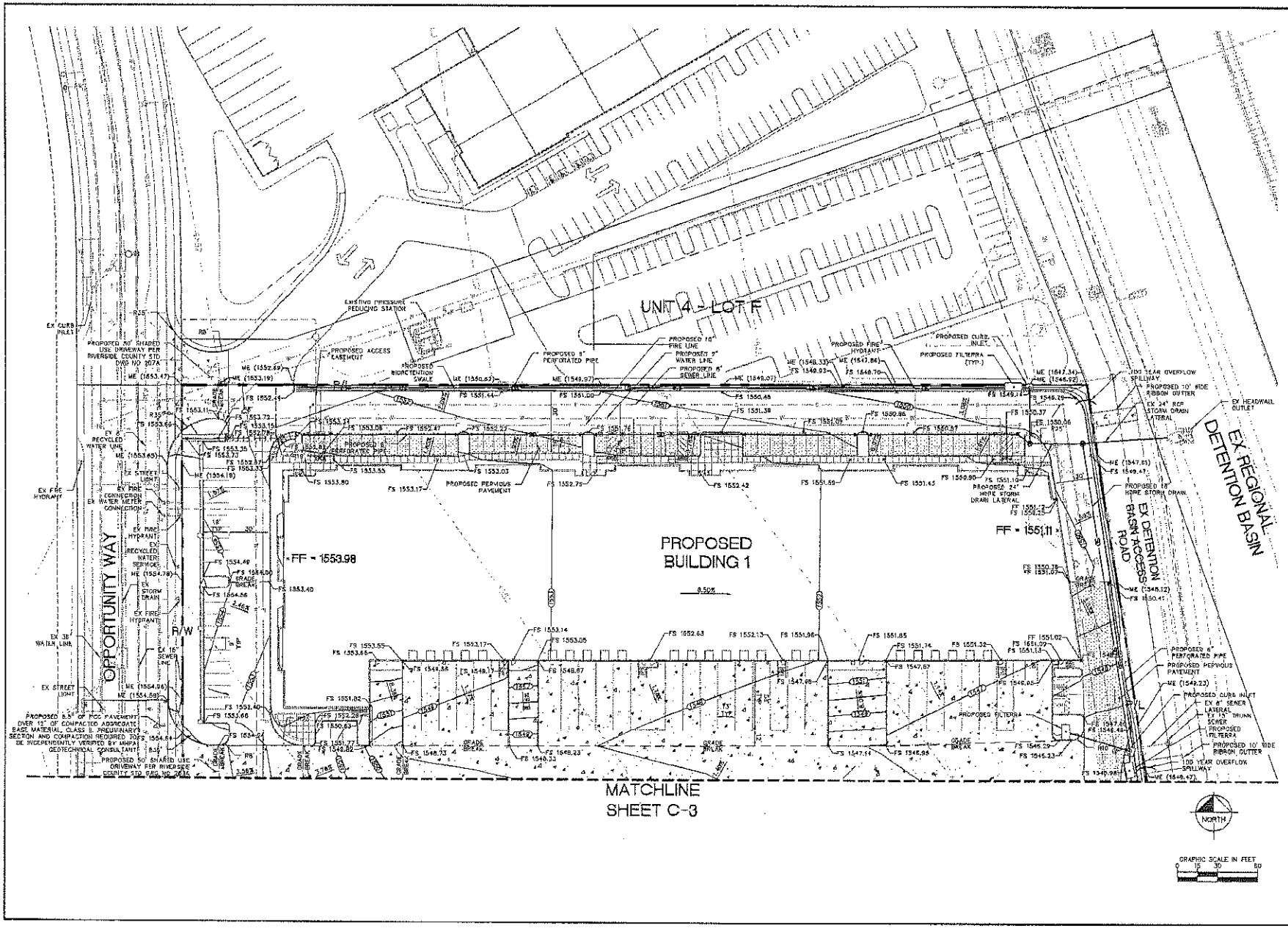
APN: 294-070-031

Project No. 019190000

Sheet Title:
COVER SHEET

Sheet No.
C-1

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MARCH JOINT POWERS AUTHORITY

Kimley»Horn

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
(619) 234-9411
myname@KIMLEY-HORN.COM

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 4 - LOT 3
OF TRACT NO. 30857

CLIENT ADDRESS:

JM REALTY GROUP
3535 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
(909) 941-2520

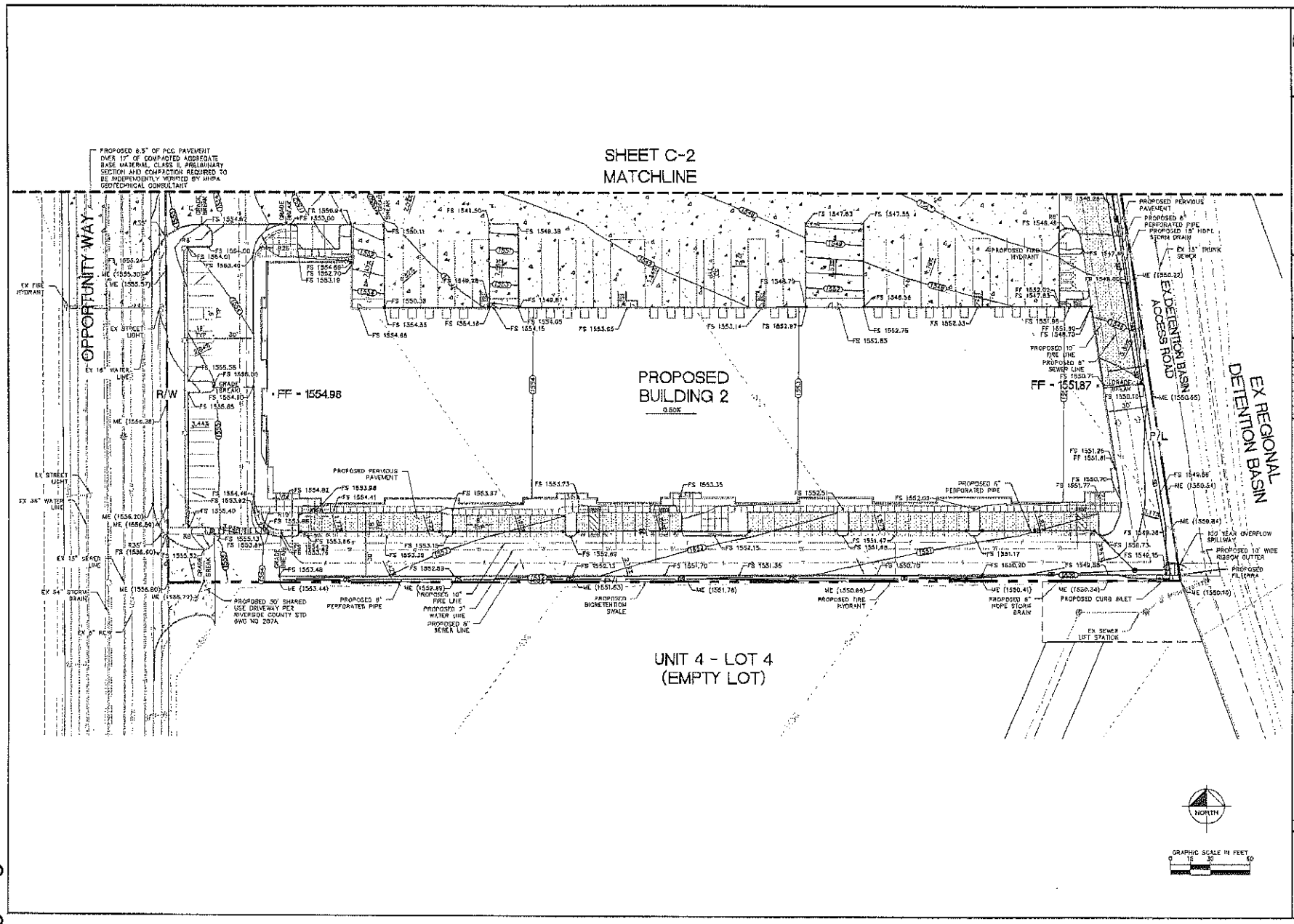
APN: 294-070-031

Project No. 085998000

Sheet Title:
GRADING AND DRAINAGE PLAN

Sheet No.
C-2

K:\SDG\085998000-Unit 4 Lot 3\Civil\Sheets\C-2 GRADING AND DRAINAGE PLAN.dwg 8/06/25 2:01 PM



MARCH JOINT POWERS AUTHORITY

Kimley»Horn

3611 B STREET, SUITE 600, SAN DIEGO, CA 92101
(619) 234-9411
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
No. 76134
CIVIL
STATE OF CALIFORNIA

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY
PRELIMINARY GRADING AND DRAINAGE PLAN
MEPHOMAN UNIT 4 - LOT 3
OF TRACT NO. 30857

CLIENT ADDRESS:

JM REALTY GROUP
3535 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
(909) 941-2520

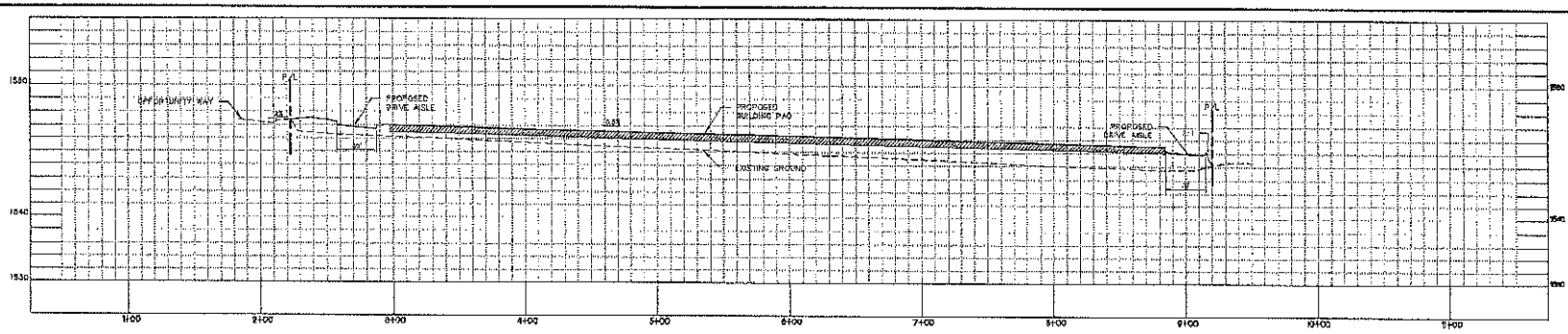
APN: 294-070-031

Project No. 085998000

Sheet Title:
GRADING AND DRAINAGE PLAN

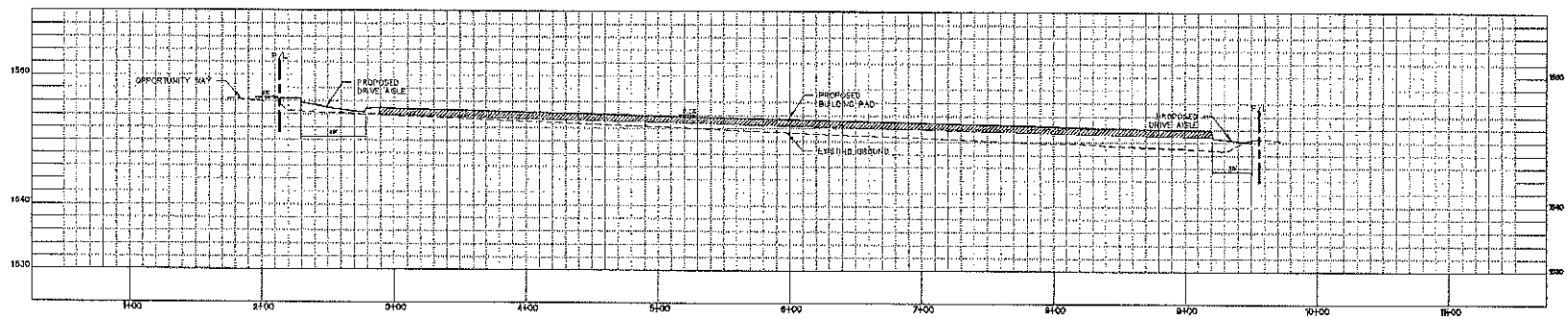
Sheet No.
C-3

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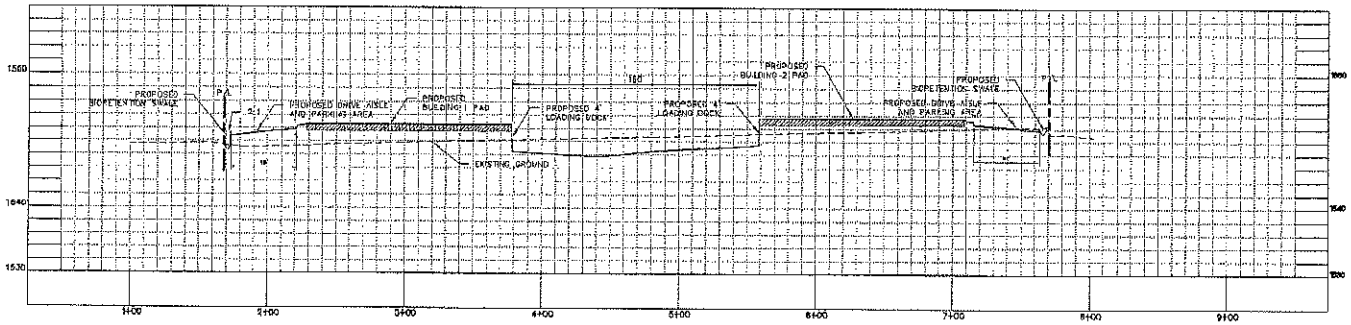
BUILDING 1 CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'



BUILDING 2 CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'



SITE CROSS SECTION

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=8'

MARCH JOINT POWERS AUTHORITY

Kimley»Horn
401 B STREET, SUITE 1600, SAN DIEGO, CA 92101
(619) 234-9411
www.KimleyHorn.com

REGISTERED PROFESSIONAL ENGINEER
MARK W. CRAWFORD
No. 26514
CIVIL
STATE OF CALIFORNIA

Date Issued	Remarks

MARCH JOINT POWERS AUTHORITY

PRELIMINARY GRADING AND DRAINAGE PLAN
MERIDIAN UNIT 4 – LOT 3
OF TRACT NO. 30857

CLIENT ADDRESS:

JM REALTY GROUP
3536 INLAND EMPIRE BOULEVARD
ONTARIO, CA 91764
(909) 941-2620

APN: 294-070-031

Project No. 063998000

Sheet Title:
GRADING CROSS SECTIONS

Sheet No.
C-4

EXHIBIT "C"

Conditions of Approval

PLANNING DEPARTMENT General Planning Conditions:

1. The site shall be developed in accordance with the approved Variance No. 15-01 and Plot Plan 15-01, on file in the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Director 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, SEIR Mitigation Measures (Table I-1 of SEIR) and the Conditions of Approval shall prevail unless modified herein. (MJPA9.13)

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

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

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

11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

12. 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)

13. 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)

14. 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)

15. 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)

16. 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)

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

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

19. Applicant shall include Mitigation Measures Compliance Checklist for the Project on Construction Plans for Planning staff review and sign off.

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

1. Prior to obtaining a building permit, a site/building-specific acoustical report shall be prepared by an acoustical engineer or professional acoustician showing that interior noise levels within all habitable rooms do not to exceed 45 dB Ldn or CNEL for all new noise sensitive receptors (inclusive of transient lodging, educational facilities, and childcare facilities) which are identified as Conditionally Acceptable Uses consistent with Figure IV.H-3, State of California Noise Compatibility Chart. Normally Unacceptable Uses identified in Figure IV.H-3, State of California Noise

Compatibility Chart shall not be allowed. The recommendations of the noise report shall be mandatory and binding on the proposed development. Noise reduction measures may include specific window treatments, such as dual glazing, and mechanical ventilation when the 45 dBA CNEL limit can only be achieved with a closed window condition. (MMRP)

2. 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)

3. 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)

4. 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)

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

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

7. 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.

8. 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)

9. 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. (MJPA9.08.100)

10. 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.

11. 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:

1. 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)

2. 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.).

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

4. 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)

5. 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)

6. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one 6- sq./ft. sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

Landscape Provisions (Timing Varies)

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

2. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#09-05).

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

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

5. All 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).

6. 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)

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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)

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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).

7. The development shall be subject to all requirements of the March JPA NPDES Guidelines Provision 1.8, which establishes stormwater/urban runoff management and discharge controls. These ensure compliance with federal regulations, subsequent amendments, revisions, or ordinances.

8. 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)

1. 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)

2. 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)

3. 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)

4. 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.

5. 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)

6. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

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

8. 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)

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

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

11. 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)

12. 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)

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

ENGINEERING COMMENTS, TRILAKE ENGINEERING

With respect to the Conditions of Approval for the above referenced 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. Reference is made to RCFC letter dated July 27, 2015 (attached); the applicant shall comply with the requirements stated in said letter.

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 for review and approval. The report shall address the offsite flow, accumulative onsite runoff, and the impact to adjacent downstream properties.

d. All grading and drainage improvements shall comply with NPDES and Best Management Practices. Erosion control plans shall be

prepared and submitted to Water Quality Board and the MJPA Public Works Engineer as part of the grading plans.

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

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

2. Additional streetlights or relocation of streetlights may be required per Riverside County and Southern California Edison standards and JPA. Streetlights shall be located along east side of Opportunity Way as determined by JPA.

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

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

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

6. Driveway approaches shall be installed per Riverside County standards for commercial driveways in compliance with ADA requirements and standards. Reciprocal access easement for the benefit of southerly property owner shall be recorded prior to issuance of any permit. Modification to northerly access as shown on site plan may require review and concurrence of easement owner.

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

8. The improvements on Opportunity Way is existing and if damaged during construction of this project shall be removed and replaced to the satisfaction of MJPA. Opportunity Way along east side of centerline will require application of slurry seal.

9. Construction of proposed improvements over existing easements (if any) will require the appropriate agency approval.

10. Concrete intersections along Opportunity Way intersections with proposed and existing driveways shall be installed as approved by JPA. The limits of the concrete intersection for both northerly and center driveways shall be determined during project plan review and approval as determined by JPA.

RIVERSIDE COUNTY FLOOD CONTROL

1. Proposed onsite sump locations propose the 100-year emergency flow to pond and sheet flow over the access road and into the south basin. Adequate protection of the access road should be provided or an alternate flow path should be provided.

2. Preliminary WQMP approval letter should be provided.

3. An encroachment permit should be obtained prior to construction of any connection into District owned and operated facilities.

BUILDING DEPARTMENT, WILLDAN

Provide 2 sets of plans and calculations along with a soils report no more than 12 months old to the building department along with a set for Planning Department review. If you choose to submit electronically, the Planning Department will require a hard copy at initial submittal for building plan check. Also provide partial submittal to the water district. Please note building permits cannot be issued without a will serve letter from WMWD.

Civil site work is under separate submittal and review by Engineering Department.

Separate buildings may be submitted under one plan check number, but will be issued separate permits at approval. Breakdown valuations for each building.

Provide four (4) sets of construction plans and documentation for plan review of the proposed project. Below you will find a list of the plans and documents Building and Safety will need for plan review. The initial plan review will take approximately two weeks on most projects.

Provide the following sets of plans and documents.

Building and Safety submittal[1]s required at first plan review

(4) Architectural Plans
(4) Structural Plans
(2) Structural Calculations
(4) Plot/Site Plans
(4) Electrical Plans
(4) Electrical Load Calculations
(4) Plumbing Plans/Isometrics, Water, Sewer and Gas
(4) Mechanical Plans
(4) Mechanical Duct Layout Plans
(2) Roof and Floor Truss Plans
(2) Title 24 Energy Calculations
(4) Rough and Precise Grading Plans
(2) Water Quality Management Plan, (WQMP) and Erosion Control Plan
(2) Stormwater Pollution Prevention Plan

Building & Safety General/Information

All structures shall be designed in accordance with the 2013 California Building Code, 2013 California Mechanical Code, 2013 California Plumbing Code, and the 2013 California Electrical Code, and the 2013 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 and division 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 to set the inspections.

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

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.

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

(A) Installation of a construction trailer; or
(B) Security fenced area where the electrical power will be located.

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

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

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.

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

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 Conditions

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

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

3. 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.

4. 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.

5. Prior to issuance of building permits, provide Building & Safety with a "Will Service Letter" from Western Municipal Water District.

6. All construction projects shall comply with the Santa Ana Regional Water Control Board requirements and the requirements of the National Pollutant Discharge Elimination Systems (NPDES).

7. Special inspectors and structural observation inspectors that are required by the engineer of record shall register with March JPA, 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 coordinator. Special inspectors are also required to provide a hard copy of the reports in the construction office daily for the inspectors use. The special inspectors shall make all necessary and required inspections before the City provides periodic inspections.

8. 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 a proposed tenant improvement if all other agencies agree to allow the permit to be issued on the building and the plans are approved. No temporary certificate of occupancy will be granted prior to the building and the site being 100 percent complete.

FIRE MARSHALL, RIVERSIDE COUNTY FIRE DEPARTMENT

California Fire Code requirements to be provided by Riverside County Fire on an individual project basis.

1. This letter is in regard to the fire protection conditions concerning the above referenced case (PP15-01). The Fire Department requires the listed fire protection measures be provided in accordance with the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed:

2. Provide or show there exists a water system capable of delivering a fire flow 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.

3. 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.

4. 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.

5. 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.

6. Provide "blue dot" retro-reflectors pavement markers on private, public streets and driveways to indicated location of the fire hydrant.

7. Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05. Access roads shall have an unobstructed vertical clearance not less than 13 feet and 6 inches. Access lanes will be designed to withstand the weight of 70- thousand 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.

8. 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

9. 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 printing 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" in 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 PIV and FCD 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 ft. 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 CSFM service tags affixed.

14. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in 2013 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, FAC, 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 buildings shall be equipped with an automatic shutoff as per 2010 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.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

3. The following uses shall be prohibited:

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

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

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

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

e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including churches and places of worship), noise sensitive outdoor nonresidential uses and hazards to flight.

4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings. While not required, the applicant and its successors-in-internet are encouraged to provide a copy of said notice 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 & Professions Code Section 11010 (b)(13)(A)

5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. March Air Reserve Base must be notified of any land use having 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.

7. The project has been evaluated as a proposal for the establishment of warehouse buildings with ancillary office uses. Prior to the establishment of any of the following uses in these structures, March Joint Powers Authority shall either prepare an occupancy analysis to verify that single-acre intensity limits of Airport Compatibility Zone B2 will not be exceeded, or shall require additional review by the Airport Land Use Commission.

   Medical clinics, retail sales, veterinary clinics, animal hospitals, animal care/pet hotels, instructional services, trade schools, laundry services, social service institutions, and mortuaries.

8. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. The City of Riverside shall require an acoustical study to ensure compliance with this requirement.

9. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study Nos. 2015-AWP-6757-OE and 2015-AWP-6758-OE) and has determined that neither marking nor lighting of the buildings is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

10. The maximum height of proposed buildings shall not exceed 38 feet above ground level for either building, and the maximum elevation of proposed building 1 shall not exceed 1,593 feet above mean seal level and the maximum elevation of proposed building 2 shall note exceed 1,594 feet above mean sea level.

11. The specific coordinates, height, and top point elevation of the proposed buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

12. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 38 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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

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.

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.

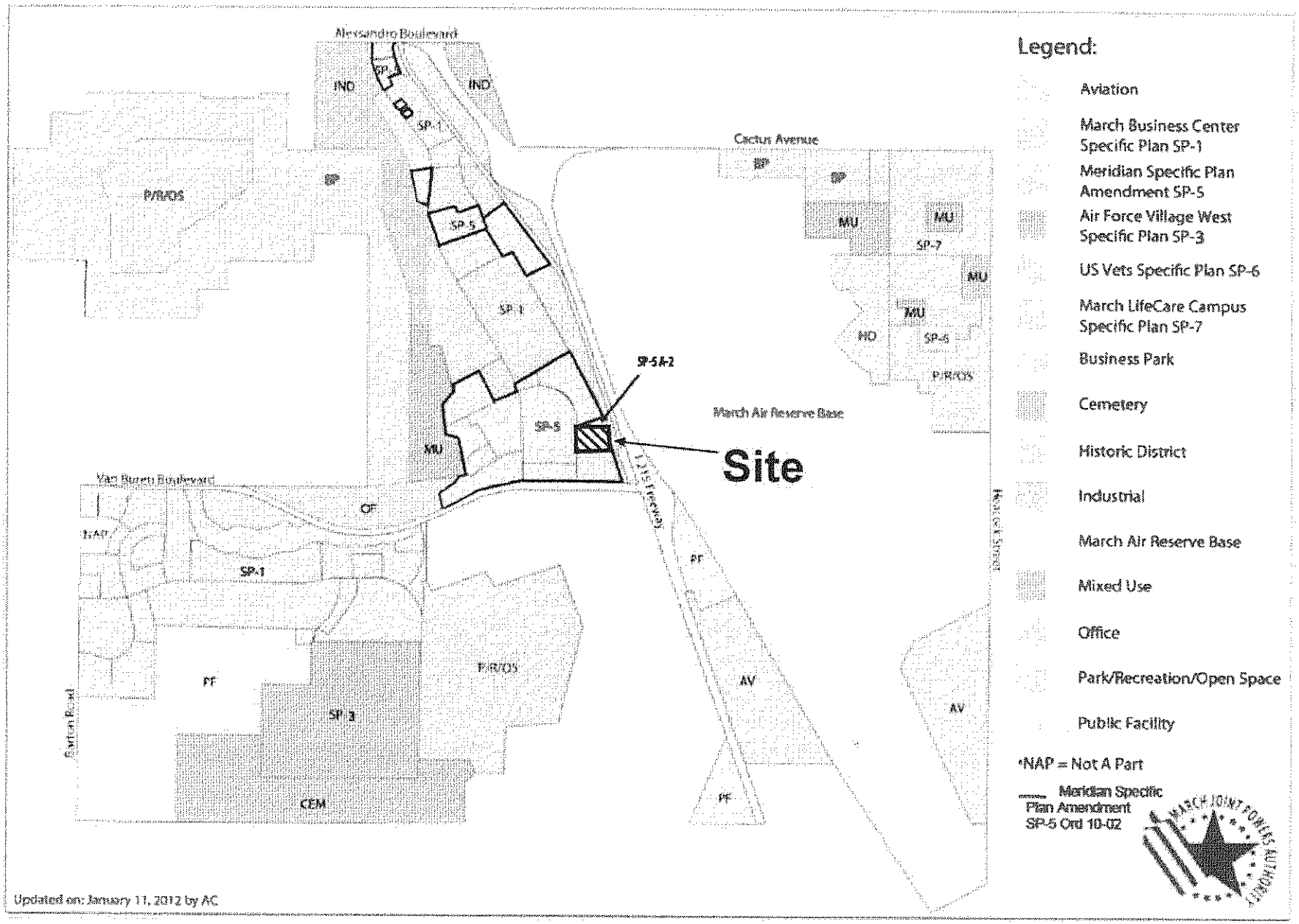
4. All landscaped areas shall be maintained in a healthy and thriving condition, free from weeds, trash and debris by the developer or the developer's successor-in-interest. The developer, or the developer's successor-in-interest, shall be responsible for maintaining any undeveloped portion of the site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

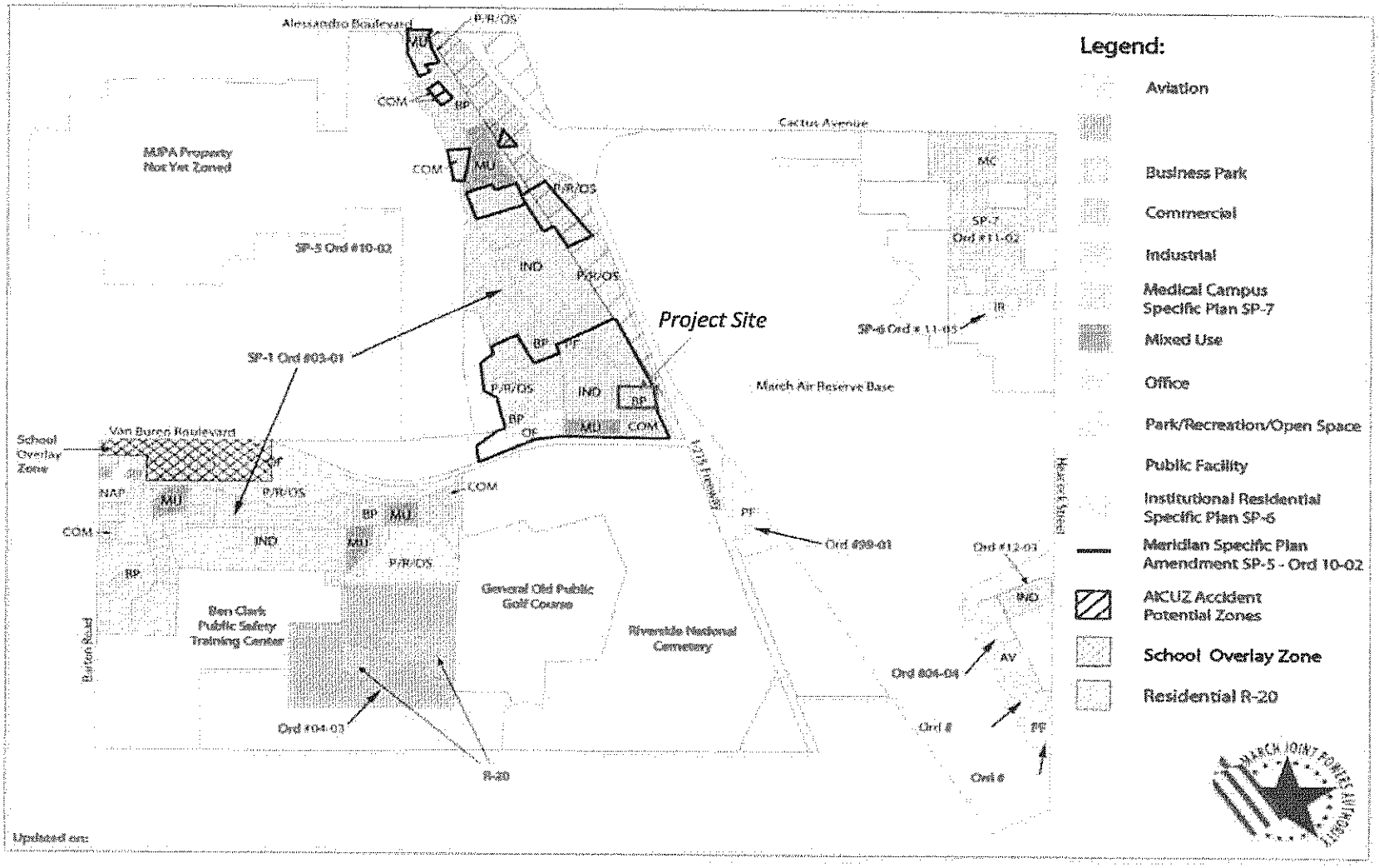
6. Any graffiti located onsite shall be removed within 72 hours. The site shall be maintained in a graffiti-free state at all times.

General Plan Land Use Map

March Joint Powers Authority



Zoning Map
March Joint Powers Authority



Unit 4 Lot 3 Project Narrative:

The Unit 4 Lot 3 Project (Proposed Project) is located within the southeastern portion of the North Campus of the Meridian Specific Plan Area, north of Van Buren Boulevard and east of Opportunity Way. The proposed project site is bounded by Meridian Unit 4 Lot 2 to the north, the MJPA controlled "South Basin" to the east, Unit 4 Lot 4 to the south, and Opportunity Way to the west. The Proposed Project consists of two buildings on a 9.9 acre lot zoned Business Park. One building would consist of 92,725 square feet (SF) and the other building 99,743 SF for a total of 192,468 SF. These buildings will house a mix of permitted Business Enterprise uses such as, Warehousing, Light Industrial and Office land uses. The combined square footage will yield a floor area ratio (FAR) of 44.61% 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

As previously discussed the Proposed Project will consist of two buildings. "Building 1", the northern most building will include a 92,725 SF facility, approximately 599 feet long and 150 feet wide. This building is currently planned to be 38 feet in height with a second floor/mezzanine being used for additional office space. Building 1 is proposing 24 southerly facing truck docks and will be screened by several treatments such as landscaping, walls, fences and the adjacent building "Building 2". Although specific tenants have not been identified for this use, demising walls will be utilized to help ensure one tenant does not occupy more than 50,000 SF of space as required in the Meridian SPA.

The southern building, "Building 2" will consist of a 99,743 Square Foot facility, which will be approximately 646 feet long and approximately 150 feet wide. This building is also planned to be 38 feet in height with second floor office space. Building 2 proposes 28 truck northerly facing docks and will be screened by several treatments such as landscaping, walls, fences and the adjacent building "Building 1". Specific tenants have not been identified to occupy this building space, but similar to Building 1, demising walls will be utilized to limit occupancy to ensure the building development complies with the Meridian SPA requirements.

The Proposed Project will take access off Opportunity Way via 3 driveways. Two shared driveways are anticipated for this site at the Unit 4 Lot 2 and Unit 4 Lot 4 boundaries, and a proposed central driveway is expected to serve as the primary entrance for truck access onto the site. Driveway spacing along an Industrial Collector Roadway, such as Opportunity Way, should adhere to the County of Riverside Standard of 200 feet. The Proposed Project would comply with this standard by providing approximately 300 feet between driveways. Parking for the site would consist of 154 Automobile stalls including 16 for ADA accessibility, 8 for carpool use, and 20 for compact vehicles. As noted above, Buildings 1 and 2 have provided a total 52 truck docks.

Landscaping coverage on-site is anticipated to cover 43,286 Square Feet (10.03% Coverage), which exceeds the minimum lot requirement of 10%.

The Project as currently proposed will require a variance with respect to the building setback at the rear of the lot. The proposed building height of 38 feet does not meet the requirements within the Specific plan (foot note 2 of table III-2) indicating "Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height".

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM: 4.2

HEARING DATE: August 13, 2015

CASE NUMBER: ZAP1129MA15 – JM Realty/LNR Riverside, LLC (Representative: Adam Corral, Kimley-Horn and Associates)

APPROVING JURISDICTION: March Joint Powers Authority

JURISDICTION CASE NO: PP 15-01 (Plot Plan), VAR 15-01 (Variance)

MAJOR ISSUES: None

RECOMMENDATION: Staff recommends a finding of CONSISTENCY, subject to the conditions included herein.

PROJECT DESCRIPTION: The Plot Plan is a proposal to construct a 99,743 square foot industrial warehouse building and a 92,725 square foot industrial warehouse building (each including 6,000 square feet of first floor office space and 3,600 square feet of second floor office space) on 9.9 net acres. The Variance proposes to allow building heights of 38 feet, which exceeds both the standard of 35 feet and the proposed minimum setback of 35 feet from the rear property line.

PROJECT LOCATION: The site is located westerly of Interstate 215, easterly of Opportunity Way, and northerly of Van Buren Boulevard, within the land use jurisdiction of the March Joint Powers Authority, approximately 1,650 feet westerly of the northerly end of Runway 14-32 at March Air Reserve Base.

LAND USE PLAN: 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan

a. Airport Influence Area: March Air Reserve Base

b. Land Use Policy: Zone B2

c. Noise Levels: 65-70 CNEL from aircraft

BACKGROUND:

Exception Area: The project is located within the March Business Center/Meridian Specific Plan which was included as an exception area pursuant to the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. A project located within this exception area that complies

with the Specific Plan criteria would typically not require submittal to ALUC. However, the project includes a variance from the Specific Plan to allow a greater height than would typically be allowed by the Specific Plan, unless all setbacks matched or exceeded the proposed height.

Non-Residential Average Land Use Intensity: Pursuant to the Airport Land Use Compatibility Plan for the March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone B2. Zone B2 limits average intensity to 100 people per acre. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Pursuant to Appendix C, Table C-1, of the Riverside County Airport Land Use Compatibility Plan, and March Air Reserve Base/Inland Port Airport Compatibility Plan Policy 2.4, the following rates were used to calculate the occupancy for the proposed building:

- Warehouse – 1 person per 500 square feet
- Office – 1 person per 200 square feet (with 50% reduction)

Based on the site plan provided, the two buildings would include a total maximum of 12,000 square feet of first floor and 7,200 square feet of second floor office space, with the remaining 173,268 square feet as warehouse area for a total occupancy of 442.5 people. Based on the 9.9 acres, this results in an average intensity of 44.7 people per acre, which is compatible with the Zone B2 average acre criterion of 100. The project would comply with the average intensity standard even if the entire square footage of each building consisted of office space.

A second method for determining total occupancy involves multiplying the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per truck trailer parking/dock space in the absence of more precise data). Based on the number of standard parking spaces provided of 154 and truck docks of 52, the total occupancy would be estimated at 283 people. Based on the 9.9 acres, this results in an average intensity of 29 people per acre, which is also compatible with the Zone B2 average acre criterion of 100.

Non-Residential Single-Acre Land Use Intensity: Compatibility Zone B2 limits maximum single-acre intensity to 250 people. There are no risk-reduction design bonuses available, as March Air Reserve Base/Inland Port Airport is primarily utilized by large aircraft weighing more than 12,500 pounds.

Based on the site plan provided, each of the buildings would be divided into 4 separate units, each with 1,500 square feet of 1st floor office and 900 square feet of 2nd floor office. The maximum single-acre area based on the site plan provided would include the office areas from two units (3,000 square feet of 1st floor office and 1,800 square feet of 2nd floor office) and the remaining single-acre area consisting of warehouse (40,560 square feet). This would result in a single-acre occupancy of 105, which would be consistent with the single-acre criterion

However, based on a worst case scenario with all of the office areas within a single-acre area and the occupancies as previously noted, the maximum single-acre area would consist of all of the 6,000 square feet of 1st floor office area, 3,600 square feet of 2nd floor office area, and 37,560 square feet of warehouse area. This would result in a single-acre occupancy of 123, which would also be consistent with the single-acre criterion.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone B2.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area between 65-70 CNEL range from aircraft noise. As an industrial use not sensitive to noise (and considering typical anticipated building construction noise attenuation of approximately 20 dBA), the warehouse area would not require special measures to mitigate aircraft-generated noise. However, a condition is included to ensure adequate noise attenuation is provided for office uses.

Part 77: The elevation of Runway 14-32 at its northerly terminus is approximately 1535 feet above mean sea level (1535 feet AMSL). At a distance of approximately 1,650 feet from the runway to the parcel, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1551.5 feet AMSL. The project proposes a maximum finished floor elevation of approximately 1556 feet AMSL. The proposed buildings have a maximum height of 38 feet for a potential maximum building elevation of 1594 feet AMSL. Therefore, review of the proposed building by the FAA Obstruction Evaluation Service is required for height/elevation reasons. The applicant submitted the project to FAA, which assigned Aeronautical Study Numbers of 2015-AWP-6757-OE and 2015-AWP-6758-OE. Determinations of No Hazard to Air Navigation have been issued for 2015-AWP-6757-OE and 2015-AWP-6758-OE, and are included herewith.

Open Area: None of the Compatibility Zones for the March Air Reserve Base/Inland Port ALUCP require open area specifically.

CONDITIONS:

1. 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.

2. The following uses shall be prohibited:

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

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

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

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

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, congregate care facilities, hotels/motels, places of assembly (including churches and places of worship), noise sensitive outdoor nonresidential uses and hazards to flight.

3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

4. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings. While not required, the applicant and its successors-in-interest are encouraged to provide a copy of said notice to employees who would regularly be working therein.

5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. 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.

7. This project has been evaluated as a proposal for the establishment of warehouse buildings with ancillary office uses. Prior to the establishment of any of the following uses in these structures, March Joint Powers Authority shall either prepare an occupancy analysis to verify that single-acre intensity limits of Airport Compatibility Zone B2 will not be exceeded, or shall require additional review by the Airport Land Use Commission:

   Medical clinics, retail sales, veterinary clinics, animal hospitals, animal care/pet hotels, instructional services, trade schools, laundry services, social service institutions, and mortuaries.

8. Office space must have sound attenuation features sufficient to reduce interior noise levels from exterior aviation-related sources to no more than CNEL 45 dB. The City of Riverside shall require an acoustical study to ensure compliance with this requirement.

9. The Federal Aviation Administration has conducted aeronautical studies of the proposed buildings (Aeronautical Study Nos. 2015-AWP-6757-OE and 2015-AWP-6758-OE) and has determined that neither marking nor lighting of the buildings is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

10. The maximum height of the proposed buildings shall not exceed 38 feet above ground level for either building, and the maximum elevation of proposed building 1 shall not exceed 1,593 feet above mean sea level and the maximum elevation of proposed building 2 shall not exceed 1,594 feet above mean sea level.

11. The specific coordinates, height, and top point elevation of the proposed buildings shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

12. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 38 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

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

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2015-AWP-6757-OE

Issued Date: 07/10/2015

Joe McKay
JM Realty Group
3535 Inland Empire Boulevard
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 Building 1
Location:	Moreno Valley, CA
Latitude:	33-53-29.10N NAD 83
Longitude:	117-16-31.82W
Heights:	1555 feet site elevation (SE)
	38 feet above ground level (AGL)
	1593 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 and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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 01/10/2017 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.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

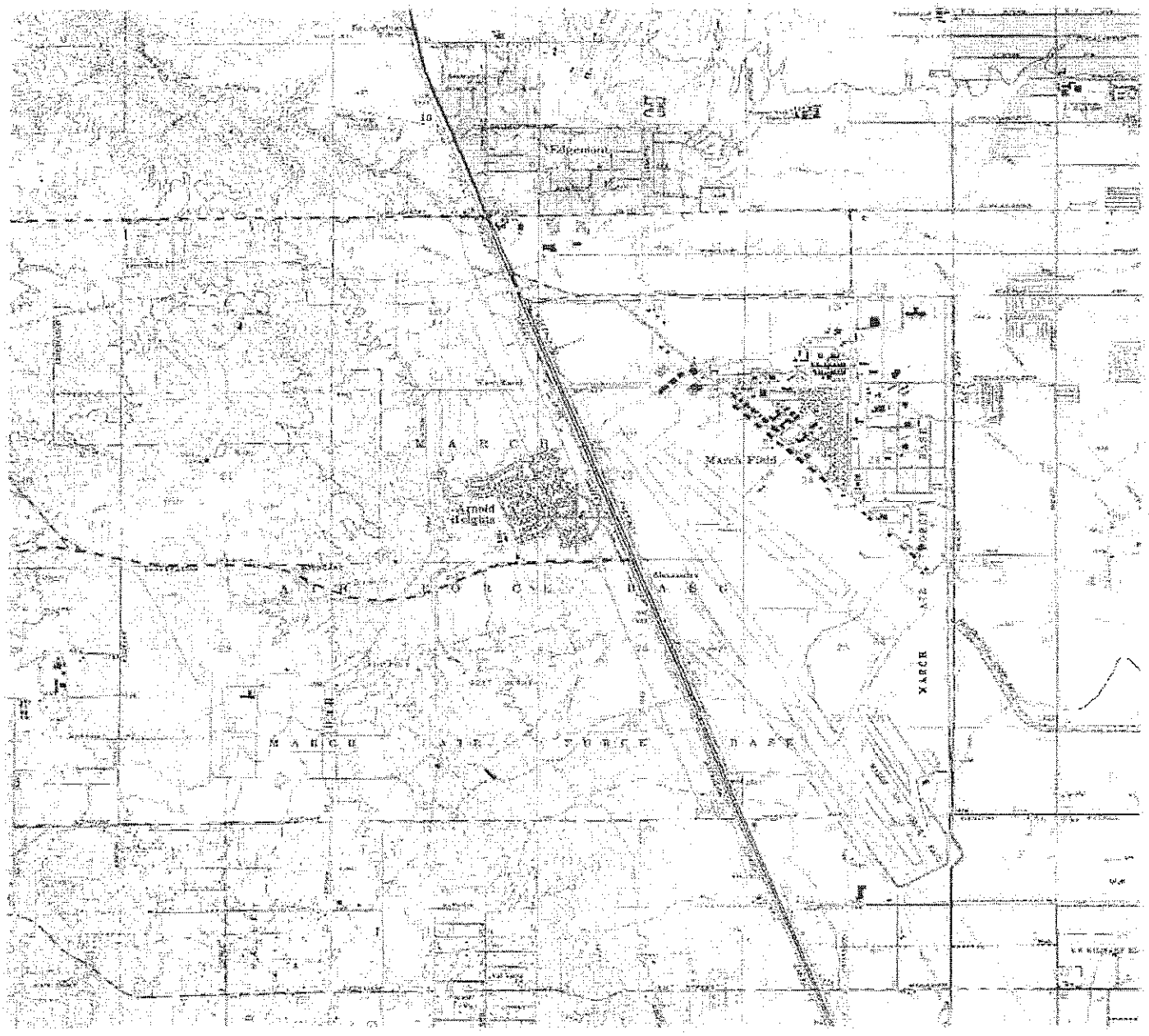
If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6757-OE.

Signature Control No: 255448031-257489378 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Project is a proposed Industrial Business Park including two buildings with truck bays. Maximum height on both buildings is 38'.

TOPO Map for ASN 2015-AWP-6757-OE



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No.
2015-AWP-6758-OE

Issued Date: 07/02/2015

Joe McKay
JM Realty Group
3535 Inland Empire Boulevard
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 Building 2
Location:	Moreno Valley, CA
Latitude:	33-53-26.11N NAD 83
Longitude:	117-16-31.77W
Heights:	1556 feet site elevation (SE)
	38 feet above ground level (AGL)
	1594 feet above mean sea level (AMSL)

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

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

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

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

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 01/02/2017 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.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

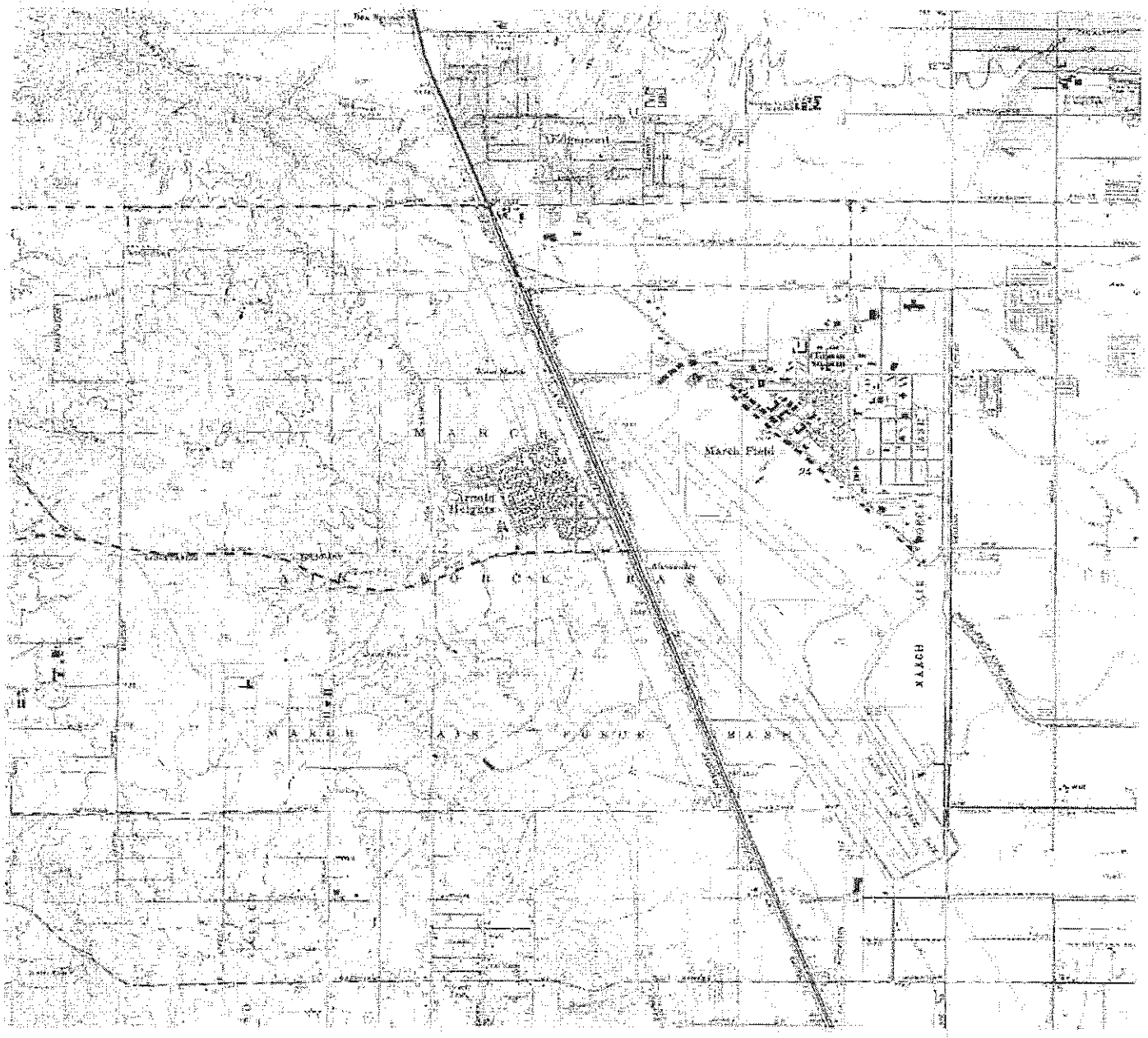
If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-6758-OE.

Signature Control No: 255448032-256729491 (DNE)
Karen McDonald
Specialist

Attachment(s)
Case Description
Map(s)

Project is a proposed Industrial Business Park including two buildings with truck bays. Maximum height on both buildings is 38'.

TOPO Map for ASN 2015-AWP-6758-OE



NOTICE OF DETERMINATION

TO:	Clerk of the Board of Supervisors or X County Clerk County of: County of Riverside Address: County Clerk's Office P.O. Box 751 2720 Gateway Drive Riverside, CA. 92502-0751	FROM:	Public Agency/Lead Agency: Address: March Joint Powers Authority 23555 Meyer Drive Riverside, CA. 92518 Contact: Grace Williams, Principal Planner Phone: (951) 656-7000

TO:	X Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (same as above)

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

State Clearinghouse Number (If submitted to SCH): 2009071069		
Project Title: Variance V 15-01 and Plot Plan PP 15-01		
Project Applicant: JM Realty Group, Inc.		
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): 22220 Opportunity Way (Building 1) & 22280 Opportunity Way (Building 2), Riverside, CA. 92518; east of Opportunity Way and west of an RCTC rail line and I-215 Freeway.		
General Project Location (City and/or County): The Project is located on Meridian Unit 4, Lot 3, east of Opportunity Way and north of Van Buren Boulevard within the Meridian Specific Plan. The Project site is designated SP-5 in the General Plan and Business Park in the Meridian Specific Plan. The Project site is bounded by Sysco and Opportunity Way to the west, Meridian Unit 4, Lot 4 to the south and Unit 4, Lot 2 parking lot (Approved Plot Plan No. 13-02, Amendment 1) to the north, and the RCTC/BNSF rail line and I-215 freeway to the east.		

Project Description: Variance (V 15-01): The proposed variance is to allow variation of the building height for Plot Plan PP 15-01 from the regulations and guidelines published in the Meridian Specific Plan, as it relates to Project setback requirements on the easterly property line. The proposed buildings will have elevations of up to 38 feet which would require a setback of about 38 feet around the perimeter of the Project site. However, due to site constraints the use can only accommodate a 35 foot wide setback on the rear (east) setback. Plot Plan (PP 15-01): This plot plan proposes two multi-tenant buildings that are to be established in the Business Park designation of the Meridian Business Park. The two buildings will accommodate uses including business enterprise (wholesale, storage, and warehousing services within a building area not to exceed 50,000 S/F). Each building will provide four units varying in size (approximately 16,000 square feet to approximately 31,000 square feet). Each unit will provide its own set of truck dock doors with five doors provided on the smallest unit and up to ten doors for the largest unit, for a total of 52 dock doors on the site as a whole. The buildings will share three driveways with one, though not exclusively, designed for truck access that will lead into a truck court area that will be screened from public view. The proposed total building square footage on the site is 192,468 SF. Parking for the site would consist of 157 automobile stalls accommodating ADA, carpool, and compact parking stalls.
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: JM Realty Group, Inc.

This is to advise that the **Lead Agency, March Joint Powers Authority** has approved the above described project on _____ and has made the following determinations regarding the above described project:

	The project will have a significant effect on the environment.
X	The project will NOT have a significant effect on the environment
	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.
X	An Addendum to Certified EIR (SCH# 2009071069) was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
X	Mitigation measures from the applicable SEIR were made a condition of the approval of the project.
	Mitigation measures were NOT made a condition of the approval of the project.
	A Mitigation Monitoring or Reporting Plan was adopted for this project.
X	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.
	A Statement of Overriding Considerations was adopted for this project.
X	A Statement of Overriding Considerations was NOT adopted for this project
X	Findings were made pursuant to the provisions of CEQA.
	Findings were NOT made pursuant to the provisions of CEQA.
X	This is to certify that the Addendum to Certified EIR (SCH# 2009071069) and record of project approval is available to General Public at:

	Custodian: March Joint Powers Authority	Location: 23555 Meyer Drive Riverside, CA. 92518

Date: _____	_____ **Signature**
Date Received for Filing: _____	_____ **Title**

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

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

MJPA – Public Hearing
Agenda Item No. 9a

Meeting Date: October 7, 2015

Action: **ADOPT RESOLUTION #JPA 15-18: 1) ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT EIR (SCH# 2009071069) FOR THE MERIDIAN SPECIFIC PLAN (SP-5) AND APPROVING VARIANCE V 15-01 AND PLOT PLAN PP 15-01, LOCATED AT 22220 AND 22280 OPPORTUNITY WAY, SUBJECT TO CONDITIONS OF APPROVAL; AND 2) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO LOCAL CEQA GUIDELINES**

Motions:

1. Adopt Resolution #JPA 15-18, Adopting an Addendum to the Certified EIR to the Subsequent EIR (SCH2009071069) for Meridian Specific Plan (SP-5), approving Variance V 15-01 and Plot Plan PP 15-01 subject to Conditions of Approval; and

2. Direct Staff to file a Notice of Determination in accordance with the March Joint Powers Authority's Local California Environmental Quality Act (CEQA) Guidelines.

Background:

The following Variance No. 15-01 and Plot Plan No. 15-01 ("Project") were originally scheduled for a public hearing before the Commission on September 16, 2015. However, prior to the scheduled public hearing it was noted by legal counsel that the Addendum and Initial Study, in support of the proposed CEQA action, was not attached to the Staff Report. As such, the Project was continued to the October 7, 2015 hearing date, in order to allow the Commission the opportunity to receive and review a complete Project report submittal, with the appropriate CEQA attachments for consideration.

Proposed Project:

The proposed development consists of the following proposals:

Variance (V 15-01): The proposed variance is to allow for a variation on Plot Plan 15-01, from the regulations and guidelines published in the Meridian Specific Plan, as it relates to

Project setback requirements on the east property line. The proposed business enterprise buildings will have elevations of up to 38 feet which would require a setback of approximately 38 feet around the perimeter of the Project site. However, due to site constraints the use can only accommodate a 35 foot wide setback to the rear property line.

Plot Plan (PP 15-01): Plot Plan PP 15-01 proposes two multi-tenant buildings with a shared truck court that are established in the Business Park Specific Plan designation. The underlying Specific Plan allows the two buildings to accommodate numerous uses, including office, light and custom manufacturing, contractors' yards, maintenance & repair services, social service institutions and other uses. Business Enterprise, which allows small warehousing facilities, is allowed up to a maximum of 50,000 S/F per business. Each building will provide four units varying in size from approximately 16,000 square feet to approximately 31,000 square feet. Each unit will provide its own set of truck dock doors with five doors provided on the smallest unit, to ten doors for the largest unit, for a total of 52 dock doors on the site as a whole. The buildings will share three driveways with one specifically, but not exclusively, designed for truck access that will lead into a truck court area that will be screened from public view. The proposed total building area on-site is 192,468 S/F. Parking for the site would consist of 157 automobile stalls accommodating ADA, carpool, and compact parking stalls.

The aforementioned Variance and Plot Plan are collectively referred to as the "Project." The Project site incorporates two additional points of ingress/egress (in addition to the central truck access). These two access points to the north and south of the site are planned as shared access driveways with adjacent sites. The reciprocal access points will involve access easement agreements to be recorded as part of this development as these access points are shared with Unit 4, Lot 2 to the north, and Unit 4, Lot 4 to the south. The site planning, as conditioned, complies with the requirements of the Design Guidelines.

Surrounding Area/Land Use:

Location	GP Designation/Zoning	Existing Land Use
Site	Business Park	Vacant, rough graded lot within Meridian Business Park
North	Industrial	Vacant but entitled as 510,000 square foot industrial building
West	Industrial	Existing Sysco development
South	Commercial	Vacant, rough graded lot within Meridian Business Park
East	R.O.W.	Regional Drainage Facility; BNSF Rail Lines and 215 Freeway

Compliance with Development Standards:

Proposed Development		
Development Standard	**Minimum/Maximum Required**	**Proposed Development**
Building Area:	194,060 s/f (max)	192,468 s/f
Gross Site Area:	30,000 s/f (min)	431,244 s/f
# of Buildings	N/A	2 buildings
Floor Area Ratio (Max):	45%	44.63%
Setbacks: Required	F-60' S-38'/38' R-38'	F-80' S-53'/53' R-35'
Landscape Required	10% (min allowed)	10% (per landscape plan)
Max. Building Height	35'/2 stories (higher buildings allowed where building height equals building setback*	1 story: 38'
Parking	Business Park: 154 spaces required	Business Park: 157 provided

* Increased height up to 80 feet is permitted where all building setbacks meet or exceed the proposed building height.

Analysis of Development Proposal:

Conformance with the March Joint Powers Authority General Plan:
The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on February 19, 2003 to be consistent with the March Business Center Specific Plan. The following Policies are consistent with the objectives of developing the proposed Business Enterprise use within the March Business Center (Meridian) Development:

The General Plan Land Use Map designates this property as appropriate for Business Park uses, as identified by Resolution #JPA 03-02.

The Meridian Specific Plan identifies Business Park uses as those that include administrative, financial, governmental, and community support services; research and development centers; light manufacturing; vocational education and training facilities; business and trade schools; and emergency services. The designation also allows for Business Enterprise uses, which include activities such as wholesale, storage, and warehousing services, not to exceed 50,000 S/F. Business Enterprise uses may include incidental display and retail sales from the premises, not to exceed 25% of the building. Business Park designated areas are generally served by arterial roadways, providing automobile and transit access. Outdoor storage is restricted.

General Plan Land Use Policy 1.1: Provide for a mix of land uses which implement the Base Master Reuse Plan for March AFB; offers a variety of employment opportunities; and

capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

Conformance with the March Business Center Specific Plan Amendment:
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 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 Industrial development. Under the Meridian Specific Plan amendment, the subject 9.9 acre site retained the Business Park zoning that existed in the prior Meridian Specific Plan, though minor administrative differences occur between the original Business Park zoning and the updated Meridian Business Park zoning.

A Subsequent Environmental Impact Report (SEIR) was completed to analyze 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 analyzed traffic counts (truck and passenger vehicles) and air quality emissions within the SEIR. Any changes to analyzed emissions or traffic expectations within the Specific Plan Amendment would trigger further CEQA analysis.

The Project proposes a multi-tenant development on the 9.9-acre Business Park designated parcel. While the Project is designed to accommodate Business Park uses as outlined within the Specific Plan Amendment, the parcel itself was not previously analyzed for the truck traffic that would be generated by such uses. As such, a traffic assessment was completed by Kimley Horn and Associates on June 11, 2015, to review the Project's consistency to what was previously analyzed for Unit 4, Lot 3.

Traffic associated with the Specific Plan Amendment are managed 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 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 Amendment area as illustrated on Appendix C of the Specific Plan. The Project site is located within Planning Area 7 and Planning Region C, and accounted for 18,579 passenger car average daily trip, and 16,164 external average daily trips within the Amendment area. Trip calculations within Planning Area 7 did not include truck trips; as such, truck trips were not previously anticipated for the Project site.

Due to the inherent use of trucks within Business Park uses, and based on the Project design, the traffic analysis for this project assumes a certain mix of truck and passenger vehicles for the Project site. The analysis used the following conversion rates that would replace what was anticipated as passenger vehicle traffic, with what is now likely to be truck traffic to the 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 542 external passenger car trips and 1,043 PCE in truck trips, for a total daily trip generation of 1,548 PCEs. This high-end estimate of Project traffic related impacts would utilize less than

ten percent of the external trips allowed for Planning Area 7. As such, the Project would not result in an increase of off-site traffic impacts and is therefore consistent with the previously certified SEIR for Planning Region C. Based on the aforementioned assessment of consistency, and the attached Initial Study, the proposed Project complies with the requirement of the Specific Plan Amendment, as listed below:

The 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 this site into a Business Park use is consistent with permitted uses allowed in the Business Park Specific Plan designation.

Conformance with the Air Installation Compatible Use Zone Study for MARB:
The March Business Center/Meridian Specific Plan is an exception area to the 2014 Riverside County Airport Land Use Commission (ALUC) Compatibility Plan for March Air Reserve Base/Inland Port Airport. Instead, the airport compatibility provisions for Meridian are established in the adopted Specific Plan, Appendix B. These airport compatibility provisions are nearly identical to the adopted ALUC compatibility plan, in that both airport provisions limit development to uses that do not exceed an average intensity of 100 persons per acre (for the whole site area) and 250 persons per acre in the single most concentrated acre.

As the Project includes a variance from Specific Plan standards to allow a greater height than would typically be allowed, the Project as a whole was submitted to ALUC for review. Pursuant to the Airport Land Use Compatibility Plan for March Air Reserve Base/Inland Port Airport, the site is located within Compatibility Zone B2 (it is also located in Compatibility Zone B in the Meridian Specific Plan airport compatibility provisions).

The following rates were used by ALUC staff to calculate the Project's average intensity of persons per acre: Warehouse - 1 person per 500 square feet and Office - 1 person per 200 square feet (with 50% reduction). Based on the Project design, the proposed building square footage would result in an average intensity of 44.7 people per acre, which is well below the acre criterion of 100. Or on the other hand, on a review of occupancy based on the number of parking spaces provided or required (whichever is greater) by average vehicle occupancy (assumed to be 1.5 persons per standard vehicle and 1.0 persons per truck trailer parking/dock space), the Project would result in the average intensity of 29 people per acre, which is also well below the Zone B2 average acre criterion of 100.

As it relates to the single-acre intensity threshold, Compatibility Zone B2 limits maximum single-acre intensity to 250 people for the Project site. Based on the Project design the proposed business park use would result in a single-acre occupancy of 105, which would be consistent with the required single-acre criterion.

Based on the aforementioned assessment, ALUC found the Project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. As the airport compatibility standards are the same in both the Meridian Specific Plan and the ALUC compatibility plan (100 persons/acre average – 250 persons/acre most concentrated acre) the proposed development complies with both the Meridian and ALUC compatibility standards.

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establishes the development requirements for all Projects within the March Business Center (Meridian) development. The Guidelines

institute criteria for site planning, architecture, landscaping, lighting and project signage, as listed below:

Architecture/Color Palette: Buildings are constructed of tilt-up concrete panels designed in a contemporary, geometric design with a reoccurring grid module to create development consistency. Prominent entry features are used to emphasize entrances and provide variation in the building elevations.

The buildings incorporate Navajo White (SW 6126) and Chamois (SW 6131) field colors; Dapper Tan (SW 6144) accents; as well as blue reflective glazing with clear anodized mullions, and silver metallic paint to provide contrast at development entry features. Window Millions are finished aluminum with low reflectance glazing (Versalux Green 2000R) and cornices accent the building rooflines. The proposed architecture, color palette and glazing all comply with the requirements of the March Business Center Design Guidelines.

Site Screening: The site will incorporate low profile Meridian themed perimeter walls to the west, north and south, with the east perimeter outlined with the standard 8' height Meridian themed aluminum fencing with stone pilasters. All openings to the building will be screened through the use of landscaping on all four sides of the property. All sanitation facilities are fully screened by 8' high screening walls and placed behind the buildings. Screening of parking is accomplished by a continuous hedge and heavily landscaped setbacks, as identified in the development landscape plans.

Landscaping: The Project street frontage is dominated by landscape installed and maintained by the Project developer, consisting of a row of Blue Palo Verde and Long Plane trees along Opportunity Way, and behind existing LLMD street frontage landscaping. The Project will enhance the LLMD streetscape through the addition of several rows of ground cover and a mix of 5 gallon shrubs within the Project limits. Along the northerly and southerly property perimeter, the landscaping pallet would include 24-inch Brisbane Box and a mix of ground cover and 5-gallon shrubs, while the easterly perimeter is lined with 36-inch Afghan Pines and Hop Bush Hedges. Buildings 1 and 2 will provide landscaping around the perimeter of the buildings that include 24-inch crape myrtles and London Plane trees, accented by 36-inch Blue Palo Verdes at building corners.

Exterior Lighting: Given the proximity of the airport, the March Business Center Design Guidelines provide specific requirements that restrict all exterior Project lighting to low or high pressure sodium lighting, fully shielded fixtures with the source of illumination not visible above the horizon, maximum of 24' above finished grade, and a maximum illumination of 0.5 candle/foot^2 at the property line. Accordingly, the Project Conditions of Approval require that the developer complies with the exterior lighting requirements of the March Business Center Design Guidelines requirements.

Development Signage: All development signage is required to be consistent with the March Business Center Design Guidelines, including building signage and freestanding signage. This development requires a Unified Sign Program, as it is a multi-tenant development. This is a separate review which has not been submitted to date for this development, but is required to be approved by staff prior to the issuance of signage permits.

CEQA Analysis:

Master EIR

March Air Force Base realigned to March Air Reserve Base on April 1, 1996. Conversion of the base from an active duty military installation to an air reserve base resulted in the transfer of approximately 4,400 acres of land from the Air Force. The potential environmental effects of the re-development of 4,400 acres described in the March JPA General Plan were evaluated in the March JPA Master EIR, which was certified on March 15, 1999. The Master EIR identified significant unavoidable impacts to biology (Stephen's kangaroo rat habitat) solid waste (effects on regional landfill capacity) and significant unavoidable cumulative impacts to air quality (air pollutant emissions within a non-attainment area); thus the Master EIR was adopted with a Statement of Overriding Considerations. The Master EIR (MEIR pg. 3-68) also notes that, "regional and cumulative impacts without the Project and its associated transportation improvements would result in significant impacts to the transportation of the subregion", and specifically identified that development consistent with the General Plan would create a regional employment center that would reduce vehicle miles traveled within the region by 350,000 per day and would reduce daily traffic volume in and out of the County by approximately 32,000 trips per day (MEIR pg. 3-69). All other issue areas addressed in the Master EIR were assessed as either less than significant or less than significant as mitigated.

Subsequent EIR for Meridian Business Park Specific Plan Amendment

The Subsequent EIR for the 257.7 acre portion 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 planned Metrolink site; revise the land use designation for Unit 2, lots 9 and 10 from Business Park to Commercial; identify a sewer lift station site located on the west side of Unit 2, lot 2; 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 all environmental impacts associated with the proposed Project would either be less than significant or would be mitigated to less-than-significant levels with compliance to the adopted Mitigation and Monitoring Plan for the Meridian Specific Plan Amendment, and pursuant to Project Conditions of Approval.

California Environmental Quality Act (CEQA) Compliance

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

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

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

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

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

Conclusions:

Staff concludes the proposed variance and plot plan meet all requirements of the Specific Plan and Design Guidelines. Furthermore, the Addendum to the Certified Subsequent EIR for March Business Center (Meridian) provides full analysis under CEQA, and appropriately identifies that impacts of the proposed Business Park development are less than significant with Project mitigation as identified in the Addendum and Project conditions of approval.

Attachments:

1) Resolution #JPA 15-18 for the adoption of the Addendum to the Certified Subsequent EIR (SCH2009071069); approving Variance 15-01 and Plot Plan 15-01, with Conditions of Approval
2) General Plan Land Use Map
3) Meridian (SP-5) Zoning Map
4) Applicant's Narrative
5) Riverside County Airport Land Use Commission Report
6) Completed FAA 7460-1 Forms
7) Notice of Determination
8) Meridian Final Subsequent EIR - available at http://www.marchjpa.com/docs_forms/meridianfinalsubeir.pdf

RESOLUTION #JPA 16-06

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING TENTATIVE MAP 30857 AMENDMENT #3 SUBJECT TO CONDITIONS AND APPROVING A MODIFICATION OF THE MARCH BUSINESS CENTER DESIGN GUIDELINES

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency and airport authority for the former March Air Force Base; 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, Meridian Park, LLC ("the Applicant") has recently obtained the rights to develop that portion of the March Business Center Specific Plan referred to as the South Campus; and

WHEREAS, the Applicant proposes to make minor changes to previously approved Tentative Map 30857, including (1) replacing the "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "T" intersection; (2) adjusting the alignment of Krameria Avenue slightly to the north to avoid the existing land fill; (3) moving the southerly terminus of "M" street approximately 305 feet to the west as it enters the Ben Clark Training Center; and (4) designating final mapping phases (together, "Tentative Map 30857 Amendment #3" attached hereto as Exhibit "A" and incorporated herein); and

WHEREAS, the Tentative Map has undergone review by various agencies with authority to provide infrastructure and utilities, and such review has resulted in the preparation of a list of Conditions of Approval which document and clarify the appropriate timing of the infrastructure installation, as identified in the attached Exhibit "B" incorporated herein; and

WHEREAS, the Applicant also proposes to modify the March Business Center Design Guidelines concerning landscaping, in order to accommodate a more appropriate drought resistant landscape palette. In effect the Design Guidelines now add 29 species of low water-use trees, shrubs and groundcovers to the existing plant list containing 74 plant species. ("Guidelines Modification", attached hereto as Exhibit "C" and incorporated herein); and

WHEREAS, the Applicant also proposes a related General Plan Amendment (GP 15-02) and Specific Plan Amendment ("SP1 A5"); and

WHEREAS, together, GP 15-02, SP-1 A5, Tentative Map 30857 Amendment #3, and the Guidelines Modification, constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

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

WHEREAS, in accordance with the adopted Statutory Development Agreement, dated June 18, 2004, Section 2.10, the Tentative Map shall automatically extend with the life of the Statutory Development Agreement, inclusive of any extensions; and

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

WHEREAS, staff of the March JPA has reviewed Tentative Map 30857 Amendment #3 for compliance with the standards set forth in sections 9.14.070 and 9.14.080 of the March JPA Development Code and California Government Code section 66410 et seq.; and

WHEREAS, on March 2, 2016, the Joint Powers Commission of the March Joint Powers Authority conducted a duly noticed public hearing on the Addendum, GP 15-02, Tentative Map 30857 Amendment #3, the Guidelines Modification, and SP-1 A5, at which time all persons wishing to testify in connection with the Project were heard and the Project was comprehensively reviewed; and

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

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES HEREBY 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 Commission ("Commission") has adopted an Addendum to the Final Focused Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) for the Project, including Tentative Map Amendment #3 and the Guidelines Modification, in accordance with the requirements of CEQA, the State CEQA Guidelines, and the March JPA Local CEQA Guidelines. The Commission has considered the Addendum, the FEIR, and the entirety of the administrative record prior to taking action on the Project, including action on Tentative Map Amendment #3 and the Guidelines Modification.

SECTION 3. Findings for Tentative Map 30857 Amendment #3. 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 Map 30857 Amendment #3 in accordance with March JPA Development Code sections 9.14.070 and 9.14.080, and California Government Code section 66410 et seq.:

(A) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street are consistent with the March JPA General Plan and the March Business Center Specific Plan (SP-1) as amended. (See Resolution #JPA 16-05, incorporated herein by reference, for additional facts regarding General Plan consistency; see also Ordinance #JPA 16-02, incorporated herein by reference, for additional facts regarding Specific Plan consistency.)

(B) The site of Tentative Map 30857 is physically suitable for the type of development and development density contemplated by the Tentative Map.

(C) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. (See Resolution #JPA 16-05, incorporated herein by reference, for additional facts regarding the Project's potential for environmental impacts.)

(D) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street are not likely to cause serious public health problems.

(E) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

(F) None of the land at issue is subject to a contract entered pursuant to the California Land Conservation Act of 1965.)

(G) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street are consistent with all applicable ordinances.

(H) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street provide, to the extent feasible, for future passive or natural heating and cooling opportunities of the subdivision.

(I) The realignment of the Krameria Avenue/Village West Drive intersection, the realignment of Krameria Avenue around the landfill, and the realignment of the terminus of "M" street are will have no effect on the housing needs of the region, and the housing needs of the region were considered and balanced against the public service needs of residents, and the available fiscal and environmental resources.

SECTION 4. Findings for Modification of March Business Center Design Guidelines. Based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that the proposed Guidelines Modification will systematically implement the goals and objectives of the General Plan and SP-1, in that it will provide for landscaping improvements and methods to be more responsive and sensitive to drought conditions. The Commission further finds that the Guidelines Modifications will not adversely affect the public health, safety, or general welfare.

SECTION 5. Adoption of the Tentative Map Amendment. The Commission hereby adopts Tentative Map 30857 Amendment #3, attached hereto as Exhibit "A". This action: (1) replaces the "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "T" intersection; (2) adjusts the alignment of Krameria Avenue slightly to the north to avoid the existing land fill; (3) moves the southerly terminus of "M" street approximately 305 feet to the west as it enters the Ben Clark Training Center; and (4) designates planning phases.

SECTION 6. Adoption of Tentative Map Conditions of Approval. The Commission hereby adopts the Conditions of Approval for Tentative Map 30857 Amendment #3, attached hereto as Exhibit "B". This action document and clarify the appropriate timing of the infrastructure installation, as identified in the attached Exhibit "B" incorporated herein; and

SECTION 7. Adoption of Modification to the March Business Center Design Guidelines. The Commission hereby adopts the Guidelines Modification to accommodate more appropriate drought resistant methods, attached hereto as Exhibit "C".

SECTION 8. The Chair of the March Joint Powers Authority Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

SECTION 9. This Resolution shall become effective upon the adoption of Ordinance # JPA 16-02, introduced concurrently with this Resolution. Similarly, the appeal period for this Resolution shall run concurrently with the appeal period of Ordinance # JPA 16-02.

ADOPTED AND APPROVED this 2nd day of March, 2016.

Daryl R. Busch, Chairman
March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 16-06 was duly and regularly adopted by the Joint Powers Commission at its regularly scheduled meeting on March 2nd, 2016.

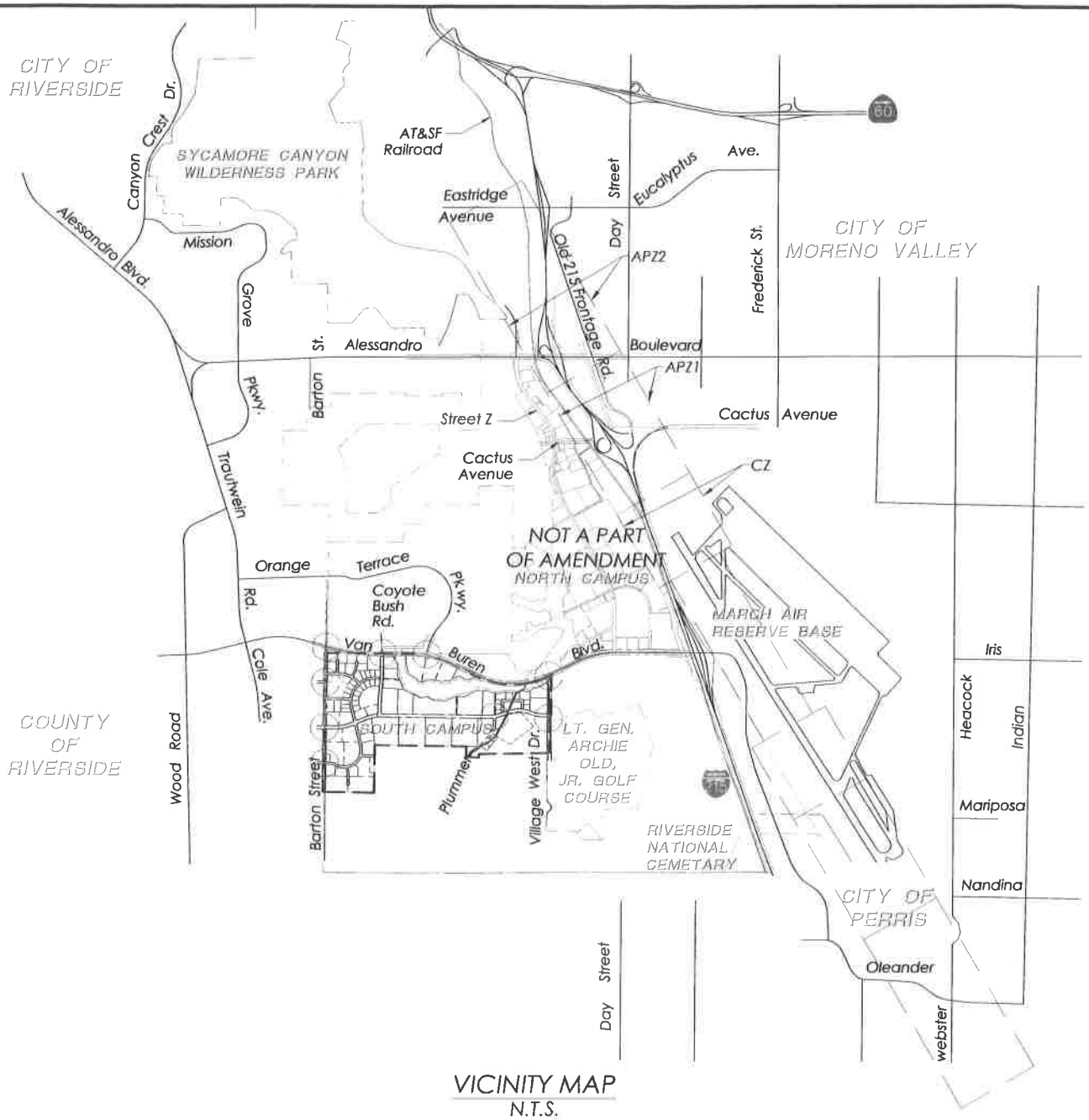
Ayes:	Jeffries, Molina, Rogers, Gardner, Ashley, Melendrez, Giba, Busch
Noes:	None
Abstain:	None
Absent:	None

Dated: March 2, 2016

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

EXHIBIT "A"

TENTATIVE MAP 30857 AMENDMENT #3



VICINITY MAP
N.T.S.

LEGEND

ASSESSOR'S PARCEL NO.

GENERAL NOTES

OWNER:

DEVELOPER:

ENGINEER OF WORK

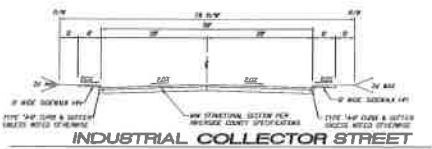
SOUTH CAMPUS LEGAL DESCRIPTION

LAND USE TABLE

SOUTH CAMPUS

Amended Tentative Tract Map 30857

PORTION OF PHASE III MARCH BUSINESS CENTER / MERIDIAN



INDUSTRIAL COLLECTOR STREET

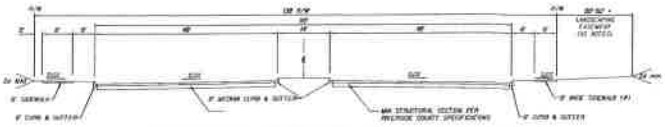
(TO BE DEDICATED FOR PUBLIC USE)

WITH CLASS II BIKE LANE (35 MPH DESIGN SPEED)

STREET X
STREET Y

NO CLASS II BIKE LANE (35 MPH DESIGN SPEED)

STREET W
STREET P
STREET C
STREET V



MODIFIED ARTERIAL (URBAN) HIGHWAY

(TO BE DEDICATED FOR PUBLIC USE)

WITH CLASS II BIKE LANES

(55 MPH DESIGN SPEED)

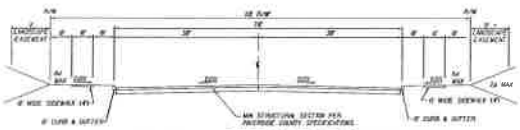
VAN BUREN BLVD. (West of Meridian Parkway and Class II Bike Lane)

NORTH SIDE OF VAN BUREN TO BE CONSTRUCTED AS PROPOSED BETWEEN ORANGE CREST PARKWAY AND MERIDIAN PARKWAY ONLY.

*10' LANDSCAPING EASEMENT ON VAN BUREN BOULEVARD FROM WEST EDGE OF SOUTH CAMPUS LOT 83 TO EAST EDGE OF SOUTH CAMPUS LOT 85.

50' LANDSCAPE EASEMENT ON VAN BUREN BOULEVARD FROM EAST EDGE OF LOT 36 TO THE EAST EDGE OF SOUTH CAMPUS LOT 85.

THIS CROSS SECTION DOES NOT APPLY TO THE NORTH HALF OF VAN BUREN BETWEEN BARTON STREET AND ORANGECREST PARKWAY. THESE HALF WIDTH IMPROVEMENTS WERE CONSTRUCTED WITH THE ORANGECREST DEVELOPMENT. THIS CROSS SECTION DOES NOT APPLY TO CURB AND PARKWAY IMPROVEMENTS ON THE SOUTH SIDE OF VAN BUREN EAST OF VILLAGE WEST DRIVE.



MODIFIED SECONDARY HIGHWAY

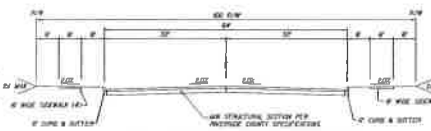
WITH TWO WAY LEFT TURN LANE AND CLASS II BIKE LANES

(TO BE DEDICATED FOR PUBLIC USE)

(40 MPH DESIGN SPEED)

STATE BUSH ROAD
KRAMERIA AVENUE
VILLAGE WEST DRIVE
BARTON STREET (EAST HALF ONLY, PLUS 8' WIDE SIDE OF K-01)

* BARTON STREET HAS A 28' LANDSCAPE EASEMENT VILLAGE WEST DRIVE SOUTH OF KRAMERIA AVE.



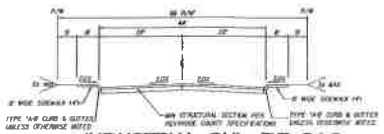
SECONDARY HIGHWAY

WITH CLASS II BIKE LANE

(TO BE DEDICATED FOR PUBLIC USE)

(40 MPH DESIGN SPEED)

STATE BUSH ROAD



INDUSTRIAL CUL-DE-SAC

(TO BE DEDICATED FOR PUBLIC USE)

(35 MPH DESIGN SPEED)

STREET T
STREET U

*NOTE:
MEDIAN CONFIGURATION TO BE DETERMINED AT TIME OF LOT DEVELOPMENT, IF APPLICABLE.



*SLOPE AREAS OUTSIDE OF PARCEL BOUNDARIES SHALL BE MAINTAINED BY MLPA LANDSCAPE, LIGHTING & MAINTENANCE DISTRICT (LLMD) WITHIN PARKS & OPEN SPACE AREAS

TYPICAL CONSERVATION EASEMENT ACCESS ROAD

NOTE:
1. THE MAINTENANCE ACCESS ROAD ON THE NORTH SIDE OF THE CREEK TO BE CONSTRUCTED OF ASPHALT, OR TO BE APPLIED TO THE SOUTH.

CONSERVATION EASEMENT DATA TABLE

LINE TABLE

LINE	LENGTH	BEARING
L1	108.44'	S14°10'03"E
L2	111.12'	S19°58'59"W
L3	111.12'	S19°58'59"W
L4	120.19'	S42°58'11"W
L5	114.74'	S64°27'17"W
L6	83.51'	S84°13'46"W
L7	108.16'	N62°54'49"W
L8	111.12'	N62°54'49"W
L9	81.39'	N74°55'50"W
L10	114.49'	N74°55'50"W
L11	111.12'	N74°55'50"W
L12	114.49'	N74°55'50"W
L13	108.16'	N74°55'50"W
L14	148.03'	N86°52'50"W
L15	108.16'	N74°55'50"W
L16	111.12'	N74°55'50"W
L17	114.49'	N74°55'50"W
L18	108.16'	N74°55'50"W
L19	111.12'	N74°55'50"W
L20	114.49'	N74°55'50"W
L21	108.16'	N74°55'50"W
L22	111.12'	N74°55'50"W
L23	114.49'	N74°55'50"W

EXHIBIT "B"

TENTATIVE TRACT MAP 30857, AMENDMENT 3

CONDITIONS OF APPROVAL

TTM 30857, Amendment 3
March Business Center South Campus
Conditions of Approval

March JPA Planning Director:

1. The appeal period identified by section 9.14.050 of the March JPA Development Code shall commence on the approval date (second reading) of the Specific Plan approval.

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. The Final Map shall identify landscape easements and/or lettered lots on major streets inclusive of the Van Buren scenic corridor. The following landscape areas are in addition to landscape areas within the right-of-way, based on the following schedule:

Landscape Maintained by LLMD 1	
Street:	**Landscape Easement/Lettered Lot**
Van Buren: north of lots 23, 24, 25 and 26	20'
Van Buren: north of lots 22, 27, 34, 35, and 38 (where adjacent to Van Buren)	50'
Barton:	38'
Krameria, Village West Drive	9'

4. The Final Map shall identify that all landscaping located within the public right-of- way, to include applicable landscaped medians, shall be maintained by the Landscape and Lighting Maintenance District.

5. Applicant shall install all fencing and meet all requirements of the Compensatory Mitigation and Monitoring Plan (Meridian: #SPL-2006-1995; SAA 6-2002-291 and BO 09BO221-09F1185).

6. Prior to Final Map approval, the applicant shall seek approval from Air Force Real Property Agency for the relocation of a monitoring well associated with the existing (closed) Air Force landfill.

7. The applicant shall install a decorative colored-concrete intersection at the intersection of Village West Drive/Krameria Avenue. The design shall incorporate a similar theme to the detail shown on Figure III-2A, with supplemental recognition of the adjacent cemetery as agreed upon by the Master Developer, Riverside National Cemetery and March JPA.

8. Prior to installation of any landscape and irrigation materials for the subdivision, the developer shall receive landscape and irrigation plan approval from the March JPA Maintenance Division Manager, and the approved plans shall be stamped approved and "For Construction" and signed by the March JPA Maintenance Division Manager.

9. Prior to beginning Project construction, the Project Applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in native soils in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

10. At least 30 days prior to beginning Project construction, the Project Applicant shall contact the Pechanga and Soboba Tribes 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, Monitoring and Disposition 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.

11. 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 Cultural Resources Treatment, Monitoring and Disposition Agreement, 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.

12. 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.

13. All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.

14. 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.

15. 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.

16. The Developer shall complete a survey of the Project areas of impact at the following area depicted on Exhibit 1, and available in the office of the March JPA, covering - the intersection of Krameria and Street M; Krameria eastward to the property boundary; Street M southward to the property boundary and Lots 83-88. This also includes recordation of all sites and providing GPS locations of those sites plotted on the Proposed Specific Plan (or other appropriate plans). To be completed no later than close of business February 29, 2016.
    a. Pechanga requires that one of its tribal monitors accompany and monitor this survey while it is taking place. This monitoring is addressed through a Work Order provided by Kimley-Horn via email on February 25, 2016

17. The developer, MJPA, Project archaeologist and Pechanga will develop appropriate conditions of approval by close of business March 1, 2016. These conditions of approval shall address, among other things, all known sites that will be preserved in open space and those impacted by the development, the requirement of Pechanga tribal monitoring and a Cultural Resources Treatment & Monitoring Agreement, an additional survey of 250 acres (see below), inadvertent discoveries of cultural resources and human remains, future surveys, etc.

18. A complete cultural survey, including recordation, possible excavations and complete mapping of the approximate 250 acres Phase I area shall be completed no later than March 18, 2016. As with the initial survey, Pechanga requires that one of its tribal monitors accompany and monitor this survey while it is taking place.

WATER QUALITY:

Regarding Specific Plan SP-1, A5 and TTM 30857. These comments are focused on the water quality approach and needs for the area.

1. Requirements for parcel specific projects: Any projects adding more than 5,000 square feet of impervious surface will need to develop and implement a Riverside County Template-based WQMP. The most current, approved WQMP template is to be utilized.

2. Consideration in overall design must include management of flows from the streets. This may include localized "regional" BMPs. For example, one roadway-focused BMP for each phase to be included.
3. The Least Bell Vireo Conservation Easement, which will have duel use for drainage and management, special attention must be paid to the discharges into this area. As is required in both the Statewide Construction General Permit and the Riverside County MS4 Permit, discharges to environmentally sensitive areas (ESA) must be managed such that:
    a. No change in the discharge to the ESA in flow or volume for the post-construction from the pre-construction values.
    b. Only "treated" discharges to the ESA area
    c. WQMP design parameters should meet the ESA requirements
    d. During construction, note that directly discharging to the ESA may trigger higher level Risk value for the SWPPP.

Riverside County Fire

This letter is in regard to the fire protection conditions concerning the above referenced case. The Fire Department requires the listed fire protection measures be provided in accordance with the Riverside County Fire Department Fire Protection Standards. Final conditions will be addressed when complete buildings plans are reviewed:

1. Provide or show there exists a water system capable of delivering a fire flow 500 gallons per minute for a 1 hour duration at 20 psi residual operating pressure, which must be available before any combustible material is placed on the construction site. No portion of a building shall be further than 600 feet from a fire hydrant.

2. 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.

3. Display street numbers in a prominent location on the address side of building. Fire Sprinklers will be required for each dwelling unit.

MARCH JPA CIVIL ENGINEER:

MJ-075
February 22, 2016
Tentative Tract Map 30857 Phase 3, Amendment #4 (South Campus)

With respect to the Conditions of Approval for the above referenced Tentative Land Division Map, March Joint Powers Authority (MJPA) requires that the land divider provide the following street and offsite improvements and/or road dedication in accordance with the guidelines established within the Specific Plan and the development code. It is understood that the Tentative Map 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. These Ordinances and 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 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 Public Works Engineer. Prior to recordation of the final map, adequate bonds shall be posted to guarantee installation of the improvements stated below including landscaping.

1. This site is located within several watershed drainage area. The site is also located within Perris Valley and Lake Mathews area drainage plans. Construction of master planned and non-master planned drainage facilities including retention and detention basins shall be required and installed pursuant to master plans. In addition, MJPA and Riverside County Flood Control are in final stages of revising the master drainage plan encompassing the MJPA's boundaries on either side of I-215. Completion of interim and ultimate drainage facilities as recommended by this plan to accommodate this project will be required. Implementation of drainage facilities as required by Riverside County Flood Control and the proposed master plan shall be required and implemented during development of individual phases.

2. The project shall comply with recommendations and requirements stipulated in Flood Control's letter dated December 23, 2002, and as modified pursuant to updated plan.

3. Prior to initiation of the final construction plans for any facilities required to be built as part of any area drainage plan, the applicant's engineer shall contact RCFC to establish the terms of design and construction of Master Flood facilities. In-lieu drainage fee credit for master planned facilities shall be provided as determined by RCFC.

4. The project's grading shall be in a manner to perpetuate existing drainage patterns, any deviation from this, concentration or increase in runoff must have approval of adjacent property owners. On and offsite drainage easements shall be obtained from effected property owners or shall be shown on the final map. The applicant shall accept the offsite runoff and convey to acceptable outlet.

5. The incremental increase in runoff between developed and undeveloped stage (100-year) shall be retained within detention basin/park or outlet to adequate drainage facilities as approved by MJPA, RCFC and pursuant to Riverside County Flood Control Standards.

6. Onsite nuisance drainage pipes and catch basins (minimum 18" pipe) to convey the nuisance runoff and to eliminate x-gutters shall be installed at intersections with close proximity to storm drain facilities as determined by MJPA.

7. Prior to recordation of the map or issuance of any building permit, the applicant shall initiate Street Light, Flood Control, and Landscape Maintenance Districts in compliance with JPA Standards. All Drainage Facilities not accepted by Flood Control including the basin(s) shall be included in the Flood Control Maintenance District and adequate fees collected for their maintenance. The Developer(s) shall be responsible to maintain all pipes (not accepted by Flood Control), catch basins and landscaping and the basin until final acceptance of these facilities by MJPA. No occupancy permit shall be issued until the Districts are formed.

8. The interim drainage / siltation basin(s), open space, park and erosion control improvements shall be maintained by developer(s) until such time that either the ultimate improvements are

installed and the individual parcels are developed or combinations of the two as determined by MJPA.

9. Development of individual parcels require separate permitting and review process.

10. Prior to issuance of any mass grading permit, the developer shall receive clearance letter from all private/public entities including utility owners and others with easement or facilities located within the subdivision boundaries.

11. Vacation of existing street right-of-way shall be processed through either a separate public hearing or concurrent with the final map approval.

12. Individual phases shall be developed in a manner to provide for a minimum of 2 separate paved accesses to an existing paved road within public right-of-way and shall be required to install adequate drainage facilities to protect the site from flooding.

13. If any portion of the site is located within flood plain (FEMA determined), the applicant shall be required to receive clearance from FEMA.

14. Bus turnout(s) shall be provided along exterior and interior streets as determined by RTA and MJPA.

15. Access shall be restricted along Van Buren Blvd. (except as shown on tentative map) and so noted on the final map. Access to other streets shall be reviewed and evaluated during submittal of development applications for individual parcels in compliance with Riverside County Standards.

16. Prior to issuance of grading permit, S.W.P.P.P. and N.O.I. shall be submitted to State Water Quality for review and approval and final WQMP approval by JPA.

17. Additional improvements at all intersections shall be installed to provide for adequate transition lanes (all directions) per traffic report and as determined by MJPA during plan check review.

18. Streetlights shall be installed along all streets pursuant to Riverside County Standards and as determined by MJPA.

19. Existing improvements such as curb, gutter, and pavement may be utilized and incorporated with the design of this project or removed and replaced as determined by MJPA.

20. Traffic signals when required during any phase shall be installed as determined by MJPA, the County, and City of Riverside and supported by a warrant report. At the request of MJPA, the developer shall submit future warrant reports to MJPA for review and approval.

21. Prior to issuance of any work outside MJPA boundaries, the applicant shall receive encroachment permits from effected agencies for any work within the right-of-way.

22. Construction of concrete sidewalk and landscaping within street right-of-way shall be in compliance with the specific plan and Planning Department. Bike lanes shall be installed (when feasible) along all streets.

23. Bonding for each phase of development shall include bonding for the installation of landscape and irrigation, as approved by the March JPA

24. The following street improvements shall be provided in compliance with Riverside County Standards for individual phases.

    a) Krameria Avenue from Barton Street to Village West Drive (Clark Street) and Village West Drive from Krameria Avenue to Van Buren Blvd shall be improved with new pavement and concrete curb and gutter located 38' from either side of centerline within 112' full-dedicated right-of-way.

    b) Coyote Bush Road from Krameria Avenue to Van Buren Blvd. shall be improved with new paving, concrete curb and gutter located 32' from either side of centerline within 100' full width dedicated right-of-way.

    c) Streets "M", "P", "Q", "V", "Y", "X" and Village West Drive south of Krameria shall be improved with new paving and concrete curb and gutter located 28' from either side of centerline within 78' full width dedicated right-of-way.

    d) Streets "T" and "U" shall be improved with new pavement and concrete curb and gutter located 22' from either side of centerline within 66' full width dedicated right-of-way.

    e) Barton Street from southerly project boundary to Van Buren Blvd. shall be improved with new paving, concrete curb and gutter located 38' east of centerline within 56' ½ width dedicated right-of-way. Additional improvements along west side shall be installed to provide for a modified secondary collector street consistent with Specific Plan Figure V-5C, or approved jointly by March JPA and City of Riverside.

    f) Van Buren Blvd. from Barton Street to Village West Drive shall be improved to provide for new pavement, concrete curb and gutter located 55' from either side of centerline and 14' wide landscaped median within 138' full dedicated right-of-way per Riverside County and City of Riverside Standards.

    g) Existing traffic signal at intersection of Van Buren Blvd. and Village West Drive shall be modified to provide dual westbound left turn lanes. Modify existing traffic signal at the intersection of Van Buren with Orange Terrace Parkway to accommodate the new intersection along the south and provide dual westbound left turn lanes and additional re-striping. Modify existing traffic signal at the intersection of Van Buren Blvd. with Coyote Road to accommodate new intersection along south side and provide dual westbound left turn lanes. Modify existing traffic signal at the intersection of Van Buren with Barton Road to provide for dual westbound left turn lanes.

With exception of Village West Drive, all other improvements shall be completed when as identified in Figure IV-B-7, or when warranted and requested by other agencies.

h) Traffic signal shall be installed at intersection of Village West Drive with Krameria, Krameria with Barton, and at other locations as identified in the FEIR mitigation measures or earlier if warranted.

i) Provide for fair share contribution or implement improvements as determined by MJPA at the following locations:

- Capacity improvements at the intersection of Van Buren Blvd. with Trautwein Road.
- Other off-site intersections, as identified in FEIR mitigation measure B-1.

The above improvements shall be required during various stages of building and occupancy permits for any development as supported by traffic reports and required by MJPA.

25. Development and improvement of off and onsite improvements for any phase shall be done in a manner to maintain access to existing uses.

26. It is understood that some of the improvements stipulated above are of regional significance and require financial participation and involvement by other agencies. The Developer shall install or cause installation of the above improvements at no cost to MJPA with reimbursement thru collection of TUMF Fees and other sources as appropriate.

27. At various intersections and driveways and as determined by JPA, the developers shall install concrete intersections to comply with MJPA policy.

28. Prior to the issuance of the Certificate of Occupancy for a total building area exceeding 2.0 million square feet in Phase III, the developer shall construct or assure all improvements to the satisfaction of the March JPA Civil Engineer, as identified on Figure IV-B-7 of the March Business Center FEIR (SCH# 2002071089). For Lurin/Barton traffic signal, installation is required prior to issuance of Certificate of Occupancy on 4 million square feet.

RIVERSIDE COUNTY FLOOD CONTROL

Tentative Tract Map 30857, South Campus Drainage Exhibit, dated February, 2016. The exhibits show adequate storm facilities, inlets and an existing increased runoff basin to adequately support the project.

The District's review is limited to the development of conditions of approval for the submitted maps as it relates to proposed District facilities. It is the District's understanding that water quality aspects will be reviewed by another agency.

General Conditions:

The southern watershed area, which is located south of Van Buren Boulevard, is located on a ridge and as such does not receive offsite storm runoff. The majority of development flows easterly and a portion southerly to Mead Valley and another portion westerly to Lake Mathews. These watershed limits and drainage patterns should be maintained during development, however, some areas may be traded from one watershed to the other. The development proposes to drain some areas directly to the conservation area, Lot 91, and the remaining area to drain into a storm drain system, easterly in Krameria and then northerly to Van Buren Blvd. Each area will then drain northerly through separate culverts across Van Buren Blvd.

The project will require an adequate outlet to convey the 100 year flows from South Campus northerly to the Lot 49 detention basin. This basin included the increased runoff mitigation of the developed South Campus and therefore, no additional mitigation basins are being proposed. There currently exists a graded channel (Lot 49 channel) and conservation easements, which should serve as an adequate outlet from South Campus to Lot 49 basin. During the final design, grading, hydrologic and hydraulic studies shall be submitted to ensure the 100 year storm conveyance. This reach shall also include an adequate maintenance mechanism. Other pertinent downstream drainage infrastructure includes:

a. Oleander Regional Basin, located at Oleander and Route 215.

b. The South Channel Basin will be modified into a channel and will be extended southerly across Van Buren Boulevard to Oleander Basin.

c. A larger culvert will be provided at Van Buren Boulevard, connecting the channels.

d. The outlet works of the East Basin will be modified to drain into the channel.

March JPA is currently revising the master drainage plan in this area which would minimize any improvements downstream of Van Buren Blvd in addition to increasing the size of the Lot 49, detention basin. The validity of this concept is being reviewed by the District under a separate letter—MS 159.

The project's water quality aspects are being reviewed by a different agency.

PERP DRAINAGE PATTERNS

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 areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

Prior To Grading Permit

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.

MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of right-of-way, project credit in lieu of charges and reimbursement schedules which may apply. This credit does not apply to non-Perris Valley Area Drainage Plan facilities. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

MAP 5 ITEMS TO ACCEPT FACILITY

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the March JPA and/or the Flood Control District. The developer must request in writing that one or both of these agencies accept the proposed system.

The request to the District shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility, five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1)The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way to be conveyed to the District and secure that right-of-way to the satisfaction of the District;

2) An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance;

3) Plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and

4) All regulatory permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

5) Adequate downstream facilities have been constructed and are maintained by an adequate maintenance mechanism.

10 YR CURB - 100 YR ROW

The 10 year storm flow shall be contained within the curb and the 100-year storm flow shall be contained within the street right-of-way. When either of these criteria is exceeded, additional drainage facilities shall be installed.

The property shall be graded to drain to the adjacent street or an adequate outlet.

100 YR 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.

COORDINATE DRAINAGE DESIGN
Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

PERP DRAINAGE PATTERNS
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 areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval.

MAP ADP FEES
Tract 30857, South Campus is located with the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits, if not grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits, whichever occurs first.

Prior To Map Recordation:

SUBMIT ECS & FINAL MAP
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

ONSITE EASEMENT ON FINAL MAP
Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

ADP FEES
A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows: NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483,

et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

MAP 5 ITEMS TO ACCEPT FACILITY

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the March JPA and/or the Flood Control District. The developer must request in writing that one or both of these agencies accept the proposed system.

The request to the District shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility, five (5) items must be accomplished prior to recordation of the final map or starting construction of the drainage facility:

1)The developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way to be conveyed to the District and secure that right-of-way to the satisfaction of the District;

2) An agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance;

3) Plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement; and

4) All regulatory permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the developer shall be submitted to the District for review. The terms of the regulatory permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

5) Adequate downstream facilities have been constructed and are maintained by an adequate maintenance mechanism.

BOND

The developer will need to submit proof of flood control facility bonds.

BOND 120%

If the developer wishes to record the map prior to storm drain plan signature, the developer will need to submit proof of a security in the amount of 120% of the flood control facility bonds.

Prior To Building Final Inspection

FACILITY COMPLETION

The District will not release occupancy permits for the last 20 percent of the permits, for any commercial lot within the map prior to the District's or City's acceptance of the drainage system for operation and maintenance.

WESTERN MUNICIPAL WATER DISTRICT:

TTM 30857, Amendment 3
March Business Center South Campus
Conditions of Approval

1. Developer is to submit a preliminary water and sewer plan layout to Western before formal submittal of Water and/or Sewer Improvement Plans. If applicable, a non-potable water plan layout should be included. Preliminary water and/or sewer plans shall show the following items:
    A. Delineate all proposed water (potable and non-potable) and sewer facilities within project boundaries. Include pipeline diameters and type of material. (See Item 4 below regarding system hydraulics).
    B. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vat, blow-off, fire hydrants, valves, sewer manholes, lift stations, electrical vaults, etc.) within project boundaries.
    C. Delineate all easements within project boundaries.
    D. Delineate all proposed and existing lots, streets, and storm drains.
    E. Indicate what, if any, existing facilities will be utilized.
2. Developer to submit detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water and Sewer Improvement Plans.
3. Water and Sewer Improvement Plans shall be designed per Western's Standard Specifications. A detailed hydraulic analysis of the proposed facilities, both water and sewer, shall be included with the plan check submittal in support of the final design.
4. Developer to submit grading plans for Western's review and approval before grading permit is issued. All Western onsite and/or offsite utilities to be relocated at Developer's expense as necessary.
5. Developer to pay all cost associated with preliminary review by Western at the time of review.
6. Water and Sewer Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
7. Contact Western's Development Services Department at (909) 789-5000 for further information.

EXHIBIT "C"

GUIDELINES MODIFICATION

Design Guidelines





March Business Center





March Joint Powers Authority

November 2003

Amendment #1

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March Business Center

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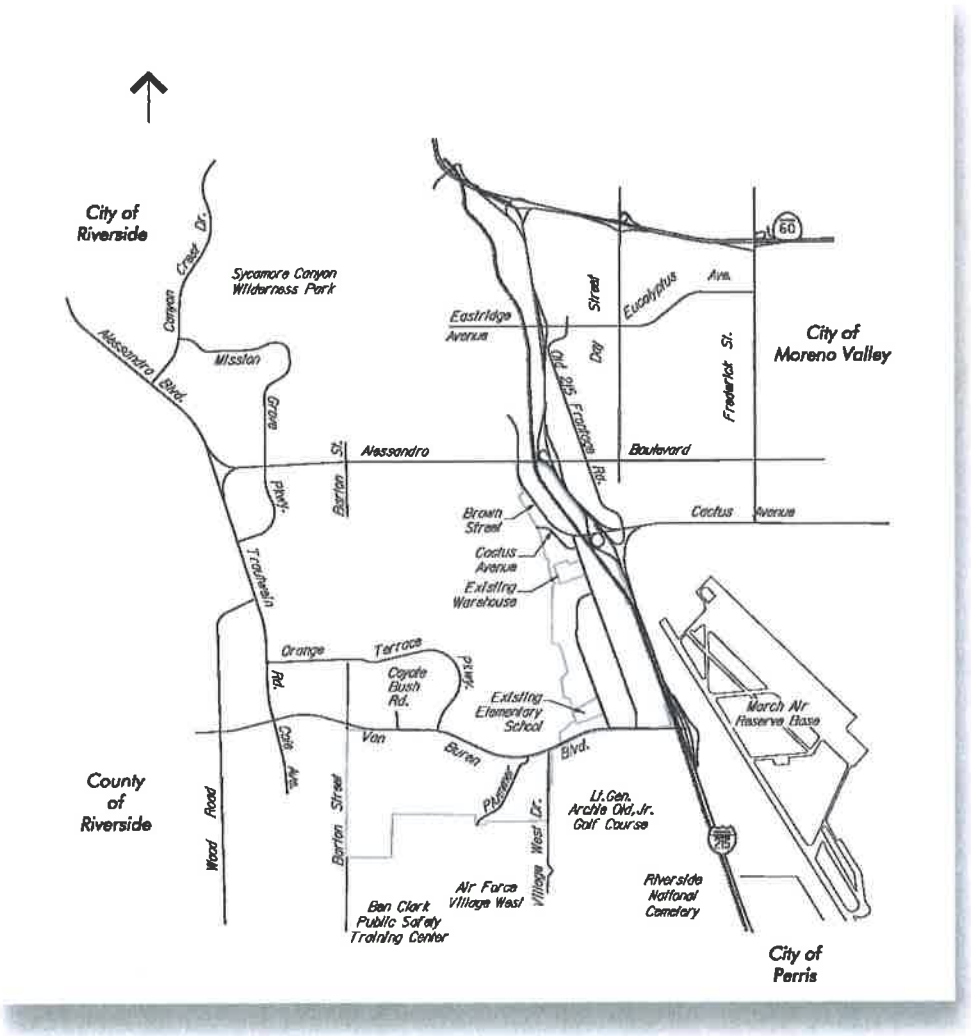
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1.0 INTRODUCTION

"The design guidelines given in this document define criteria for implementing coordinated design, organizational unity and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project."

1.1 MARCH BUSINESS CENTER

March Business Center is a master-planned development for business, commercial, research, and industrial development, designed to provide quality business locations in a quality environment. It is located in Riverside County, California, along Interstate 215, between the Alessandro and Van Buren interchanges.



March Business Center

1.2 Design Guideline Purpose

To promote the quality of development planned for March Business Center, the design guidelines given in this document define criteria for implementing coordinated design, organizational unity and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project. Included are parameters for integrated site planning, architecture, landscaping and exterior lighting, as well as procedures and requirements for design submittal and review. The intent of these guidelines is to establish a consistent design concept that produces a clear image and a sense of prestige, efficiency and integrity for March Business Center and all projects within.

1.3 Related Controls

All development within March Business Center must comply with the intent of the March Business Center Design Guidelines, as well as the following documents:

- March JPA General Plan — The planning document that outlines in general terms the development objectives for the entire March JPA area.
- March Business Center Specific Plan — A more specific planning and regulatory document outlining requirements for future development of March Business Center.
- March JPA Development Code — Zoning Ordinance level development requirements.

In general terms, the Specific Plan and Design Guidelines provide basic land use planning and design objectives for development in the project, while the Development Code provides construction and building permit minimum standards.

To the extent these Design Guidelines provide a more stringent development standard than any applicable JPA, state or federal regulation, it is the intent that the March Business Center Design Guidelines shall apply. To the extent that any applicable JPA, state or federal regulation is more stringent, it shall apply.

Remedies for noncompliance with these guidelines are stated in the March Business Center Specific Plan.

2.0 DESIGN REVIEW AND SUBMITTAL GUIDELINES

"An orientation program describing site conditions, design guidelines and the design review process is available to each site owner and architect/ site planner."

2.1 DESIGN REVIEW PROCEDURE

In accordance with the Design Implementation committee Procedures outlined in the Specific Plan, a ministerial design review process has been established to ensure that all development within March Business Center meets the requirements set forth in these design guidelines, as well as the Specific Plan and applicable sections of the Development Code. This review covers site planning, architecture, landscaping, exterior lighting, and exterior signing.

The design review procedure is divided into four steps:

1. Pre-Application Meeting
2. Conceptual Site Plan, Elevations, and Landscape Plan Review and Approval
3. Construction Document Review and Approval
4. Building Permit Issuance and Inspection

While step one is informal, it is an important step in the process. Formal submittals for the project must be made to the JPA, or its designee, at Steps Two and Three. Official approvals must be obtained in writing at design review steps two, three, and four.

Although informal telephone inquiries and meetings are encouraged, all oral comments and approvals are considered advisory and unofficial. A design review fee shall be required for each project.

2.2 SUBMITTAL GUIDELINES

Step 1: Pre-Application Meeting

An orientation program describing site conditions, design guidelines and the design review process is available to each site owner and architect/site planner. This program will include descriptions of the overall and the immediate context of March Business Center, as well as:

- Specific issues affecting the particular site, and design criteria for site planning including densities, access, and parking requirements.
- Architecture, landscaping, exterior lighting and exterior signing, and the procedure for design review at each step.

March Business Center

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"The conceptual design review stage is designed to encourage review with the JPA prior to substantial design work being performed by the applicant."

- Any Project feature that has significant or unusual impacts, especially with air quality, traffic or noise.

This step can also informally determine whether the Major or Minor Development Review Process is required in Step Two.

Submittal of a conceptual site plan and conceptual building elevations showing the applicant's intent for development is required at the pre-application meeting. Information regarding construction using LEED (Leadership in Energy and Environmental Design) principals will be provided within the pre-application meeting information package. This preliminary submittal is intended to minimize expensive site planning changes, and to sort out important issues early in the process.

Step 2: Conceptual Site Plan, Elevations, and Landscape Plan Review and Approval

This review covers conceptual drawings for site planning, architecture, landscaping, and/or tenant renovations. At this stage, site planning is particularly important and should be carefully considered. The intent of this step is for the applicant to review concept plans with the JPA prior to substantial design work being performed on a proposed project. Plans should be at a scale to clearly define the proposed project.

Ten (10) sets of conceptual plans are to be submitted for review. They must contain, but are not limited to, the following:

1. Signed application with a brief project narrative.
2. Site plans and related information, including site area, building floor area, gross site to gross floor area ratio (FAR), required parking, provided parking, required setback dimensions, landscaped area, percentage of site required in landscape, percentage of site provided in landscape (encouraged scale 1" = 40', sheet size 24" x 36").
3. Schematic architectural plans, including floor plans(s) and elevations, and one colored set of building elevations (encouraged scale 1" = 16' minimum; 24" x 36").
4. Exterior materials, colors, and finishes under consideration. Place samples on a 8-1/2"x 11" board.
5. Submittal of a screening plan is required for logistics and outdoor storage uses.

6. Schematic landscaping plans and related information (encouraged scale 1" = 50' minimum).
7. Any other pertinent information that the designer believes will help to describe the design intent.

Step 3: Construction Document Review and Approval

This review covers all necessary construction documents. The purpose of this review is to ensure that the design approved in the conceptual design review is carried into final construction documents, and that conditions or stipulations placed on conceptual design development approval are satisfied.

Seven (7) complete sets of construction documents are to be submitted for review. They must contain, but are not limited to, the following:

1. Final site plans and related data, including grading, drainage, plumbing, and electrical site plans and locations of any above-grade infrastructure equipment (including backflow preventors, transformers, and irrigation controllers).
2. Final architectural plans.
3. Final materials, finish, and color list or sample board.
4. Final landscaping and irrigation plans (prepared by registered landscape architect).
5. Final exterior lighting plans, including fixture details/cut sheets, luminaire type, colors, and pole heights.
6. Exterior signing design, including location, dimensions, materials, colors, typography, and illuminations.
7. Pertinent details and specifications.
8. Construction schedule.
9. Any other relevant information.
10. Provide standard site plan notes and project mitigation measures on the cover sheet of construction plan submittals.

This step must be completed before building permits, as outlined in the Development Code and as required by other jurisdictional agencies, are applied for.

All architectural, landscaping, and engineering drawings and specifications are to be prepared and signed by an architect, landscape architect, and/or professional engineer licensed to practice in California.

Step 4: Building Permit Issuance and Inspection

Construction will be monitored to verify compliance with design guidelines and approved construction documents.

Unapproved changes to the project may result in an order to cease construction.

3.0 General Design Criteria

"Architectural design is to be generally compatible in character, massing, and materials while allowing for individual identity and creativity in each project."

March Business Center has an overall, coordinated design character that emphasizes a clean, contemporary, straightforward, quality image. This image is expressed in site planning, architecture, landscaping, lighting, and signage.

Architectural design is to be generally compatible in character, massing, and materials throughout March Business Center, while allowing for individual identity and creativity in each project. Landscaping, building setbacks, lighting, signage, and utilities are to be closely coordinated along roadways. Design criteria for site planning, architecture, landscaping, lighting, signage, and maintenance are given in further detail in the following sections.

3.1 Commercial Retail Development

Commercial Retail Development represents 3% of March Business Center. Commercial Retail Development and construction will meet the standards appropriate to the scale and size of the similar parcels used for the Mission Grove Shopping Center located at Alessandro Boulevard and Trautwen Road and the Kohl's Shopping Center located at Van Buren Boulevard and Trautwen Road.

4.0 Site Planning

"To promote the planned image of a quality business and industrial center, site planning is to be developed in a manner that emphasizes a clean, pleasant, and contemporary environment."

4.1 Objectives

To promote the planned image of a quality business and industrial center, site planning is to be developed in a manner that emphasizes a clean, pleasant, and contemporary environment, and produces an effect that is consistent and compatible with adjacent sites and development throughout March Business Center.

The following guidelines present parameters for site access, service areas, grading, drainage, utilities, and walls.

4.2 Minimum Landscape Setbacks at Buildings/R.O.W.s

If parking or access drives are located between any building and a public street, or freeway frontage, a 10-foot minimum landscaping area is required between the parking or drive aisle and the building. On other sides of the building, additional landscaping area is encouraged but not required between the parking or drive aisle and the building, except in loading areas. In addition, a minimum landscaped setback of 15' is required between the public right-of-way and parking on internal local streets. No parking is allowed within the landscape easements.

4.3 Building Location

Buildings are to be located on each site in a manner that is efficient, appropriate to site conditions, effective to the overall architectural composition and compatible with nearby projects and development throughout.

4.3.1 — Buildings should be located to enhance project visibility and identity, while maintaining compatible relationships with adjacent projects and street frontages.

4.3.2 — Buildings should be oriented so that loading and service areas do not directly face adjacent roadways or street frontages.

4.3.3 — Buildings should be arranged to provide convenient access to entrances and efficient on-site circulation for vehicles and pedestrians.

4.3.4 — All buildings/site plans shall provide an outdoor break area for employees with seating and shade trees, as shown below.



4.3.5 — The orientation of multiple buildings on a single site must be clearly coordinated, such as separating service areas from more public areas.

4.4 Site Access/Driveway Widths and Locations

Vehicular access points to individual sites should be limited to minimize disruption of traffic flow and setback zones.

Driveway locations and size criteria shall be required as outlined in the Development Code.

4.5 Vehicular Circulation

On-site vehicular circulation should be clear and direct. Dead-end parking aisles should be avoided, if possible. All circulation requirements of the County Fire Department will be met, including apparatus turn arounds.

4.6 Parking

Parking quantity, location, configuration, and landscape requirements shall be as outlined in the Specific Plan and Development Code, Section III. Refer to Section 6.0 of the Design Guidelines and the March JPA Development Code for landscape requirements related to parking.

4.7 Pedestrian/Bicycle Circulation

Pedestrian access, separate from the vehicular access, will be provided from street sidewalks to building entrances, in accordance with the American Disabilities Act requirements. A minimum of three bicycle parking spaces will be provided for each building near the building entrance.

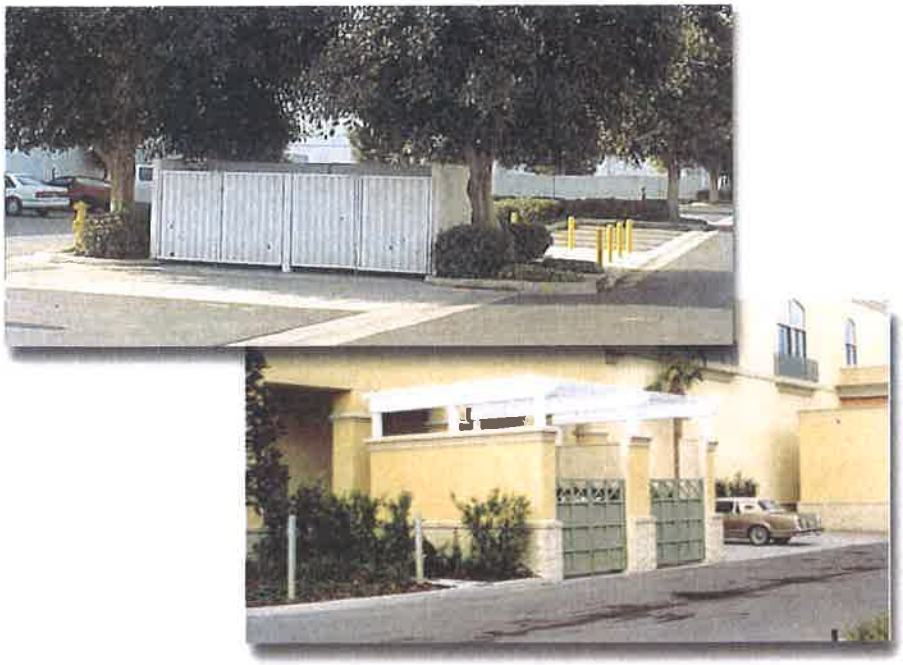
4.8 Service Areas

Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways, and buildings on adjacent sites, and screened by dense landscaping and architectural barriers. These enclosures shall be fully screened by a minimum 6' decorative wall and finished opaque screening gates. Landscape will be used to de-emphasize the refuse containers and further integrate the refuse facilities into the site plan. In addition, all enclosures must be designed with materials that are compatible with the project's architecture.

Service areas may not extend into required setback zones.

Service areas should be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets, or in front of street side yards. Concrete paving is required for all service areas.

All backflow preventors shall be screened by landscape berms or landscaping. All building loading bays, tractor trailer parking/storage, and outdoor inventory/ storage areas shall be screened to the maximum extent possible by landscape or decorative masonry walls.



Appropriate treatment.



Inappropriate treatment.

4.9 Grading and Drainage

Grading and drainage shall be designed so that surface drainage and soil erosion do not flow off-site.

On-site grading shall be designed to accommodate and be compatible with streetscape grades. The grading concept must prevent ramps with handrails from being required by public agencies, both from the public sidewalk to the site and from the parking lot to the building.

4.10 Utilities

All utilities are to be installed underground. Easements for underground utilities that preclude the planting of trees may not be located along side and rear property lines where the design guidelines require perimeter trees.

4.11 Walls and Fences

Walls, when used, must be designed as an integral part of the overall architectural or landscaping design concept.

No walls are permitted within streetside landscaping setback areas except for parking screening walls. Any wall between the streetside landscaping area and a building front is limited to a maximum height of 30", unless otherwise approved by the JPA.

No side or rear wall may exceed 8'-0" unless approved by the JPA. Refuse enclosure walls must be 6'-0" high.

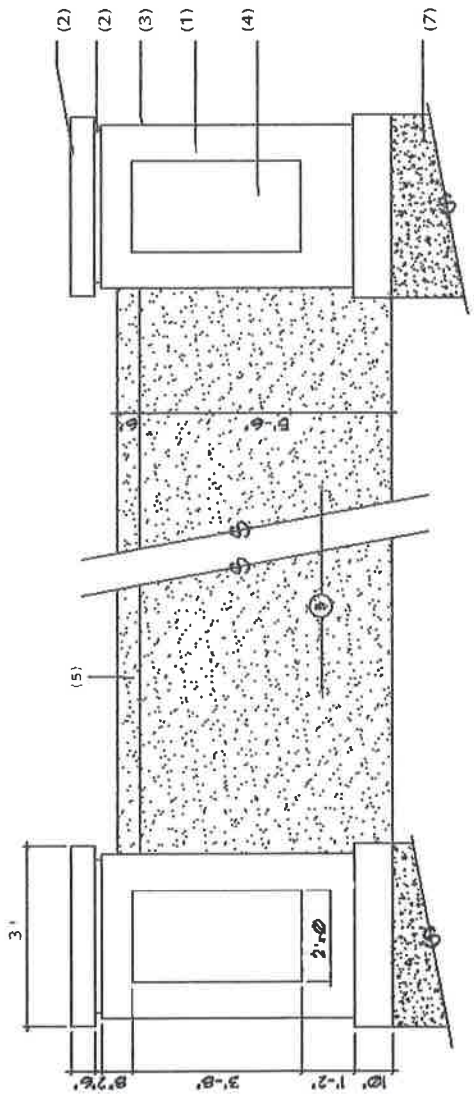
All walls must be built of materials and finishes that are compatible with adjacent buildings. In addition, all walls or fences along Van Buren, Cactus, Alessandro, Barton, Krameria, and Brown must be consistent with the standard details in this section. Additionally, all properties along the western property line that are visible from the residential units within Orangecrest/Mission Grove are required to install a 6' wall or fence consistent with details in this section.

No chain link fences are allowed within 100' of a public R.O.W. Beyond the 100' distance from a right-of-way, black, commercial grade, vinyl clad chain link fences are permitted to secure properties. Razor wire, barbed wire, and similar materials are not permitted within the development. Appropriate landscaping is required with all fences and walls to soften their appearance. At a minimum, a combination of trees and shrubs shall be required providing a 75% opaque screen, within two years of planting, along all chain link fence areas. All other walls and fences shall have a minimum of 30% planting opacity within the same period.

TYPICAL WALL/FENCE DETAILS

(1) DECORATIVE PILASTER AT 80' O.C.
(2) 3' SQ X 6' THICK DECORATIVE CAP
(3) REVEAL AS DIMENSIONED
(4) 2' X 3'-8" X 1/2" INSET
(5) 6' DECORATIVE MASONARY WALL (30" HEIGHT W/ 3" CAP IF STREETSIDE WALL)
(6) 6' CAP W/ 1/2" - 1" OVERHANG
(7) FOOTINGS AS REQUIRED BY BUILDING CODE

NOTES:
1. MASONRY WALLS SHALL BE STUCCO WITH EARTH TONE COLOR CONSISTENT WITH SECTION 5.10 OF THE DESIGN GUIDELINES
2. THIS WALL STANDARD APPLIES ONLY TO WALLS BUILT ALONG VAN BUREN, CACTUS, ALLESANDRO, BARTON, BROWN AND KRAMERIA.
3. PROJECT ENTRY WALLS MAY INCORPORATE ADDITIONAL AESTHETIC ENHANCEMENTS CONSISTENT WITH THE OVERALL PROJECTS THEME.
4. ALL PILASTERS TO BE CULTURED STONE, DRYSTACK LEDGE STONE, SUEDE, MARSH AND NAPA COLORS (C54-3084 AND C54-3095) OR SIMILAR.



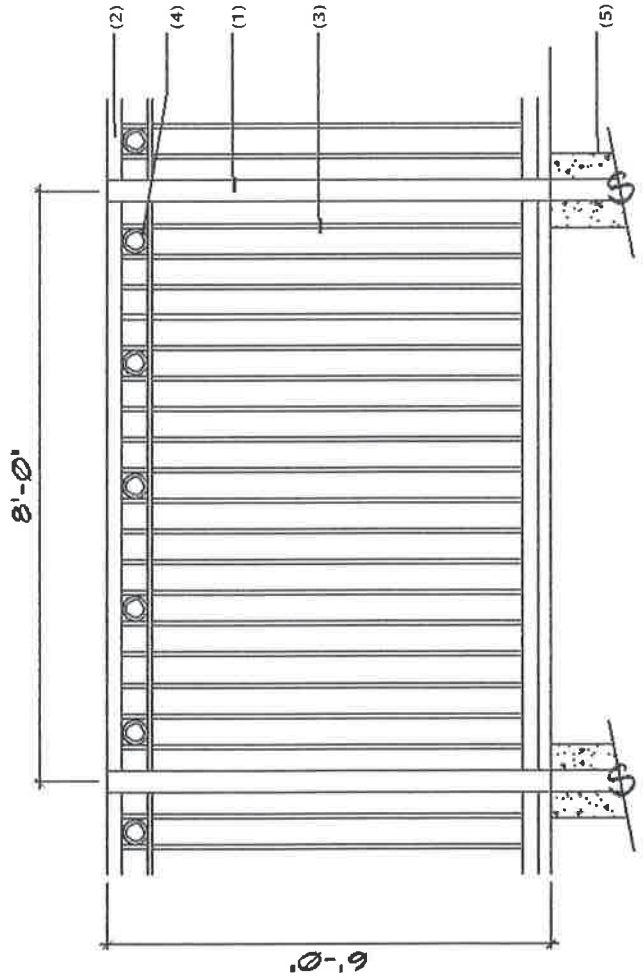
DECORATIVE MASONRY WALL
N.T.S.

March Business Center

TYPICAL WALL/FENCE DETAILS

(1) 3 1/2" SQUARE STEEL POSTS
(2) 2 1/2" SQ TOP & BOTTOM RAIL
(3) 3/4" SQ PICKETS & SPACED AS SHOWN
(4) 4 3/4" O.D. DECORATIVE CIRCLES EVERY 4TH PICKET
(5) POST FOOTER AS REQUIRED BY BUILDING CODE

NOTES:
1. FINISH SHALL BE ONE COAT OF PRIMER AND TWO COATS OF SEMI-GLOSS BLACK. PAINT AND COATING SYSTEM BY MATTHEW PAINT CO. (1-800-323-6593) OR APPROVED EQUAL.
2. ALL METAL TO BE COMMERCIAL GRADE TUBULAR STEEL OR ALUMINUM.
3. ALL FENCES SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE J.P.A.
4. ALL PILASTERS TO BE CULTURED STONE, DRYSTACK LEDGE STONE, SUEDE, MARSH AND NAPA COLORS (C54-3084 AND CSH-3095) OR SIMILAR.



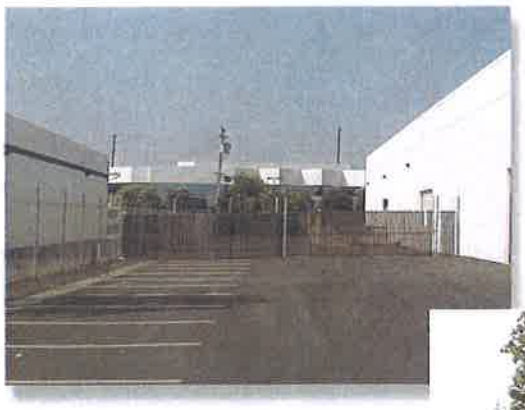
DECORATIVE ALUMINUM FENCE
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Appropriate treatment.





Inappropriate treatment.

5.0 ARCHITECTURE

"Individual creativity and identity are encouraged."

5.1 OBJECTIVES

Architectural design should express the character of a high quality business center in a manner that is both progressive and enduring. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among all projects in order to establish a clear, unified image throughout March Business Center.



The following guidelines present parameters for architectural character, building form and massing, facades, fenestration, structure, entries, materials, colors, details, service areas and mechanical equipment.

5.2 ARCHITECTURAL CHARACTER

Architectural character should portray a high quality business center image in a manner that is both progressive and timeless.

5.2.1 — Appropriate Characteristics

- Contemporary, classic, technical style.
- Clean, smooth, efficient lines.
- Distinctive, but image compatible with March Business Center style and theme.



Appropriate scale, attention to detail and massing.



Inappropriate design and detailing.

5.2.2 — Inappropriate Characteristics

- Trendy, historical, residential styles.
- Tricky, complicated, arbitrary forms.
- Sharp contrast with surroundings.
- Inappropriate or no articulation or fenestration.

5.3 BUILDING FORM AND MASSING

Building design should employ clean, simple, geometric forms and coordinated massing that produce overall unity, scale, and interest.

5.3.1 — Appropriate Treatment

- Straightforward geometry.
- Unified composition.
- Expression of floor levels and structure.
- Solid parapets.



Appropriate Treatment.



Inappropriate/insufficient detailing and design.

5.3.2 — Inappropriate Treatment

- Complicated forms.
- Arbitrary, inconsistent composition.
- Monolithic blocks.
- Glass box forms.

5.4 FACADES

Facades should reflect a coordinated design concept, including expression of building function, structure, and scale.

5.4.1 — Appropriate Treatment

- Straightforward, functional design.
- Expression of structure.
- Unity and scale reinforced through an integrated grid module.
- Surface delineation through expression of reveals, mullions, recesses, and structure.



Appropriate, unified composition.



Awkward detailing, form.

5.4.2 — Inappropriate Treatment

- Arbitrary, inconsistent forms and decoration.
- Uninterrupted, floating horizontals.
- Blank surfaces.

Buildings can be designed with a consistent, uniform façade; with the center of the façade emphasized; or with the corners of the façade emphasized as shown below.

5.5 Structure

Structure should be expressed clearly and consistently.

5.5.1 — Appropriate Treatment

- Visible vertical support
- Visible structural base.
- Functional, straightforward columns.
- Columns integrated into the façade.
- Proper structural scale.



Appropriate structure and scale integrated into design.



Inappropriately scaled structural components, overuse of glass.

5.5.2 — Inappropriate Treatment

- Floating horizontal levels.
- Glazing direct to ground (except at entries).
- False, decorative structure.
- Undersized or oversized structural components.

5.6 FENESTRATION

Fenestration should be defined by function and structure, and should be consistent in form, pattern, and color.

5.6.1 — Appropriate Treatment

- Functional glass use and patterns.
- Glazing delineation by mullions and structure.
- Balance of wall and glazed surfaces.
- Tinted or lightly reflective glazing.



Appropriate example of fenestration consistent and integrated into composition.



Awkward, sloping fenestration.

5.6.2 — Inappropriate Treatment

- Arbitrary, decorative glass patterns.
- Uninterrupted horizontal glazing.
- Sloping glass.
- Overly reflective glass (more than 35% reflectance).

5.6.3 — Glazing Colors

- Preferred: Colors complimentary to "earth tone" palette.
- Prohibited: Bright or multiple colors inconsistent with color palette.
- Other: Requires specific approval from the JPA, or its designee.

5.6.4 — Reflectivity

Glass should generally be nonreflective within March Business Center.

The maximum allowable outdoor reflectance is 25 percent.

5.7 ROOFS

Rooflines of the primary structure should be horizontal.

5.7.1 — Appropriate Treatment

- Visible vertical support.
- Horizontal planes and parapets.
- Varied parapet height.
- Roofing materials hidden from off-site view of adjacent roadways/streets.



Appropriate roof treatment with parapet.

5.7.2 — Inappropriate Treatment

- Gable, hip, and mansard room forms, except at entries if effectively integrated into building style/design.
- Metal, tile, shingle, and shake roofing, except at entries if effectively integrated into building style/design
- Arbitrary decoration.



Inappropriate roof style.

5.8 ENTRANCES

Entrances should be clearly defined and inviting.

5.8.1 — Appropriate Treatment

- Articulation and appropriate use of color for identity and interest.
- Light, open, inviting aspect.
- Entry space sequence.
- Recessed, protected doorway.
- Integration with overall building form.
- Coordinated landscaping.



Clearly defined, detailed entry.

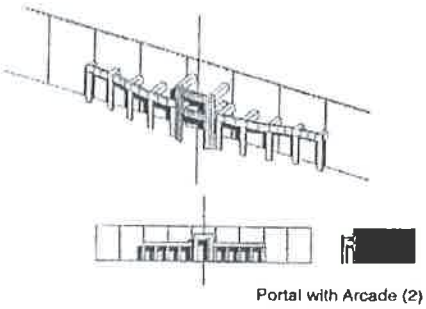
5.8.2 — Inappropriate Treatment

- Exaggerated forms and color.
- Dark, confined appearance.
- Abrupt entry. Flush doorways. Tacked-on entry alcove.

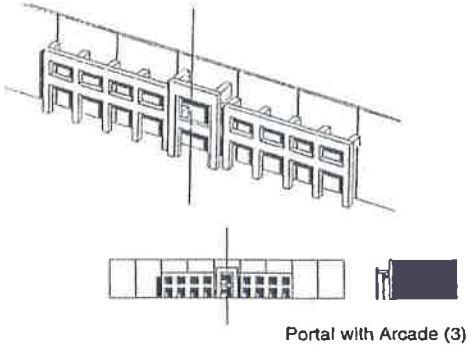


Insufficiently detailed, scaled entry.

Each facility shall have at least one Building Entrance Element. The Element may be located at the end of the primary facade facing the street frontage (or it may be located along the primary facade facing the street frontage). The Element shall be designed with materials and colors appropriate to the overall theme, and must be at least 2/3 of the overall building height. The Element should contain large-scaled, simple, clean forms. Additionally, canopies of contrasting, permanent materials with highly articulated, large-scale, bold forms may be utilized to further enhance the Element (*see Figures below*). Entrances can also be emphasized with portals and arcades as shown below.



Portal with Arcade (2)



Portal with Arcade (3)



March Business Center

5.9 MATERIALS

Exterior building materials should be smooth, clean, and efficient, with an appearance that is contemporary and professional.

5.9.1 — Appropriate Materials

- Smooth, precast, or tilt-up concrete.
- Smooth metal panel systems used as an accent.
- Ribbed or rough textured concrete used as an accent.
- Tinted or lightly reflective glass.
- Stucco or E.I.F.S. used as an accent or contrast of materials.



Appropriate materials.



Inappropriate use and mix of materials.

5.9.2 — Inappropriate Treatment

- Wood beams and siding.
- Brick, Spanish tile.
- Corrugated metal.
- Highly reflective glass.

5.9.3 — Other Materials

All other materials, including Drivit®, concrete masonry, wall tile, glass fiber reinforced concrete, and new technology materials, must be approved by the JPA, or its designee. Buildings constructed entirely of prefabricated metal shall require approval by the March Joint Powers Commission.

5.10 EXTERIOR COLOR

Exterior building colors shall be earth tones to be compatible with the natural landscape, surrounding hillsides and open space. Use of this natural color palette will also maintain compatibility throughout March Business Center while allowing for variety of color among projects. All exterior colors shall be submitted for review and approval of the JPA. Appropriate colors are listed as follows:

Sherwin Williams color or similar -
Navaho White SW 6126
Restained Gold SW 6129
Chamois SW 6131
Softer Tan SW 6141
Basket Beige SW 6143
Dapper Tan SW 6144
Ancient Marble SW 6162
Svelte Sage SW 6164
Connected Gray SW 6165
Filmy Green SW 6190
Coastal Plain SW 6192
Privilege Green SW 6193
Vanillin SW 6371
Inviting Ivory SW 6372
Torch Light SW 6374
Convivial Yellow SW 6393
Sequin SW 6394
Alchemy SW 6395
Sea Salt SW 6204
Comfort Gray SW 6205
Oyster Bay SW 6206

5.10.1 — Appropriate Treatment

- Concrete or stone should have natural finish.
- Other colors will be permitted generally on recessed or interior facing wall surfaces, or on special features, reveals, or mullions if complementary with building.
- Service door and mechanical screen colors are to be the same as the adjacent wall color.



5.10.2 — Inappropriate Treatment

- Dark natural finishes.
- Arbitrary patterns, stripes.
- Garish use of color.
- Use of a broad painted band to reflect a corporate theme.

5.11 DESIGN DETAILS

Detailing should be clean, clear, and straightforward. Details should reinforce overall design unity, interest, and scale.

5.11.1 — Appropriate Treatment

- Coordinated mullions and details.
- Expression and alignment of structural connections.
- Finishes commensurate with building materials.
- Coordinated entry spaces and landscaping.

5.11.2 — Inappropriate Treatment

- Insufficient or excessive detailing.
- Inadequate interface between materials.
- No indication of scale.
- Lack of interest.

5.12 EQUIPMENT

All exterior equipment—including, but not limited to, mechanical equipment, electrical equipment, storage tanks, risers, electrical conduit, gas lines, cellular microcell facilities, and satellite dishes—must be screened from on-site and off-site view. The top of all roof-mounted equipment—including, but not limited to, skylights, vents, air handlers, exhaust fans, smoke hatches, and ducts—must be below the top of the parapet.

5.12.1 — Appropriate Treatment

- Rooftop equipment shall be screened from off-site views by a parapet wall equal to or exceeding the height of the roof mounted equipment.

- Mechanical screen fully integrated into architecture.
- Ground equipment hidden by screen walls or landscaping.
- Screen walls or same or similar material as building walls.

5.12.2 — Inappropriate Treatment

- Improperly located equipment requiring non-integrated walls.
- Rooftop equipment extending above parapet or screen.
- Rooftop screen too close to parapet.
- Screen material contrasting with adjacent surfaces.
- Rooftop screen "hat."

6.0 LANDSCAPING

"Landscaping should be simple, clean, and appropriately-scaled for each development."

6.1 OBJECTIVES

Landscaping is an integral element contributing to the identity and unity of March Business Center. As such, all landscaping for March Business Center must be designed to:

- Promote a pleasant, distinctive, appropriate environment.
- Augment internal cohesion and continuity within March Business Center.
- Be consistent with the clean, simple, straightforward urban design concept for March Business Center.
- Promote water conversation.



The March JPA Development Code includes Landscape and Irrigation Guidelines and Specifications to be utilized as the governing standards for March Business Center. For additional reference, the Landscape Concept Plan from the Specific Plan has been included in the appendix of this document. The Concept Plan identifies general landscape concepts within the public row's within the project. The appendix also includes a number of landscape "vignettes" illustrating the landscape, streetscape, and entry features envisioned for the project. While most of these treatments occur in common areas and will be implemented by the master developer, individual site developers and designers are encouraged to prepare site designs that are consistent with and complementary to these treatments.

6.2 WATER CONSERVATION MEASURES

6.2.1 — All landscape areas are to be provided with a complete, state-of-the-art, automatic irrigation system equipped with ET-based smart controllers. This system must conform to all requirements of this document and the March JPA Development Code.

6.2.2 — Landscape design should consider the following water conservation measures:

- Site analysis of macro and micro climates, solar exposure, prevailing wind conditions, seasonal temperature patterns, soils and drainage, grades and slopes,
- Use of planting zones coordinated according to plant type, climatic exposure, soil condition and slope to facilitate use of zoned irrigation systems,
- Use of low water or drought tolerant plant species in landscape areas,
- Coordination of irrigation type for plant species used,
- Use of drip irrigation where appropriate,
- Design to meet peak moisture demand of all plant materials within design zones, while avoiding flow rates that exceed infiltration rate of soil,
- Design to prevent overspray or discharge onto roadways, non-landscaped areas or adjacent properties,
- Timing of irrigation cycles to be set at night when wind, evaporation and people activities are at a minimum.

6.3 STREETSCAPES

Landscape along public streets is designed to provide a unified appearance along street frontages, to reinforce the street hierarchy, and to establish identities of place, particularly at intersections within March Business Center.

To meet these objectives, landscaping along street frontages and next to intersections in March Business Center address the following parameters:

6.3.1 — General Design Criteria

a. Trees are required along all street frontages according to the criteria specified in the Development Code, and a minimum 24" box size shall be planted. Consideration should be given to ROW planting provided by March Business Center to ensure consistency with theme and species (see Landscape Concept Plan). Street trees will be planted at 40' on center, unless located within clustered plantings. Clustered trees should average 40' on center.

b. Hedges along street frontages are to be trimmed to a formal, rectangular shape. Minimum size at installation is five gallon.

c. If required interior landscape islands (as specified in March JPA Development Code) create operational hazards for a proposed development, design latitude may be provided to relocate the required landscape into fewer, larger areas. Such requests will be considered on a case by case basis as a part of the design approval process.

d. In general, use of turf areas should be minimized in favor of low water usage ground covers. When used, turf may not exceed 10% of a site's landscape area, and must be useable by employees. Use of turf must comply with all local landscape water efficiency requirements.

6.4 ON-SITE LANDSCAPING

On-site landscaping is to be coordinated in a manner that enhances overall continuity of development in March Business Center, while providing for the individual identity and needs of each project within. The design must address the following criteria:

6.4.1 — Landscaping should be used to reinforce site-planning principles, such as using trees to define parking lots and drive aisles.

6.4.2 — Plant materials for on-site landscaping are to be selected from the Plant Selection List in Section 6.5.

6.4.3 — Parking area trees are to be provided as noted in the Development Code. All parking visible from public streets will be screened by naturally contoured landscaped berms measuring 2.0' to 3.5', a 30" high hedge, or a 30" parking screening wall. Landscape must be used to supplement the berms or walls, but may not be used in place of the walls. Refer to the Development Code for more information.

6.4.4 — Comprehensive planting, including trees, is required along all building and site perimeters, as identified in the specific plan.

- A minimum landscape setback of fifteen (15) feet* is required along all front yards. As noted in Table III-2 of the Specific Plan, minimum front yard setbacks are twenty (20) feet or twenty-five (25) feet depending on use; therefore, most of the setbacks shall be landscaping if a building is set close to the front yard property line.
- A minimum landscape setback of five (5) feet* is required along at least one side of internal property lines, on all development parcels.

6.4.5 — All buildings facing a roadway frontage shall have a minimum ten (10) foot foundation planting area.

6.4.6 — Large natural granite boulders exist within March, and their use as part of the landscape theme is encouraged.

6.4.7 — Project drainage/retention areas should be landscaped with native vegetation in a natural manner, similar to naturally occurring drainageways elsewhere on site, with minimal or no use of turf.

March Business Center

* If perpendicular parking spaces are located adjacent to the minimum landscape zone, then a 2'-6" minimum parking overhang is required in addition to the above measurements (17'-6", 12'-6", and 7'-6" respectively).

6.5 ON-SITE PLANT SELECTION LIST

6.5.1 — Trees

Entries/Parking/Perimeter
- Cercidium 'Desert Museum' (Palo Verde 'Desert Museum')
- Cercidium praecox (Palo Brea)
- Pithecellobium flexicaule (Texas Ebony)
- Thevatia peruviana (Yellow Oleander)
- Platanus racemosa 'Bloodgood' (London Plane Tree)
- Populus nigra 'Italica' (Lombardy Poplar)
- Fraxinus oxycarpa 'Raywood' (Raywood Ash)
- Magnolia grandiflora (Magnolia)
- Ficus macrocarpa (Indian Laurel Fig)
- Olea europaea 'Swan Hill' (Olive Tree)
- Rhus lancea (African Sumac)
- Podocarpus gracilior (Fern Pine)
- Cinnamonum camphora (Camphor Tree)
- Ulmus parvifolia 'True Green' (Chinese Elm)
- Koelreuteria paniculata (Goldenrain Tree)
- Pinus eldarica (Afghan Pine)
- Pinus canariensis (Canary Island Pine)
- Pinus halepensis (Allepo Pine)
- Prunus caroliana (Carolina Laurel Cherry)
- Brachychiton populneus (Bottle Tree)
- Tristania conferia (Brisbane Box)
- Geijera parviflora (Australian Willow)
- Magnolia grandiflora 'Sommer', 'Russet', and 'Little Gem' (Magnolia)
- Gleditsia triocanthos (Honey Locust)
- Eucalyptus leucoxylon (White Ironbark)
- Eucalyptus maculata (Spotted Gum)
- Eucalyptus nicholii (Willow Peppermint)
- Eucalyptus sideroxylon (Red Ironbark)
- Chitalpa tashkentensis

Accent Trees
- Cercis Canadensis 'Hearts of Gold' (Hearts of Gold Redbud)
- Jacaranda mimosifolia (Jacaranda)
- Lagerstroemia indica (Crape myrtle)
- Pyrus calleryana 'Aristocrat' (Aristocrat Pear)
- Tabebuia ipe (Pink Trumpet Tree)

Parks/Open Space
- Quercus ilex (Holly Oak)
- Fraxinus oxycarpa 'Raywood' (Raywood Ash)
- Magnolia grandiflora (Magnolia)
- Platanus racemosa 'Bloodgood' (London Plane Tree)

Palms
- Phoenix dactylifera (Date Palm)
- Phoenix canariensis (Canary Island Palm)
- Washington robusta (Mexican Fan Palm)
- Washington filifera (California Fan Palm)
- Brahia armata
- Chamaerops humilis (Med. Fan Palm)

6.5.2 — Shrubs/Ground Cover

- Acacia redolens
- Agave spp.
- Anigozathos (Kangaroos Paw)
- Baccharis spp. (Coyote Brush)
- Bougainvillea spp.
- Ceanothus spp.
- Coprosma kirkii
- Dasylirion wheeleri (Desert Spoon)
- Dietes bicolor
- Dodonaea viscosa
- Elaeagnus pungens
- Gazania rigens (Clumping Gazania)
- Hemerocallis species (Daylily)
- Hesperaloe parviflora (Red Yucca)
- Heteromeles arbutifolia (Toyon)
- Lantana montevidensis
- Lavandula spp.
- Leucophyllum f. 'Green Cloud' (Green Cloud Texas Ranger)
- Leptospermum (Tea Tree)
- Lonicera 'Halliana'
- Miscanthus spp.
- Muhlenbergia spp.
- Myoporum parviflorum
- Pennisetum 'Cupreum'
- Photinia fraseri
- Phormium tenax
- Pyracantha
- Pyracantha 'Santa Cruz' (Firethorn)
- Plumbago auriculata 'Imperial Blue'
- Rhaphiolepis spp.
- Salvia spp.
- Senecio spp.
- Senna artemisioides (Feathery Cassia)
- Rosmarinus 'Prostratus'
- Westrigia fruticose (Coast Rosemary)

7.0 LIGHTING

"Lighting is an important element contributing to the identity and unity of March Business Center."

7.1 OBJECTIVES

Exterior lighting is to be provided to enhance the safety and security of motorists, pedestrians, and cyclists throughout March Business Center. As with landscaping, lighting is also an important element contributing to the identity and unity of March Business Center.

To reinforce identity and unity, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture throughout the area and throughout March Business Center.

7.2 STREET LIGHTING

Street lighting is being coordinated throughout March Business Center.

7.3 GENERAL ON-SITE LIGHTING PARAMETERS

To ensure consistency throughout March Business Center, on-site lighting must conform to the overall lighting parameters for March Business Center, including the following:

7.3.1 — On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security, and special effects.

7.3.2 — All exterior on-site lighting must be fully shielded and generally confined within site boundaries. The maximum lighting level at the property line of a site is .5 candle/ft. The maximum wattage for exterior lighting shall be 750 watts.

7.3.3 — Lighting fixtures are to be of clean, contemporary design. All exterior illumination shall be high-pressure sodium or low-pressure sodium. Metal Halide shall be prohibited.

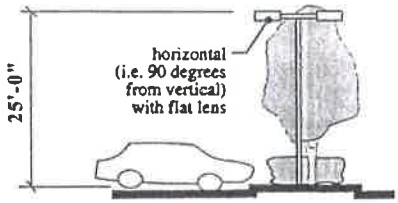
7.3.4 — The location and design of all lighting must be approved by the JPA or its designee. All construction plan submittals shall include the submittal of a point-by-point lighting analysis.

7.3.5 — Tilted wall fixtures (i.e., light fixtures which are not 90 degrees from vertical) are not permitted. The maximum height of building mounted light fixtures is 25'.

7.3.6 — Wall-mounted utility lights that cause off-site glare are not permitted. "Shoebox" or cut-off, glare-controlled lights are preferred.

7.4 VEHICULAR CIRCULATION AND PARKING AREA LIGHTING

7.4.1 — All vehicular circulation and parking lot lighting shall have cut-off fixtures (i.e., the bulb/source is not visible above "horizontal"). Pole and fixture height shall not exceed twenty-five (25) feet overall.



Parking Area Lighting

7.4.2 — Pole footings in traffic areas shall be above grade. They may be round or square and shall have a maximum footing height of 24" above grade.

7.4.3 — All luminaries shall be high-pressure sodium or low-pressure sodium.

7.4.4 — Vehicular lighting levels shall be as follows:

	Minimum Maintained Illumination	Minimum Average Illumination	Uniformity Ratio (Avg. to Min.)
Vehicular Circulation	0.13 fc	0.52 fc	4:1
Parking Areas	0.14 fc	1.60 fc	4:1

7.5 Pedestrian Circulation Lighting

7.5.1 — Pedestrian walkways and building entries shall be illuminated to provide for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building.

Pedestrian walkway lighting should be added as appropriate to enhance safety and visibility for users. All additional fixtures must be cut-off style.

Building entries may be lit with soffit, bollard, step, or comparable lighting.

7.5.2 — Step or bollard lighting shall be used to clearly illuminate level changes and handrails for stairs and ramps.

Bollards may be used to supplement and enhance other pedestrian area lighting. Bollard height shall not exceed forty-two (42) inches, and shall be cut-off.

7.5.3 — Courtyards, arcades, and seating areas shall be lighted to promote pedestrian use and safety. A variety of lighting may be used to create interest and special effects in coordination with the character and function of the area.

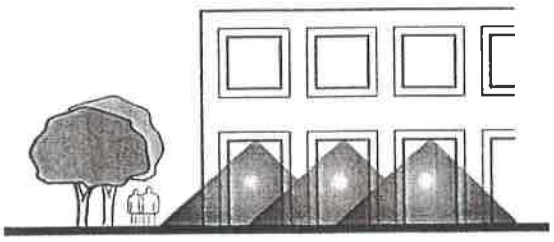
7.5.4 — Pedestrian lighting shall be high-pressure sodium, low-pressure sodium, or incandescent lamps.

7.6 ARCHITECTURAL LIGHTING

Architectural lighting effects are encouraged to promote nighttime identity and character.

7.6.1 — All exterior architectural lighting shall utilize indirect or hidden lighting sources. Acceptable lighting includes wall washing, overhead down lighting, and interior lighting that spills outside. All architectural lighting shall be fully shielded to eliminate views of the source of illumination from public streets and adjacent sites.

7.6.2 — Entry areas should be lit so as to provide an inviting glow from the interior.



Illumination from Building

7.7 SERVICE AREA LIGHTING

All service area lighting must be fully shielded, HPS or LPS type.

7.8 ACCENT LIGHTING

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting. Accent lighting used in landscaping and pedestrian areas shall employ shielded light sources and be HPS only.

8.0 Signage Requirements

"A well designed and executed sign system is an affordable and effective method of presenting a professional appearance."

8.1 Introduction

A cohesive system of signing has been created to provide additional design continuity to the project and to reinforce the architectural themes.

Project entry signs, off-site directional signs, and regulatory signs installed by the JPA will be in the same "family" of signs, consistent with the theme of the project. Development parcel guidelines have been provided to reinforce this continuity throughout the project.

8.2 Materials

Contemporary, professional, and creative use of simple, low maintenance materials is encouraged. These materials should include metal or masonry consistent with and complimentary to the lot architectural design. All materials and coatings shall be of a high quality industrial/commercial grade to ensure longevity and minimal maintenance. Property owners will be required to maintain *all* on-site signage in a professional manner consistent with its initially approved appearance.



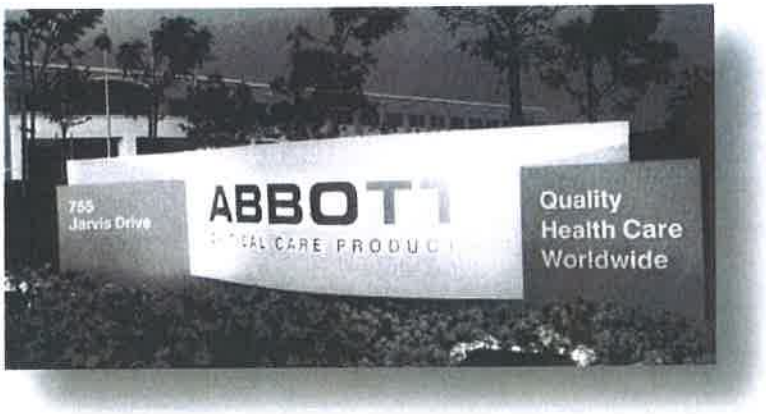
"Creativity is encouraged with monument and site signage."



8.3 MONUMENT SIGNS AT LOTS

Each lot in March Business Center fronting on an internal circulation road or a public road shall be allowed one (1) monument sign.

A monument sign is defined as a ground mounted, low profile, free standing sign, with a support structure designed to be integral to the overall sign design.



Monument signs may be up to Ten (10) feet long by eight (8) feet tall by two (2) feet deep. Monument signs should be placed perpendicular to the adjacent roadway whenever feasible. The monument signs shall be of prefinished, flat-faced metal panels with applied letters and graphics, which are a minimum of one (1) inch deep, and a maximum of fourteen (14) inches high, not including logos. Internal illumination is discouraged, in favor of ground lighting or reverse lit copy. In addition, each monument sign shall have the numerical street address incorporated on the sign, with a minimum of six (6)-inch high copy. When internal illumination is provided on monument signs, it shall be illumination of the sign copy and logo only, with no illumination of sign background.

8.4 DIRECTIONAL/INFORMATIONAL SIGNAGE

Each lot in March Business Center may have ground mounted directional/ informational signage installed as determined by the JPA at the time of site plan submittal, and consistent with the Development Code.

8.4.1 — Building Signs



In addition to monument signs, each building in the March Business Center shall be permitted to have one (1) building-mounted illuminated sign on the façade facing the road serving as primary vehicular access to the site, and one on an additional building face if located on an additional street frontage (not to exceed two signs total). The height of said sign shall not exceed 30% of the height of the façade and 10% of the building length, up to a maximum length of twenty (20) feet and a maximum of eighty (80) S.F. On buildings in excess of 200 feet in length, a maximum of two (2) signs shall be permitted on each approved façade. The maximum length of the two (2) signs shall not exceed 10% of the building length (or a maximum length of forty (40) feet and a maximum of 160 square feet).

8.4.2 — Freeway Signs

Three freeway signs shall be permitted for the entire March Business Center, with a maximum height of 45', a maximum sign area of 150', and signage limited to the master project name logo (March Business Center), and up to three tenants each, upon approval of the March Joint Powers Commission.

8.4.3 — Multi-Tenant Signage

For buildings which house more than one tenant, one (1) additional building sign shall be permitted for each tenant, and tenant space. The signs shall not exceed two (2) feet in height and not exceed 60% of the width of the tenant's lease space, up to a maximum of 15' in length. In addition, the permitted monument sign may be constructed in a way to allow identification of each tenant in addition to any identification of the building, up to 8 tenants maximum. All multi-tenant signage shall comply with a uniform sign program.

8.5 Not Permitted

The following types of signs shall not be permitted except where noted:

1. Animated Sign
2. Awning (containing signage)
3. Automatic Changing Sign
4. Special Event Sign — not to exceed 30 days per year, permitted on building face occupied by the tenant, in the form of a temporary banner with maximum area of 80 square feet.
5. Changeable Copy Sign (Except at fueling stations where cost per gallon of various grades of fuels are integrated into the approved signage.)
6. Flags — (Exception: Up to 3 flags/flagpoles may be provided, not to exceed 20' in height. These flags may contain the American flag, California flag, and corporate logo, but may not contain marketing information for the tenant.)
7. Flashing Sign
8. Marquee Sign
9. Outdoor Advertising Sign
10. Portable Sign
11. Pennant
12. Rotating Sign
13. Billboards, searchlights and inflatable signs.
14. Other signs not specifically permitted in this section.

8.6 Additional Submittal Requirements

Plans for proposed tenant sign designs must be submitted to and approved in writing by the March JPA, or its designee, prior to making an application to the for a sign permit, consistent with this document.

Sign dimensions, materials, colors, copy layout, location, or placement on storefront elevation, construction details, and lighting techniques including bulb types and wattage should be identified on the plans. Shop drawings, color, and material samples must also be provided. Prior to installation, owner must obtain a permit from the March JPA and shall comply with the Uniform Building Code and the National Electrical Code Requirements.

9.0 MAINTENANCE REQUIREMENTS

9.1 COMMON AREAS

Use of a landscaped maintenance assessment district mechanism is proposed for the maintenance of portions of the open space and landscaped areas within the March Business Center. The district would be formed per the "Landscape and Lighting Act of 1972" which allows for properties to be assessed via property tax billing for allocated maintenance items. The Master Developer, with assistance from the March JPA staff, will be responsible for the formation and initial funding of the district, which will be approved and adopted by resolution by the March JPA. The district is intended to be utilized exclusively for the ongoing expenditures and/or construction of the improvement; the improvements will be constructed by the Master or future developers as outlined in a particular subdivision's conditions of approval or otherwise mandated by approving jurisdictions. Subdivision conditions of approval will require that affected improvements territories will be subject to the district, as well as all subsequent subdivisions/phases of the March Business Center.

The district's maintenance responsibilities and budgeted items will include, but not be limited to the following:

- Street lighting electricity, maintenance and replacement,
- Landscape maintenance of the parkways and medians adjacent to all public streets, generally per the attached diagram,
- Irrigation water for the above,
- Tree trimming and/or color replacement,
- Maintenance of drainage structures and facilities not maintained by RCFCD,
- Master project entry monumentation, maintenance and repairs,
- Any insurance requirements,
- Slope maintenance (over 10' in vertical height),
- District management fee.

Landscaped areas within each lease parcel, including side and rear yards, shall be maintained by individual lease parcel tenants. Maintenance of each individual lease parcel shall conform to standards for common area maintenance. All maintenance of landscaping shall be performed in accordance with the March JPA Development Code.

9.2 LANDSCAPE

9.2.1 — General

The Landscape and Lighting District will maintain all landscaping in both common areas and public right-of-ways to assure uniformity in appearance and high level of quality control. Individual tenants shall be responsible for landscaping in their project areas within their property boundaries.

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

9.2.2 — Irrigation

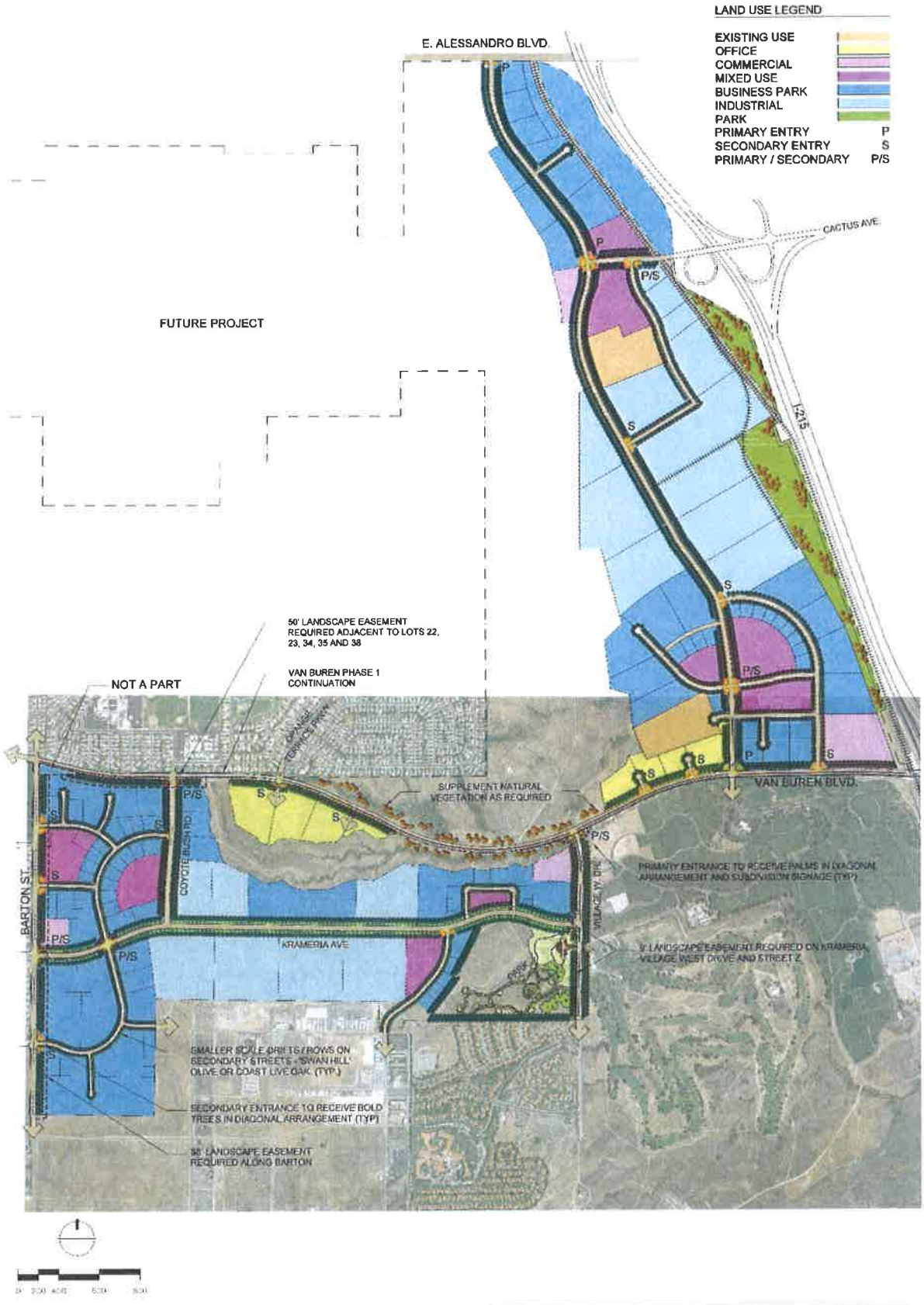
The following standards shall apply to the development of irrigation systems:

- Irrigation systems shall be designed to maintain the proposed vegetation.
- Irrigation systems shall comply with the March JPA Development Code.
- Submission of a complete irrigation system design shall be required consistent with Section 2 of these Guidelines and the Development Code.

10.0 APPENDIX

10.1 LANDSCAPE CONCEPT PLAN/DESIGN VIGNETTES

The following drawings illustrate the general design theme, style, and materials for the landscape architectural components within the "public realm" of March Business Center. While most of these elements will be implemented by the Master Developer, individual site developers are encouraged to utilize these design documents for reference and incorporate thematic elements to ensure consistency throughout the project.



MERIDIAN

Amendment #1

MARCH BUSINESS CENTER
RIVERSIDE, CA

LANDSCAPE CONCEPT PLAN
DESIGN GUIDELINES

RLA



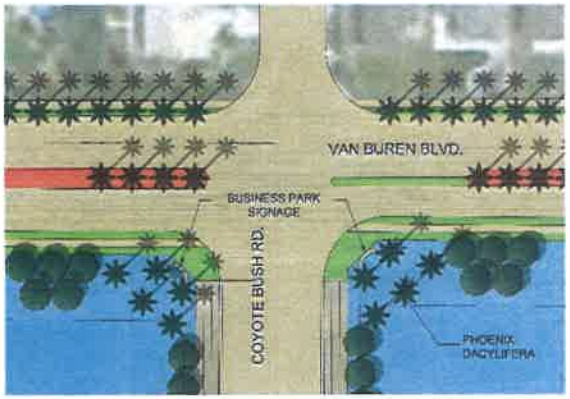
MERIDIAN

MARCH BUSINESS CENTER
RIVERSIDE, CA

VAN BUREN CORRIDOR LANDSCAPE CONCEPT
DESIGN GUIDELINES

0 200 400 600 800

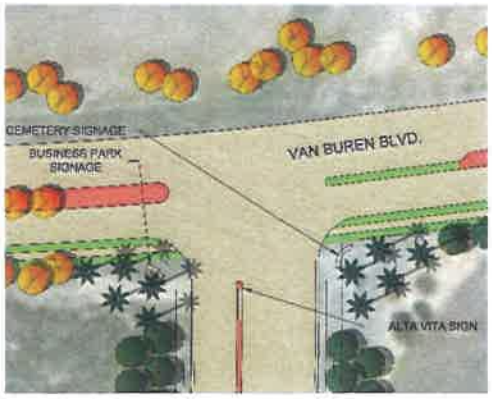
RLA



1 VAN BUREN BLVD. AT COYOTE BUSH RD.



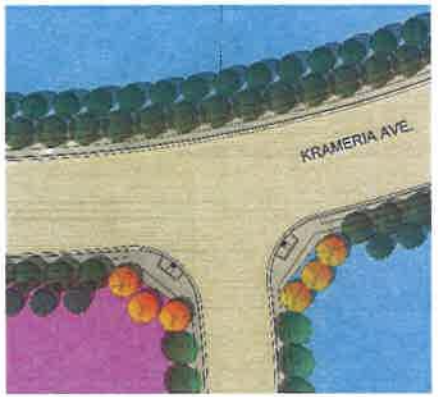
2 VAN BUREN BLVD. AT ORANGE TERRACE PKWY



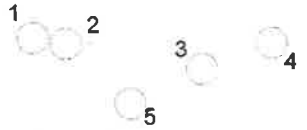
3 VAN BUREN BLVD. AT VILLAGE WEST DR.



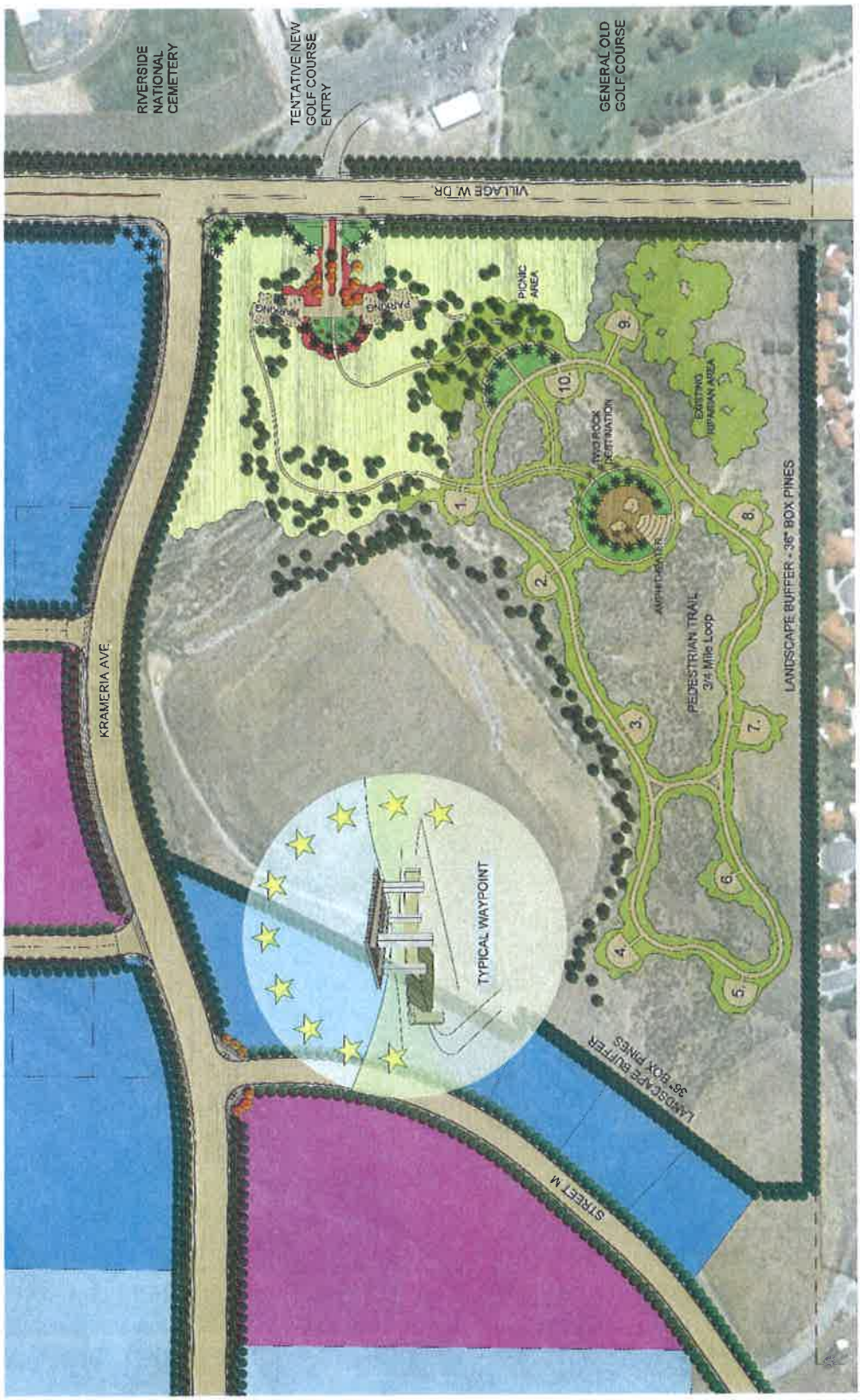
4 VAN BUREN BLVD. AT MERIDIAN PKWY



5 KRAMERIA AVE. AT STREET 'M'



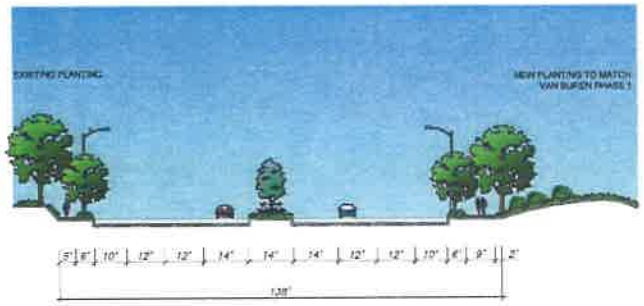
Key Map



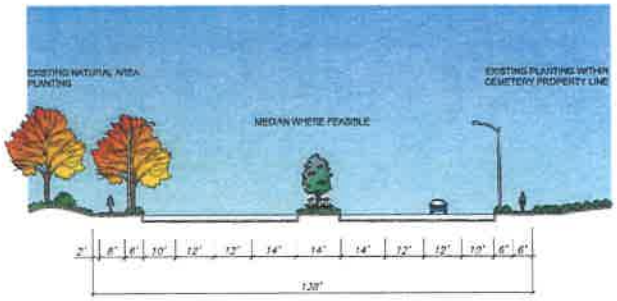
MERIDIAN

MARCH BUSINESS CENTER
RIVERSIDE, CA

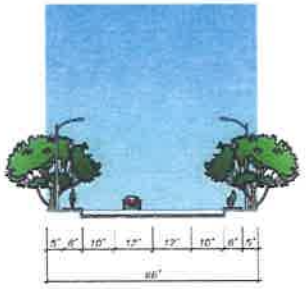
MARCH INTERPRETIVE CENTER
DESIGN GUIDELINES



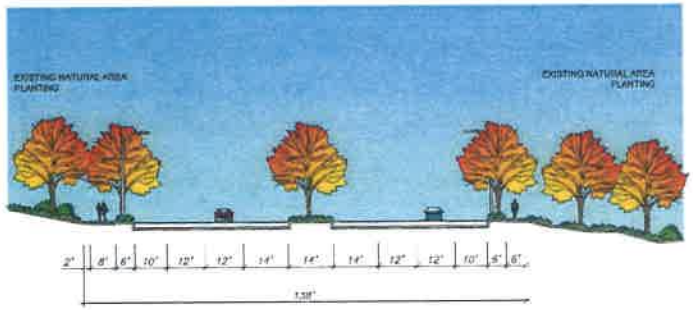
(A) VAN BUREN BLVD.
(w/ Van Buren Phase I Continuation)



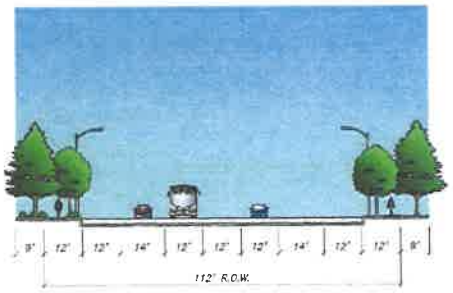
(C) VAN BUREN BLVD. AT RIVERSIDE NATIONAL CEMETARY



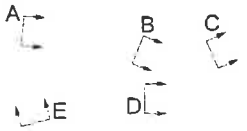
(E) TYPICAL SECONDARY STREET



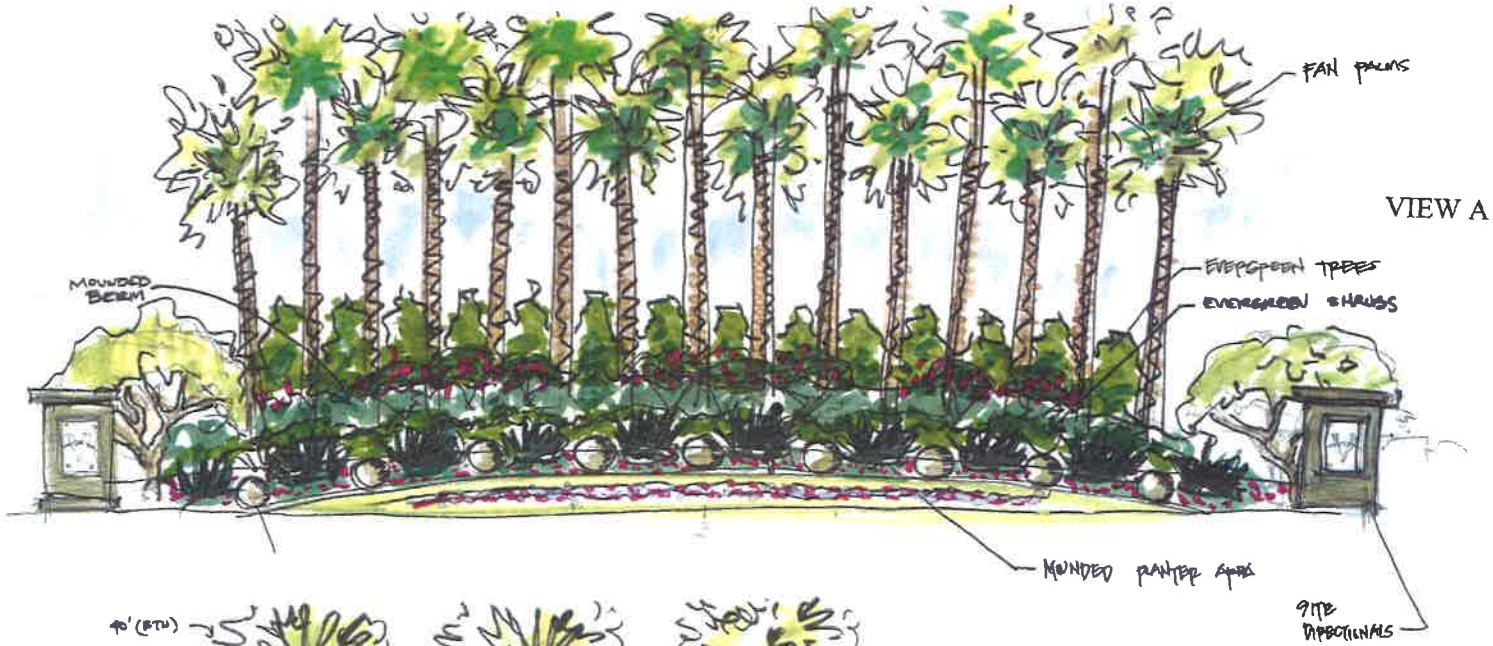
(B) VAN BUREN BLVD. AT NATURAL RESERVE



(D) KRAMERIA AVENUE TYPICAL CONDITION



Key Map



Cactus Avenue Intersection
Elevation

1/4"=1'-0"



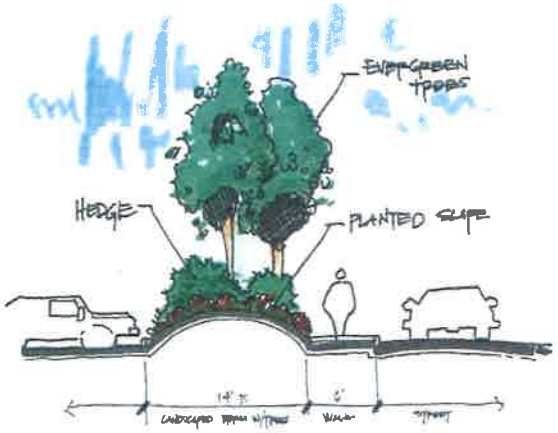
Cactus Avenue Street Scene
Elevation

1/4"=1'-0"

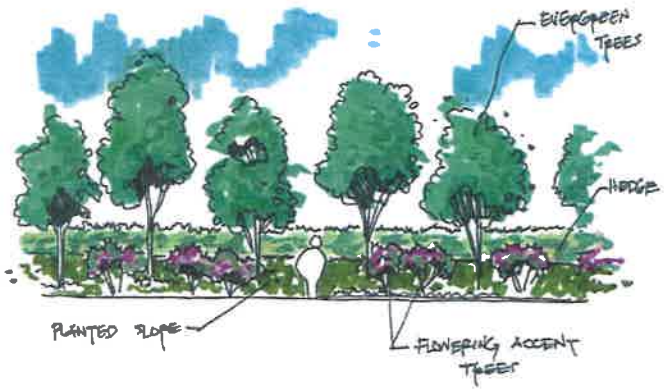
SCHEMATIC LANDSCAPE PLAN

LIFESCAPES INTERNATIONAL, INC.

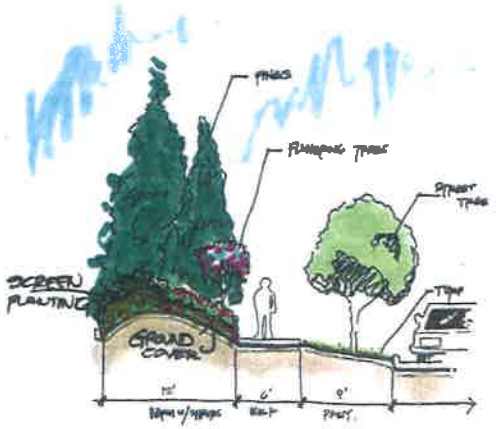
March 5, 2003



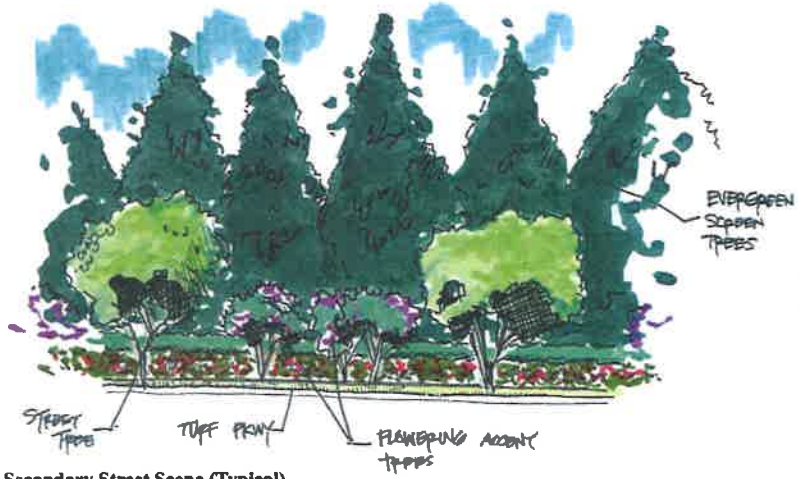
Secondary Street Scene (Typical)
Section



Secondary Street Scene (Typical)
Elevation



Alternate Secondary Street Scene (Typical)
Section



Alternate Secondary Street Scene (Typical)
Elevation

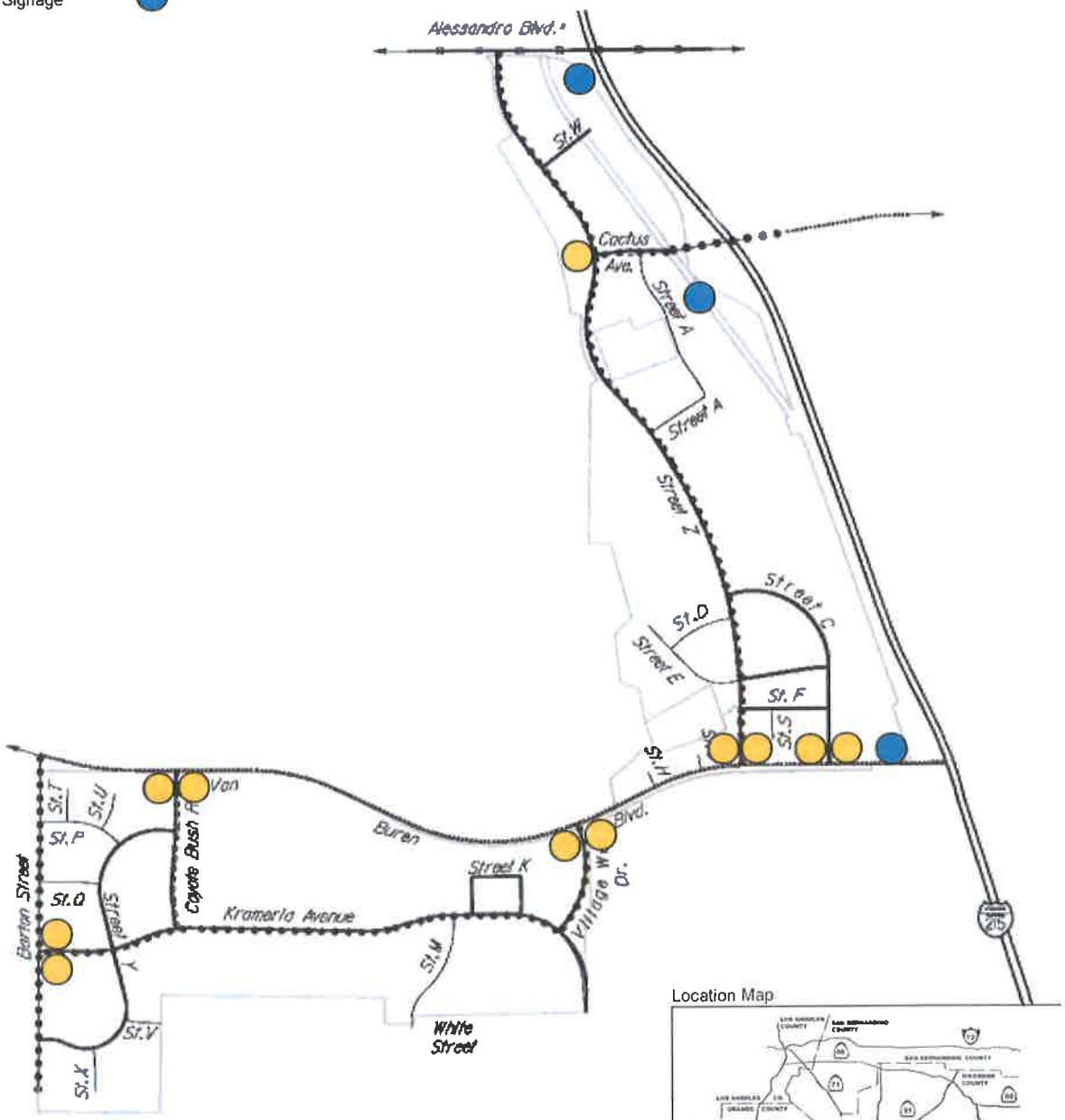
SCHEMATIC LANDSCAPE PLAN

March 5, 2003

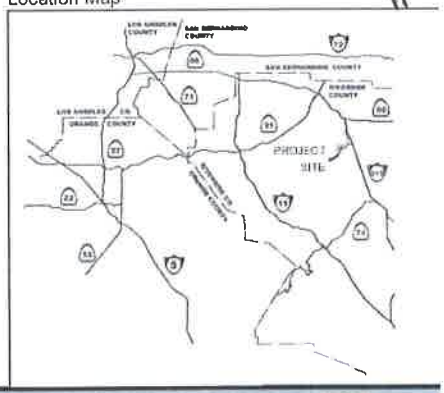
Signage Legend

Business Park Signage

Freeway Signage



Location Map



March Business Center Identification & Freeway Signs

October, 2003

LENNAR PARTNERS An LNR Company

Kimley-Horn and Associates, Inc.

URBAN DESIGN GROUP

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: County Clerk's Office 2720 Gateway Drive Riverside CA 92502-0751	FROM:	Public Agency/Lead Agency: Address: March Joint Powers Authority 23555 Meyer Drive Riverside, CA 92518 Contact: Dan Fairbanks, Planning Manager Phone: (951) 656-7000
TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) ☐ 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:	

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

State Clearinghouse Number (If submitted to SCH): 2002071089		

Project Title: March Business Center Specific Plan, Amendment #5 (SP-1, A5); General Plan Amendment 15-02, Tentative Map 30857 Amendment #3, and Modifications of the March Business Center Design Guidelines

Project Applicant: Meridian Park, LLC

Specific Project Location – South of Van Buren Boulevard, west of Village West Drive, and east of Plummer Road, in unincorporated Riverside County, California. See attached Map

General Project Location (City and/or County): County of Riverside (unincorporated)

Project Description: This Project proposes minor changes to SP-1 and Tentative Map 30857 to more efficiently develop the South Campus. Specifically, the Project proposes to: (1) replace the "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "tee" intersection; (2) adjust the alignment of Krameria Avenue slightly to the north to avoid the existing landfill; (3) move the southerly terminus of "M" street approximately 305 feet to the west as it enters the Ben Clark Training Center; and (4) make minor adjustments in acreages of parcels as a result of these adjustments and realignments. These actions would be accomplished through a Specific Plan Amendment (SP-1, A5) and an amendment to Tentative Map 30857 (Tentative Map 30857 Amendment #3). In addition, Tentative Map 30857 Amendment #3 revises the map to include development phases.

Minor General Plan changes are also proposed as part of the Project. These include (1) minor changes to the General Plan Land Use Plan resulting from the requested street realignments; 2) modification of Table 1-1 to increase Parks, Recreation and Open Space development and reducing other Industrial and Business Park uses by 21.1 acres; 3) amending the March JPA Transportation Plan Exhibit 2-1 to identify the realignment of the Krameria Avenue/Village West Drive intersection; and 4) modifying Table 2-2 to identify the addition of bike lanes on Van Buren Boulevard.

Finally, the Project includes modifications to the existing March Business Center Design Guidelines to accommodate more appropriate drought resistant methods.

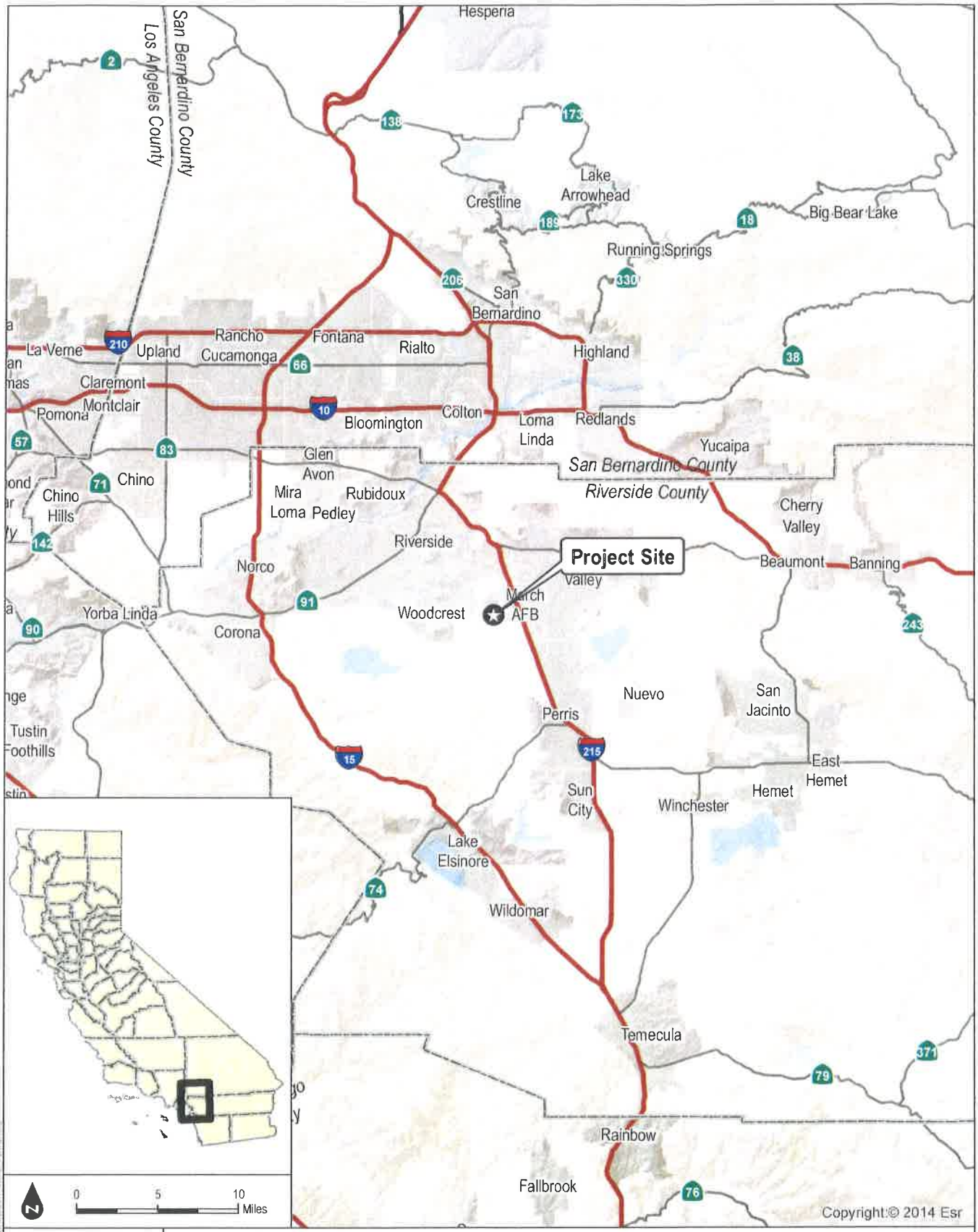
This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has taken the above described action on March 2, 2016 and has made the following determinations regarding the same:

1.	☐	The project will have a significant effect on the environment.
	☒	The project will NOT have a significant effect on the environment beyond those effects already identified in the previously certified March Business Center Specific Plan Final Focused EIR (SCH #2002071089)
2.	☐	An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflect the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒	An Addendum to the previously certified Final Focused EIR was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures from the previously certified Final Focused EIR (SCH #2002071089) 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 the originally approved 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 Addendum to the Certified Final EIR (SCH# 2002071089) and record of project approval, is available to General Public at:

Custodian:	Location:
March Joint Powers Authority	March Joint Powers Authority 23555 Meyer Drive Riverside, CA 92518

Date: _____	_____ **Signature**
Date Received for Filing: _____	_____ **Title**

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



DUDEK

Regional Map

Proposed Meridian South Campus Specific Plan Amendment Project

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 8c

Meeting Date: March 2, 2016

Action: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MARCH BUSINESS CENTER SPECIFIC PLAN - SOUTH CAMPUS: 1) ADOPT RESOLUTION #JPA 16-05 CERTIFYING A CEQA ADDENDUM TO THE CERTIFIED FOCUSED EIR (SCH#2002071089) FOR THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1) AND ADOPTING A GENERAL PLAN AMENDMENT IDENTIFYING MINOR CHANGES TO THE TRANSPORTATION AND LAND USE ELEMENTS; 2) WAIVE THE FIRST READING OF ORDINANCE #JPA 16-02 ADOPTING A SPECIFIC PLAN AMENDMENT FOR THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1, A5); 3) ADOPT RESOLUTION #JPA 16-06 APPROVING TENTATIVE TRACT MAP 30857, A3 AND AMENDED DESIGN GUIDELINES APPROVING A DROUGHT TOLERANT LANDSCAPE PALETTE; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION**

Motions:

1) Move to Adopt Resolution #JPA 16-05 Certifying a CEQA Addendum to the Certified Focused EIR (Sch#2002071089) for the March Business Center Specific Plan (SP-1) and Adopting a Transportation and Land Use Element Amendment to the General Plan;

2) Waive the First Reading of Ordinance #JPA 16-02 Adopting a Specific Plan Amendment for the March Business Center Specific Plan (SP-1, A5);

3) Adopt Resolution #JPA 16-06 Approving Tentative Tract Map 30857, A3 and Amended Design Guidelines for the March Business Center; and

4) Direct Staff to file a Notice of Determination.

Preparation date: February 26, 2016

Background:

The March Business Center Specific Plan (SP-1) is a master planned industrial business park that was originally approved on approximately 1,290-acres of former March Air Reserve Base (MAFB) properties, located westerly of the I-215 Freeway and southerly of Alessandro Boulevard. The Specific Plan divided the master plan into two large areas currently referred to as Meridian North Campus (areas north of Van Buren Boulevard and comprised of approximately 662-acres), and Meridian South Campus (areas south of Van Buren Boulevard that encompasses about 617-acres), and designated the following land use types throughout the Specific Plan area: Business Park; Industrial; Office; Mixed Use; Commercial; and Park/Recreation/Open Space. SP-1 adopted Design Guidelines that would apply throughout the development of the specific plan area, as well as street alignments that would serve as key corridors throughout the business park campus.

In July 2010, the Commission adopted a Specific Plan Amendment (SP-5) to the North Campus of the Specific Plan. The Amendment modified certain land use elements of the Specific Plan, along with changes to the circulation element around certain parcels to help accommodate certain land use changes as approved under SP-5. During the entitlement of SP-5, no changes were made to the South Campus area of the original March Business Center Specific Plan (SP-1). In August 2015, the Commission authorized LNR Riverside, LLC to transfer Disposition and Development Agreement rights and responsibilities of the South Campus area to Meridian Park, LLC.

In January 2015, Meridian Park, LLC ("Applicant") submitted proposals to modify certain elements of the prior entitled SP-1 for South Campus to better facilitate the future development within the South Campus area. The following discussion provides an outline of submitted applications by the Applicant.

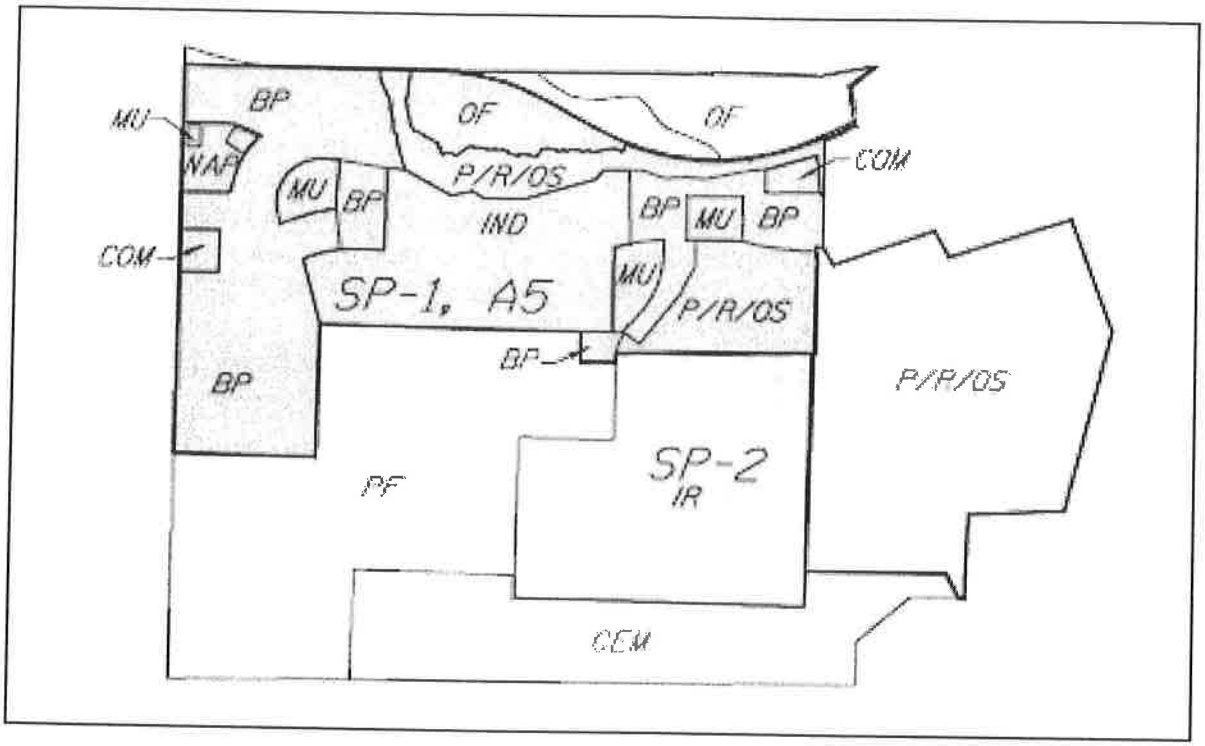
Proposed Project:

General Plan Amendment (GP 15-02):

The proposed General Plan Amendment will modify the Transportation Element of the March JPA General Plan by incorporating a reconfiguration of the Krameria Avenue/Village West Drive intersection (both Modified Secondary Highways) from a curved alignment to a standard "T" intersection. Additionally, General Plan Table 2-2 would be modified to indicate that Van Buren Boulevard will incorporate Class II bike lanes in accordance with County of Riverside requirements.

The Land Use Element of the March JPA General Plan will change to reflect minor changes to the Land Use Plan that are the result of the realignment of Krameria and Village West Drive. In addition, March JPA Buildout Table 1.1 (p. 1-40; MJPA General Plan) will be modified to reduce the total planned buildout area for March JPA, to reflect a reduction of development within the South Campus.

Exhibit 1. Project Land Use



Specific Plan Amendment SP-5, A-5:

The proposed Specific Plan Amendment will amend the March Business Center Specific Plan (SP-1) to reflect the following street realignments:

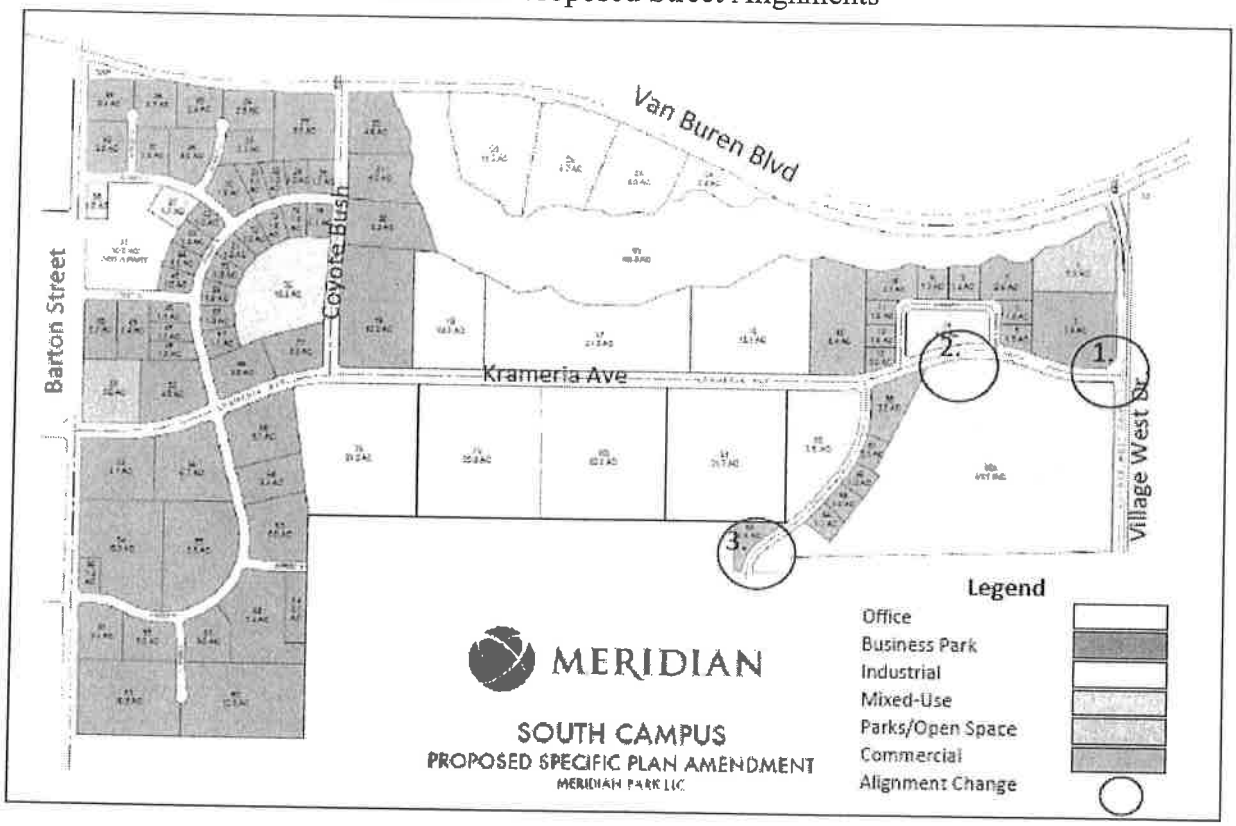
1) the intersection of Krameria Ave/Village West Drive will be realigned to a conventional T-intersection as opposed to a curved intersection; and

2) Krameria Avenue will be shifted 100' north to provide additional separation between Project improvements and a closed Air Force landfill (Site 6: IRP LF006, Landfill 4); and

3) shifting the previously approved access to Ben Clark Public Safety Training Facility (BCTC) approximately 320' to the west to Bundy Avenue, at the request of the BCTC and consistent with today's access alignment to Ben Clark.

The modified street alignments are illustrated on Exhibit 2. This request would reduce developable acreage in the Industrial, Business Park, Mixed-Use and Office districts (-21.4 acres), and increase land in the Parks, Recreation and Open Space district (+15.1-acres) and the commercial district (+.3-acres). Additionally, this item would modify the approved March Business Center Design Guidelines to incorporate greater use of drought tolerant landscape plants.

Exhibit 2. Proposed Street Alignments



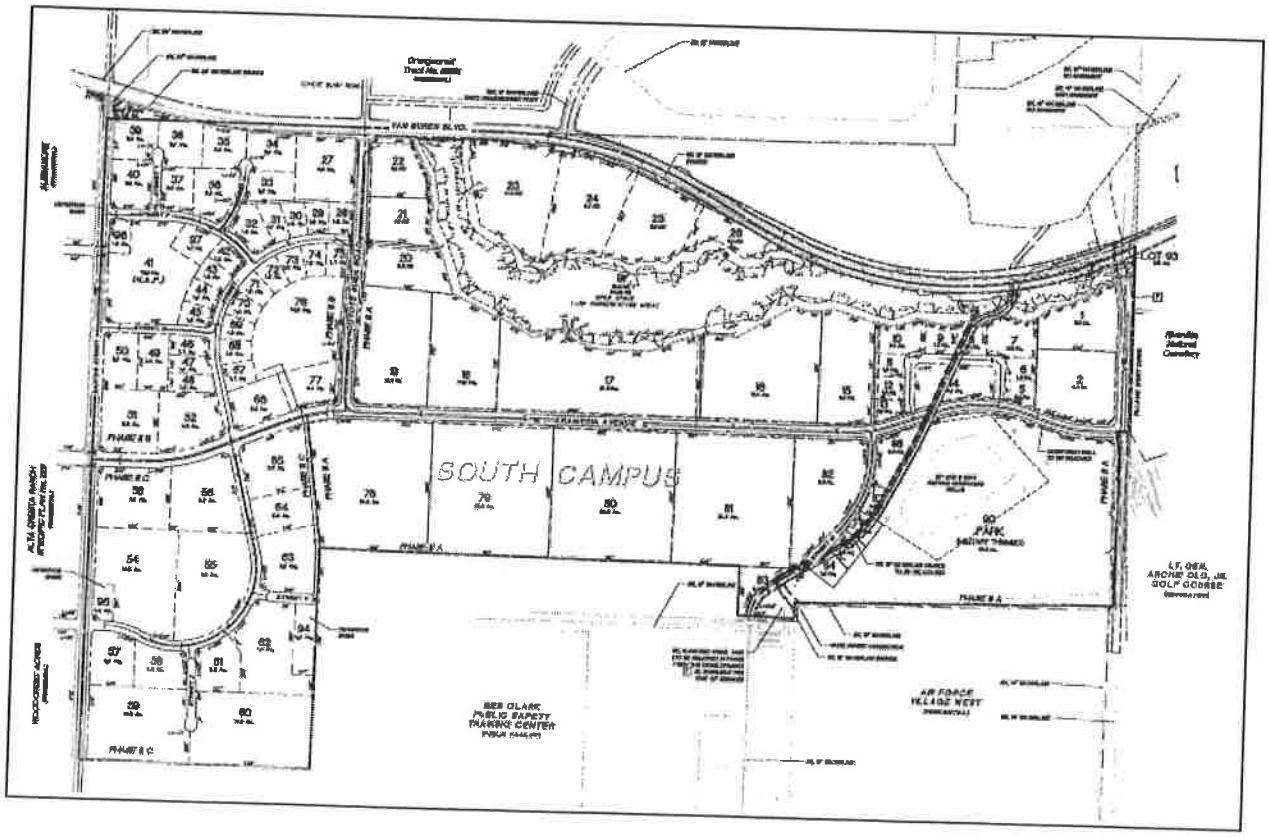
Preparation date: February 26, 2016

Tentative Map 30857 Amendment #3:

The proposed amended Map, as illustrated on Exhibit 3, will amend the previously approved Tentative Tract Map 30857 to provide minor changes to the approved street alignments in conformance with the requested General Plan and Specific Plan amendments. The request includes a phasing plan to develop areas west of Coyote Bush as later phases of the development. The requested Tentative Map provides two less lots than the existing approved Tentative Map, to account for greater acreage being provided for a conservation easement and park area.

Comparison of Lot Net Acreage Existing TTM 30857 vs TTM 30857, A3			
Land Use Designation:	Approved Acreage	Proposed Acreage	Difference
Office	39.2	32.3	-6.9
Commercial	10.6	10.9	+.3
Mixed Use	40.9	34.2	-6.7
Business Park	243.3	237.2	-6.1
Industrial	136.2	134.5	-1.7
Park/Rec/Open Space	104	119.1	+15.1
Public Facility	0	0	0
*Acreage differences between approved land uses and proposed land uses do not balance due to slightly more acreage being provided in roadway areas in the Proposed Amended TTM scenario.			

Exhibit 3. TM 30857, A3 (with Phasing)



Preparation date: February 26, 2016

GENERAL PLAN AMENDMENT OVERVIEW:

The scope of the proposed March Business Center Specific Plan Amendment is limited. The Transportation Element changes consist of modifying two exhibits that identify: 1) the alignment of Village West Drive/Krameria Avenue (Exhibit 2-1); and 2) the incorporation of Class II bike lanes on Van Buren Boulevard (Table 2-2). The Land Use Element change consists of 1) modifying the Land Use Plan to reflect that land uses adjacent to certain streets that are slightly modified; and 2) identification that the total General Plan developable area depicted in Table 1 – 1 is slightly reduced. The requested minor changes serve to implement the Goals of the General Plan, as identified below:

LU Goal 1: Land Use Plan provides for a balanced mix of uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans. This goal is achieved through the mix of employment opportunities that serves to correct the imbalance of housing and jobs within Riverside County.

LU Goal 2: Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion. This goal is achieved as identified in the land use summary in Table III-1 by providing a mixture of compatible land uses.

LU Goal 5: Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities. This goal is achieved through the submitted SP-1, A5 that facilitates the future development of March Business Center. As such it will provide a substantial enhancement to the tax base.

LU Goal 12: Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation. The planned phasing of the development will assure adequate infrastructure and services.

T Goal 3: Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands. Achieved through the phased development that provides for on-site and off-site infrastructure based on background traffic growth.

SPECIFIC PLAN APPLICATION OVERVIEW:

The purpose of the Specific Plan Amendment is to adjust 3 street alignments to facilitate better access. This includes the following changes: 1) Krameria Avenue and Village West Drive is modified to a standard "T" intersection; 2) Krameria is shifted 100' to the north to improve the distance between future developments or public improvements, and the existing (closed) Air Force landfill; and 3) relocate the planned access to Ben Clark Training Center so that it retains the existing access location. Of importance is that the Specific Plan amendment is most notable for what it does not change from the existing March Business Center Specific Plan, as listed below:

- All development standards (Table III-2) including height, bulk and setback provisions remain unchanged from the original Specific Plan.

- The permitted/conditional uses (Table III-1) for all six land use categories/zoning districts (Industrial, Business Park, Mixed Use, Commercial, Office and Park/Recreation/Open Space) remain unchanged from the original Specific Plan.

- Land Use definitions (Appendix A) established in the original Specific Plan remain unchanged.

- The landscaped buffer requirements contained within the project conditions of approval remain intact, including a minimum 50' landscaped easement area for Business Park lots on the south side of Van Buren, south of the Orangecrest residential community (lots 22, 27, 34, 35 and 38), and the 38' landscaped easement on the east side of Barton.

- Phased completion of Van Buren improvements to construct 3 eastbound travel lanes and 3 westbound travel lanes. All public street phasing requirements remain in effect for Van Buren and Barton Street, to be completed prior to issuance of Certificate of Occupancy for over 2,000,000 square feet.

- The aviation compatibility provisions limiting public assembly uses remain in place from the original Specific Plan.

- The Specific Plan retains a mix of uses, as follows:

  Business Park: This category accommodates typical employment uses including research and development, administrative offices, government uses, and light manufacturing.

  Industrial: This category is intended to accommodates mainstream industrial users including manufacturing and warehousing.

  Mixed-Use: This category accommodates a wide range of complementary uses including research and development, administrative offices, financial offices, medical offices, retail uses (not to exceed 25%), and custom manufacturing.

  Office: This category accommodates professional, administrative and medical offices.

  Commercial: This category accommodates retail services catering to the business park employees. Restaurants and retail service oriented uses are permitted.

  Park/Recreation/Open Space: This land use category is intended to accommodate parks, wildlife habitat, and detention facilities.

- Specific Plan SP-1, A5 codifies four previous amendments to SP-1, including Ord #JPA 05-08 (March Business Center Implementation Committee), Ord #JPA 08-01 (Arnold Heights School Overlay), Ord #JPA 10-09 (Truck Route) and Ord #JPA 11-01 (March Business Center Implementation Committee).

- The amended Specific Plan makes no changes/modifications to the North Campus of the March Business Center Specific Plan. This is important as the document (March Business Center Specific Plan, Amendment 5) remains the governing land use regulatory document for approximately 300 acres of vacant and developed lots within the North Campus.

TENTATIVE TRACT MAP 30857 AMENDMENT #3 OVERVIEW:

The original Tentative Tract Map 30857 (TTM 30857) was approved February 19, 2003. The first amendment to TTM 30857 was approved on April 18, 2007 to revise the location of lot lines near the Metrolink rail facility. The second amendment to TTM 30857 occurred on July 21, 2010 in conjunction with the North Campus Unit 4 modifications. Tentative Tract Map 30857 Amendment 3 would incorporate the modifications identified in the General Plan Amendment and Specific Plan Amendment for this Project, identified above.

The Tentative Tract Map incorporates 2 fewer lots than the original south campus tentative map, to account for reduced building areas due to street realignments. The map also incorporates a phasing line to identify that development west of Coyote Bush will occur in subsequent phases. The proposed Tentative Map complies with all requirements of the March JPA subdivision ordinance.

MARCH BUSINESS CENTER DESIGN GUIDELINES OVERVIEW:

The March Business Center Design Guidelines establish the development requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting, project signage and landscaping. The proposed changes to the Design Guidelines are limited to landscape palette changes to implement low water use parameters already required by the state and implemented through the March JPA landscape efficiency Ordinance. Though more drought tolerant, the landscape theme is unchanged with the approved palette incorporating an emphasis on lush trees, tropical palm trees, flowering shrubs, seasonal color, and limited use of deciduous trees.

CEQA DETERMINATION:

Final Focused Environmental Report (SCH NO. 2002071089): Based upon a review of the proposed Project, and completion of an Initial Study analyzing the potential impacts of the proposed Project, it has been determined that none of the conditions described in State CEQA Guidelines section 15162 are present.

First, no substantial changes are proposed which would require major revisions of the FEIR. (State CEQA Guidelines, § 15162(a)(1).) In addition, no substantial changes with respect to the circumstances under which the original approval was made (e.g., the environmental setting) have occurred since certification of the FEIR. (State CEQA Guidelines, § 15162(a)(2).) Finally, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, has come forward. (State CEQA Guidelines, § 15162(a)(3).)

Based on all of the above, and all other information known to the March JPA in regards to the Project, no subsequent or supplemental EIR or MND is required as a result of approval of the proposed Project. Thus, this Addendum to the previously certified FEIR is appropriate.

In reviewing this Addendum, the March JPA has considered the March Business Center Specific Plan, the FEIR, and all previously approved amendments or addendums to the same. These documents will be considered together by the March JPA Commission prior to any action or approval of the proposed Project, including approval of the General Plan Amendment, the Specific Plan Amendment, the amendment to Tentative Map 30857, and the modifications to the March Business Center Design Guidelines.

Attachments:

1) Resolution #JPA 16-05 Certifying a CEQA Addendum to the Certified Focused EIR (Sch#2002071089) for the March Business Center Specific Plan and Adopting General Plan Amendment GP 15-02, including exhibits:
   A. General Plan Amendment Exhibits
   B. Initial Study
   C. Addendum to SCH#2002071089

2) Ordinance #JPA 16-02, Adopting a Specific Plan Amendment for the March Business Center Specific Plan (SP-1, A5), including exhibits:
   A. Specific Plan SP-1, A5

3) Resolution #JPA 16-06 Approving Tentative Tract Map 30857, A3 and Amended Design Guidelines for the March Business Center, including exhibits:
   A. TTM 30857, A3
   B. TTM Conditions of Approval
   C. Amended March Business Center Design Guidelines

4) Notice of Determination.

5) March Business Center FEIR was provided to the March Joint Powers Commission and is available at the March JPA offices for review.

RESOLUTION #JPA 16-05

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY APPROVING AND ADOPTING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1) (SCH #2002071089), AND ADOPTING MINOR AMENDMENTS TO THE GENERAL PLAN LAND USE ELEMENT AND TRANSPORTATION ELEMENT

WHEREAS, the March Joint Powers Authority ("March JPA") is a joint powers agency created by a joint powers agreement dated September 7, 1993 to act as the federally recognized reuse authority, local land use authority, redevelopment agency and airport authority for the former March Air Force Base; 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, Meridian Park, LLC ("the Applicant") has recently obtained the rights to develop that portion of the March Business Center Specific Plan referred to as the South Campus; and

WHEREAS, the Applicant proposes minor changes to the General Plan, including: 1) minor changes to the General Plan Land Use Plan resulting from the requested street realignments; 2) modification of Table 1-1 to increase Parks, Recreation and Open Space development and reducing other Industrial and Business Park uses by 21.1 acres; 3) amending the March JPA Transportation Plan Exhibit 2-1 to identify the realignment of the Krameria Avenue/Village West Drive intersection; and 4) modifying Table 2-2 to identify the addition of bike lanes on Van Buren Boulevard (together, "GP 15-01" attached hereto as Exhibit "A" and incorporated herein); and

WHEREAS, the Applicant also proposes a related Specific Plan Amendment ("SP-1 A5"), an amendment to Tentative Map 30857 ("Tentative Map 30857, Amendment #3"), and modifications to the March Business Center Design Guidelines ("Guidelines Modification"); and

WHEREAS, together, GP 15-02, SP-1 A5, Tentative Map 30857 Amendment #3, and the Guidelines Modification, constitute the "Project" for purposes of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA"); and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), the March JPA staff has prepared an Initial Study to identify the potentially significant environmental effects of the proposed Project, attached hereto as Exhibit "B" 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 Final Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) ("FEIR"); and

WHEREAS, on the basis of the Initial Study, staff determined that an Addendum to the certified FEIR should therefore be prepared for the Project; 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 "C" and incorporated herein, to the certified FEIR was prepared pursuant to CEQA, the State CEQA Guidelines, and the March JPA's Local CEQA Guidelines; and

WHEREAS, all CEQA mitigation measures previously imposed in the Mitigation Monitoring and Report Program ("MMRP") of the March Business Center Specific Plan FEIR remain fully applicable, and a copy of the MMRP is attached hereto as Exhibit "D" and incorporated herein; and

WHEREAS, staff of the March JPA has reviewed GP 15-02 for compliance with the standards set forth in Section 9.02.070 of the March JPA Development Code, and section 65358 of the California Government Code; and

WHEREAS, on March 2, 2016, the Joint Powers Commission of the March Joint Powers Authority conducted a duly noticed public hearing on the Addendum and the Project, including GP 15-02, at which time all persons wishing to testify in connection with the Project were heard and the Project was comprehensively reviewed; and

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

NOW, THEREFORE, THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY DOES HEREBY 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. As the decision-making body for the Project, the Commission of the March JPA ("Commission") has reviewed and considered the FEIR, the Addendum to the FEIR, the Initial Study, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Commission finds that the Addendum and Initial Study contain a complete and accurate reporting of the environmental impacts associated with the Project. The Commission further finds that the Addendum, Initial Study, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and March JPA's Local CEQA Guidelines.

SECTION 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on substantial evidence set forth in the record, including but not limited to, the FEIR, 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 FEIR. Therefore, pursuant to State CEQA Guidelines section 15164, an addendum to the FEIR is the appropriate document.

The Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project (including GP 15-02, SP-1 A5, Tentative Map 30857 Amendment #3, and the Guidelines Modification):

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

(c) no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified has been presented, that shows any of the following: (i) the Project will have one or more significant effects not discussed in the FEIR; (ii) significant effects previously examined will be substantially more severe than shown in the FEIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; or (iv) mitigation measures or alternatives considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

SECTION 4. Findings on Environmental Impacts. Having considered the entirety of the administrative record, the Commission finds that all environmental impacts of the Project have been addressed within the certified FEIR, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP"), the Initial Study and the Addendum. Based on this substantial evidence, the Commission finds that no new or additional mitigation measures or alternatives are required and that the Project will not result in any significant environmental impacts beyond those previously analyzed in the certified FEIR. 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 Final Focused Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 6. Findings for General Plan Amendment. Pursuant to sections 9.02.040 and 9.02.050 of the March JPA Development Code, and section 65358 of the California Government Code, and based on the entire record before the Commission and all written and oral evidence presented to the Commission, the Commission finds that:

A. GPA 15-02 is consistent with the existing March Joint Powers Authority General Plan and will systematically implement the goals and objectives of the existing General Plan for the following reasons:

LU Goal 1: Land Use Plan provides for a balanced mix of uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans. This goal is achieved through the mix of employment opportunities that serves to correct the imbalance of housing and jobs within Riverside County.

LU Goal 2: Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion. This goal is achieved as identified in the land use summary in Table III-1 by providing a mixture of compatible land uses.

LU Goal 5: Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities. This goal is achieved through the submitted SP-1, A5 that facilitates the future development of March Business Center. As such it will provide a substantial enhancement to the tax base.

LU Goal 12: Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation. The planned phasing of the development will assure adequate infrastructure and services.

T Goal 3: Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands. Achieved through the phased development that provides for on-site and off-site infrastructure based on background traffic growth.

B. The Commission further finds that, based on the entire record before the Commission and all written and oral evidence presented to the Commission, GPA 15-02 will not adversely affect the public health, safety, or general welfare.

SECTION 7. Adoption of the General Plan Amendment. The Commission hereby adopts GPA 15-02. GPA 15-02 modifies the General Plan Land Use Map, modifies the General Plan Transportation Plan, modifies General Plan Buildout Table 1-1, and modifies General Plan Roadway System Table 2-2, as indicated in Exhibit "A".

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

SECTION 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at the Office of the Planning Director, March JPA, 23555 Meyer Avenue, Riverside, CA 92518.

SECTION 10. The Chair of the March Joint Powers Authority Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

ADOPTED AND APPROVED this 2nd day of March, 2016.

Daryl R. Busch, Chairman
March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Commission, do hereby certify that the foregoing Resolution #JPA 16-05 was duly and regularly adopted by the Joint Powers Commission at its regularly scheduled meeting on March 2, 2016.

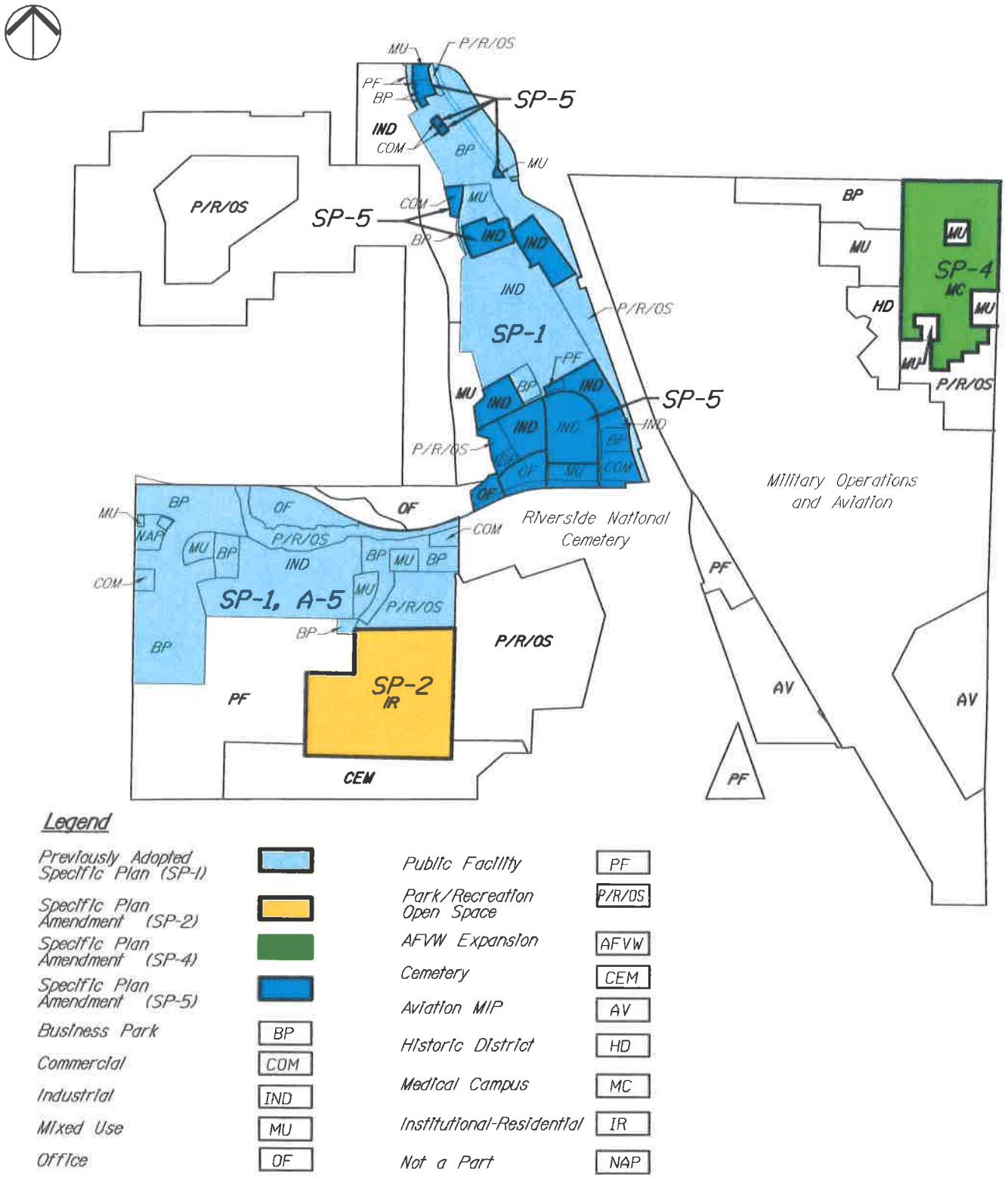
Ayes:	Jeffries, Molina, Rogers, Gardner, Ashley, Melendrez, Giba, Busch
Noes:	None
Abstain:	None
Absent:	None

Dated: March 2, 2016

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

EXHIBIT "A"

GP 15-02



K:\Meridian\South Campus\Specific Plan Amendment\Exhibits_Figures\DWG\x-Fig11-4-Prop_General_Plan_Land_Uses.dwg 2-25-16-9:57 AM

TABLE 1-1
BUILDOUT MARCH JPA PLANNING AREA
PROPOSED WITH SP-1, A5

		Intensity		
	Acres			
Land Use Designation	GROSS	MAX.	AVG.	Buildout Capacity*
INDUSTRY				
Business Park	1,313	0.75	0.20	11,115,000
Industrial	624	0.60	0.15	7,827,000
			SUBTOTAL	18,942,000
COMMERCE				
Medical Campus (a)	236	1.25	0.39	4,000,000
Office	137	0.75	0.30	1,246,000
Mixed Use	88	0.60	0.27	1,048,000
Commercial	43	0.60	0.30	222,000
			SUBTOTAL	6,516,000
PUBLIC				
Park/Recreation/Open Space	789	0.25	0.002	69,000
Public Facility	441	0.50	0.10	1,365,000
			SUBTOTAL	1,434,000
SPECIAL				
Military Operations	2,102	n/a	n/a	2,500,000
Aviation	316	0.40	0.15	1,445,321
Historic District	58	2 du/ac	2 du/ac	111
AFVW	220	0.60	0.15	1,437,000
Cemetery Expansion	160	0.10	0.005	24,394
			SUBTOTAL	5,406,715 sf 111 units
			TOTAL	32,298,715 111 units

(a) Medical Campus capacity does not include square footage allocated to parking garage
ac - acre sf - square feet du/ac dwelling unit per acre
FAR floor area ratio based on max/average intensity
Includes GP-14-01

Meridian - General Plan Amendment

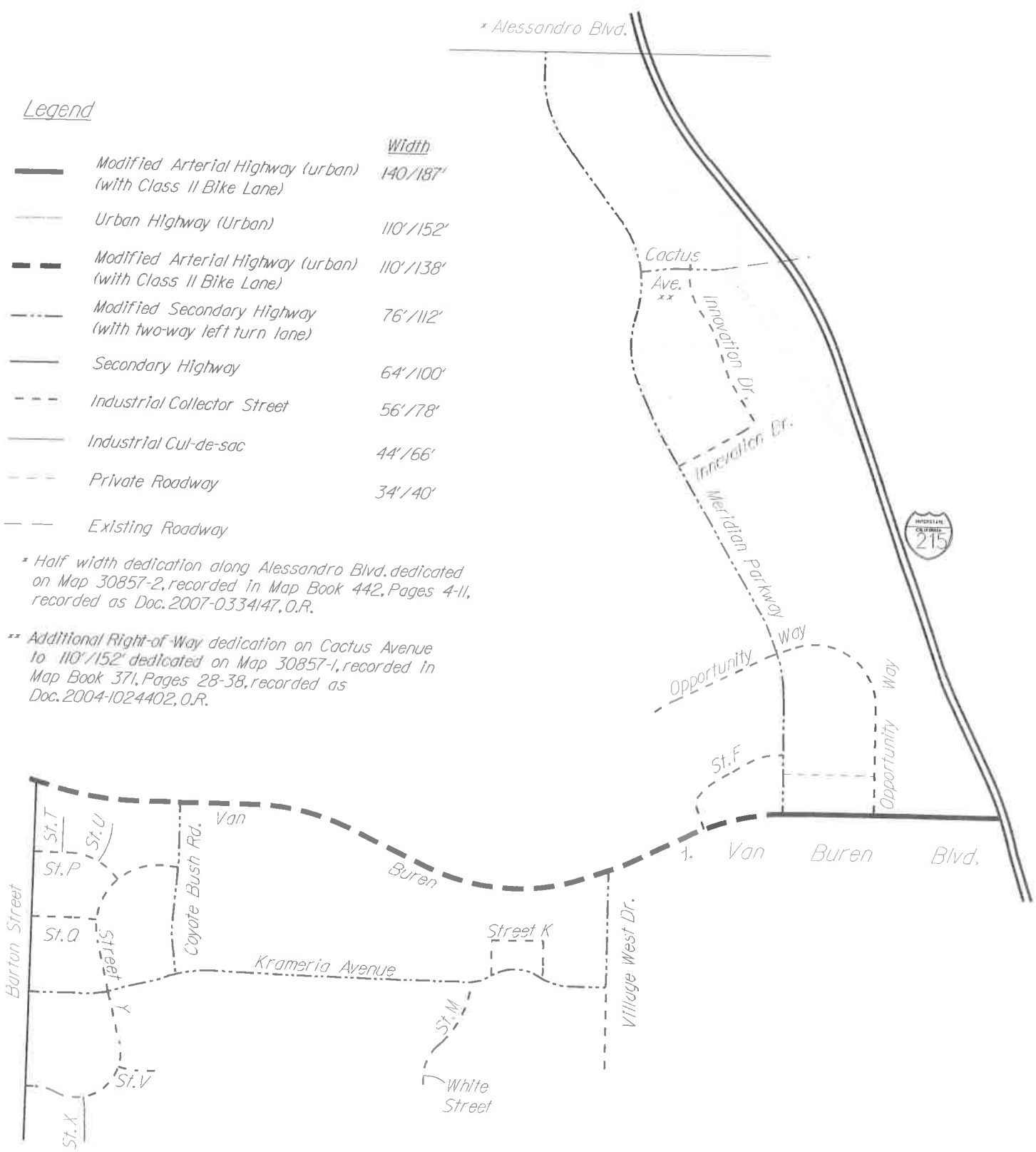


Exhibit 2-1
Transportation Plan

PLOTTED : 1/13/2016

TABLE 2-2
ROADWAY SYSTEM FOR MARCH JPA PLANNING AREA
PROPOSED

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 II	No	Coyote Bush to Barton
Van Buren Blvd.	Modified Arterial Highway	Class II	Yes	Street Z to Coyote Bush
Van Buren Blvd.	Modified Arterial Highway	Class II	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				
Meridian Parkway	Modified Secondary Highway	Class II	Yes	
Cactus Avenue *	Modified Secondary Highway	Class II and Class III [(a)]	Yes	Meridian Parkway 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 [(b)]	Van Buren to Krameria
Street Y	Industrial Collector	Class II	Yes [(c)]	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) Class III from the Cactus Avenue bridge over I-215 to eastern Meridian boundary
(b) Truck route terminates north of Krameria Avenue.
(c) Truck route interrupted between Krameria Avenue and Street Q

EXHIBIT "B"

INITIAL STUDY

INITIAL STUDY

for the
Proposed March Business Center South Campus Specific Plan Amendment (SP-1, A5) Project
in the
March Joint Powers Authority Land Use Jurisdiction, Unincorporated Riverside County, California

Prepared for:

March Joint Powers Authority
23555 Meyer Drive
Riverside, California 92518

Prepared by:

DUDEK
3544 University Avenue
Riverside, California 92501

FEBRUARY 2016

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1 INITIAL STUDY CHECKLIST

1. **Project Title:**

   Meridian South Campus Specific Plan Amendment (SP-1, A5) Project

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

   March Joint Powers Authority
   23555 Meyer Drive
   Riverside, California 92518

3. **Contact Person and Phone Number:**

   Dan Fairbanks, Planning Director
   (951) 656-7000

4. **Project Location:**

   The Project site is located south of Van Buren Boulevard, west of Village West Drive, and east of Plummer Road, in unincorporated Riverside County, California (Figure 1, Regional Map; Figure 2, Vicinity Map; Figure 3, Aerial Map). Interstate 215 (I-215) is located approximately 1.1 mile east of the Project site. The Project site is located within the South Campus of the existing March Business Center Specific Plan area, within the jurisdiction of the March Joint Powers Authority (JPA).

   The latitude and longitude of the approximate center of the site is 33°52'53.9407" N and -117°18'08.7738"W. The Project site sits on Township 3 South, Range 4 West, including Sections 21, 27, and 28, all within the Riverside East 7.5-minute quadrangle, as mapped by the U.S. Geological Survey.

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

   Meridian Park, LLC
   1156 N. Mountain Avenue
   Upland, California 91786

6. **General Plan Designation:**

   Office, Commercial, Mixed Use, Business Park, Industrial, and Park/Recreation/Open Space (SP-1)

7. **Zoning:**

   Office, Commercial, Mixed Use, Business Park, Industrial, and Park/Recreation/Open Space (SP-1)

8. **Description of Project:** (Describe the whole action involved, including but not limited to later phases of the Project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)

Background

In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated an Air Reserve Base (ARB). Approximately 4,400 acres of land that had historically supported March AFB was no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and County of Riverside formed the March JPA to oversee the dispensation and management of the surplus land. A General Plan (GP) and Master Environmental Impact Report (EIR) were prepared and adopted/certified in 1999 for the JPA planning area which includes the March ARB.

The March Business Center Specific Plan and Final EIR (SCH#2002071089), which guides land use decisions within a 1,290-acre portion of the planning area, was adopted and certified in 2003. Within the March Business Center Specific Plan two separate "campuses" were identified, along with the potential for a possible third campus. The two identified campuses include the North Campus and South Campus. Since adoption of the March Business Center Specific Plan in 2003, the Specific Plan area has become known and marketed as "Meridian." However, the term "March Business Center Specific Plan" is used herein when referring to the approved 2003 Specific Plan. The North and South Campus components of the March Business Center Specific Plan have been analyzed under both CEQA and NEPA in the following documents:

- 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)
- 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)
- Addenda to the certified 2003 Focused EIR, including:
  - Tentative Tract Map 30857 Amendment (April 2007)

- Ordinance #JPA 08-01: An Ordinance of the March Joint Powers Commission of the March Joint Powers Authority Amending the March Business Center Specific Plan to Remove the Arnold Heights School Overlay Zone (June 2008)
- March Business Center Unit 1, Lot 2, Addendum to the FEIR (January 2009)
- Meridian Specific Plan Amendment, SP-5, *An Amendment to the North Campus of the March Business Center Specific Plan*, , March JPA, July 2010
- The *Subsequent Environmental Impact Report for the Meridian Specific Plan (SP-5),* (State Clearinghouse #2009071069)

The North Campus component of the March Business Center Specific Plan was developed in five phases; four of the five phases have been implemented while the fifth phase is nearing the completion of public infrastructure. As part of the North Campus development, drainage improvements were incorporated into the project design. As submitted, the South Campus Project is being designed to utilize the increased detention facilities that were improved in conjunction with an earlier Specific Plan Amendment (Meridian, SP-5). This revised Master Drainage Plan is discussed herein, as it is one component of the March Business Center Specific Plan that has changed since certification of previous environmental documents.

Specific Plan Amendment

The proposed Specific Plan Amendment (SP-1, A5), which is the subject of this application, will from here forward be referred to as the proposed Project.

Under the currently approved March Business Center Specific Plan, the intersection of Krameria Avenue and Village West Drive is approved in a curvilinear configuration (Figure 4, Approved South Campus Configuration). Meridian Park, LLC proposes to make minor changes to the previously approved planning documents relative to property known as the South Campus, as shown in Figure 5, Proposed Specific Plan Amendment Configuration. The minor changes are intended to avoid environmental impacts associated with the existing landfill located within the confines of Lot 90 in the eastern portion of the South Campus and provide enhanced access to the Ben Clark Training Center. The minor changes proposed under the SPA include:

- Replacing the "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "T" intersection to better serve the intended industrial and business park uses that would occupy the South Campus.

- Revise the March Business Center Design Guidelines to integrate more drought tolerant plants and trees.

- Design the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park.
- Realign Krameria Avenue at the suggestion of the California Water Resources Board to further avoid any contact with the existing Landfill.
- Move M Street, at the request of the Ben Clark Training Facility staff (BCTC), to facilitate safer access to the existing facilities.

As such, the proposed Project requires the following approvals from the March JPA:

- General Plan Amendment
- Specific Plan Amendment
- Tentative Tract Map Amendment #30857
- Amendment of the March Business Center Design Guidelines

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

Surrounding land uses to the South Campus of Meridian Business Park include Van Buren Boulevard, Orangecrest residential development, Amelia Earhart Middle School, Tomas Rivera Elementary School, Thundersky Park, Orange Terrace Park, and the Least Bell's Vireo Conservation area to the north; the North Campus of the March Business Center/Meridian Business Park, including mixed use, business park, commercial, and industrial uses to the northeast; Altavita Continuum of Care Retirement Facility and Ben Clark Training Center to the south; Riverside National Cemetery to the east; Lieutenant General Archie J Old Golf Course to the southeast; and residential development, Gless Ranch Orchard and Ranch Market, and vacant parcels to the west.

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

a. Regional Water Quality Control Board (RWQCB), Santa Ana Region – National Pollutant Discharge Elimination System (NPDES) Construction General Permit

b. RWQCB, Santa Ana Region – Stormwater Pollution Prevention Plan (SWPPP)

1.1 Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

☒ I find that an EIR was previously certified for an existing Specific Plan within which the Project is proposed, and that there are no substantial changes in the circumstances under which the previously approved Specific Plan will be undertaken that will require major revisions to the previously 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 certified EIR fully and adequately discusses the potential impacts of the proposed Project; however, minor changes nonetheless require the preparation of an ADDENDUM.

Signature

February 26, 2016
Date

Dan Fairbanks
Printed Name

March Joint Powers Authority
For

1.2 Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as Project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated " applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact " to a "Less than Significant Impact. " The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a. **Earlier Analyses Used.** Identify and state where they are available for review.
    b. **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated, "describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a Project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
   a. The significance criteria or threshold, if any, used to evaluate each question; and
   b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS – Would the Project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	☐	☐	☐	☒
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a. Have a substantial adverse effect on a scenic vista.

No Impact. The Project involves approval of a Specific Plan Amendment (SPA) for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Kramenia Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Exhibit 5-4, Scenic Corridors/Gateway in the March JPA's GP designates the area looking east and northeast of the March JPA Planning Area toward the Box Springs Mountains and San Jacinto Mountains as a scenic vista (March JPA n.d.).While distant scenic vistas of the Box Springs Mountains and San Jacinto Mountains are visible from the Project site, realignment of two roadways and use of drought-tolerant landscaping would not change views of scenic vistas because roadways and landscaping would occur at ground-level and would not obstruct distant views. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different scenic vista impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. There are no state scenic highways near the Project site as identified by the California Scenic Highway Mapping System (Caltrans 2011), nor are there scenic resources in the areas of proposed roadway realignment that would be impacted as a result of the realignment. Thus, realignment of two roadways and use of drought-tolerant landscaping would not affect scenic resources, trees, rock outcroppings, or historic buildings. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different scenic resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. Substantially degrade the existing visual character or quality of the site and its surroundings.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The existing visual character and quality of the site is generally open space with views of neighboring developed land uses, including industrial uses to the northeast. Realignment of two roadways and use of drought-tolerant landscaping instead of the original water intensive plant palate would not change the visual character or quality of the site or its surroundings in a way that is new or different from the visual character impacts identified in past environmental documents prepared for the March Business Center Specific Plan. Further, the use of drought-tolerant plants would allow for a more "native" landscaping scheme, consistent with open spaces throughout Southern California. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different impacts associated with visual character and quality of the site and its surroundings would result from implementation of the SPA. No further analysis is required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not introduce new or different light and/or glare sources or impacts than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. Street lighting was planned for the original configurations of the roadways and the new configurations of the two roadways would incorporate similar street lighting. Moreover, because the proposed realignments are so minor (moving roadways only 100' – 320' from their originally approved location), the realignment will not expose any sensitive receptors to increased light or glare impacts. Use of drought-tolerant landscaping instead of the originally-approved water intensive plant palate would not require any lighting. Changes to the planned drainage system are

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
already under construction as part of the approved North Campus development and would not require new or additional lighting. As such, no new or different light or glare impacts would occur. No further analysis is required.				
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 Department 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 California Public Resources Code Section 12220(g)), timberland (as defined by California Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (DOC 2012a), and nor is the site utilized for agricultural purposes. Changes to the planned drainage system are already under construction as part of the approved North Campus development. Realignment of two roadways and use of drought-tolerant landscaping would not change or result in new or different agricultural resources impacts than those

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not zoned for agricultural use or within a designated Williamson Act contract (DOC 2012b). Changes to the planned drainage system are already under construction as part of the approved North Campus development. Realignment of two roadways and use of drought-tolerant landscaping would not change or result in new or different agricultural resources impacts than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in California Public Resources Code Section 12220(g)), timberland (as defined by California Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).

No Impact. The Project involves minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not zoned for forest land, timberland, or within a designated Timberland Production area. Changes to the planned drainage system are already under construction as part of the approved North Campus development. Realignment of two roadways and use of drought-tolerant landscaping would not change or result in new or different agricultural resources impacts than those previously identified in past environmental documents prepared for the March Business Center Specific Plan.

d. Result in the loss of forest land or conversion of forest land to non-forest use.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not zoned or used for forest land and as such, Project implementation would not convert forest land to non-forest use. Changes to the planned drainage system are already under construction as part of the approved North Campus development. Realignment of two roadways and use of drought-tolerant landscaping would not change or result in new or different forest land impacts than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
No Impact. The Project involves minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Neither the Project site nor surrounding land uses are located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2012a), and nor is the site utilized for agricultural purposes. Changes to the planned drainage system are already under construction as part of the approved North Campus development. Realignment of two roadways and use of drought-tolerant landscaping would not convert, or result in conversion of farmland elsewhere to non-farmland uses. As such, no new or different farmland impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is 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?	☐	☐	☐	☒

a. Conflict with or obstruct implementation of the applicable air quality plan.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or different air emissions than previously analyzed since construction activities would be the same and traffic patterns would not change from what was analyzed for the original Project. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different air quality impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. SPA implementation would not conflict with or obstruct implementation of applicable air quality plans. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or different air emissions than previously analyzed since construction activities would be the same and traffic patterns would not change from what was analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. The project would result in a net loss of buildable area, with decreases in developable acreage for industrial uses (-1.7 acres), Business Park uses (-6.1 acres), Mixed Uses (-6.7 acres), and Office uses (-6.9 acres), while there would be increases in acreage for the passive park and Least Bell's Vireo Conservation Area (+15.1 acres) and commercial uses (+.3 acres). As such, no new or increased air quality impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. SPA implementation would not violate air quality standards or contribute to existing or projected air quality violations. No further analysis is required.

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).

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or different air emissions than previously analyzed since construction activities would be the same and traffic patterns would not change from what was analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. The project would result in a net loss of buildable area, with decreases in developable acreage for industrial uses (-1.7 acres), Business Park uses (-6.1 acres), Mixed Uses (-6.7 acres), and Office uses (-6.9 acres), while there would be increases in acreage for open space associated with the Least Bell's Vireo Conservation Area and the passive park (+15.1 acres) and commercial uses (+.3 acres). As such, no new or increased air quality impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. SPA implementation would not contribute to a cumulatively considerable net increase of any criteria pollutants. No further analysis is required.

d. Expose sensitive receptors to substantial pollutant concentrations.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or increase air emissions than previously analyzed since construction activities would be the same and traffic patterns would not change from what was analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, even though residences are located within the vicinity of the Project site, no new or different pollutant impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required. **e. Create objectionable odors affecting a substantial number of people.** ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or different odor emissions than previously analyzed since construction activities would be the same and no new odor generating sources would be introduced as part of approval of the SPA. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, even though residences are located within the vicinity of the Project site, no new or different odor impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
IV. BIOLOGICAL RESOURCES – Would the Project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not affect candidate, sensitive, or special-status species differently than as previously considered. The Least Bell's Vireo habitat area benefits from an increase in non-developable open space, through the incorporation of a 25' buffer around the LBV conservation easement. The buffer area effectively increases undeveloped area around the LBV habitat by an additional 12.3 acres (48 ac to 60.3 ac.). Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different biological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not affect riparian habitat or other sensitive natural communities differently than the previously considered native plant palate. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different biological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not affect federally protected wetlands, as defined by Section 404 of the Clean Water Act, differently than as previously considered. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different biological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not affect the movement of any native resident or migratory fish or wildlife species differently than as previously considered. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different biological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new potential conflicts with local policies. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different biological resource impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that

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have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new potential conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan. Additionally, adoption of the SPA would not conflict with any applicable habitat conservation plans or natural community conversation plans, as the Project site was already planned to be developed as part of the originally-approved March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different biological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

V. CULTURAL RESOURCES – Would the Project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts to identified historical resources. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different historical resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts to identified archaeological resources. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different archaeological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan.

The 2003 Focused EIR did not identify the presence of any unique archaeological resources within the study area, nor did it anticipate any impacts to unique archaeological resources as part of the project. An updated archaeological report was prepared in April, 2015 in conjunction with 404 permit grading work done within the South Campus. The report found two previously unknown bedrock milling features with shall grinding slicks created through occasional use by native population. The features are common in the area and do not meet the statutory definition of a "historic property", and therefore no new significant impact occurs relative to archaeological resources.

Subsequent to the adoption of March Business Center (SP-1), Senate Bill 18 was signed into law in September 2004 to protect traditional tribal cultural places. This bill requires agencies to contact and consult with California Native American Tribes before adopting or amending a General Plan or Specific Plan. On December 2 and December 4, 2015, March JPA sent letters to 18 tribes and individuals notifying the tribes of the opportunity for consultation pursuant to Government Code 65352.3. In response to that notice, letters were received from the Rincon Band of Luiseño Indians (Dec 14, 2015) and Pala Band of Mission Indians (January 8, 2015) identifying that the subject SPA area was outside the area those tribes consider as Traditional Use Area (TUA). Additionally, two letters were received from the Soboba Band of Luiseño Indians (December 30, 2015) and the Pechanga Band of Luiseño Indians (February 16, 2016) requesting formal consultation under SB-18. In accordance with these requests, consultation meetings were held with the Soboba Band of Luiseño Indians on February 11, 2016 and the Pechanga Band of Luiseño Indians (February 16, 2016). A Cultural Resource and Treatment and Disposition Agreement with the Soboba Tribe was executed on February 22, 2016 and the Soboba Tribe issued a formal conclusion to consultation letter on February 23, 2016. As outlined in Senate Bill 18, Native American Consultation is near completion with the Pechanga Band of Luiseño Mission Indians.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts to identified paleontological resources. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different paleontological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Disturb any human remains, including those interred outside of formal cemeteries.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that

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have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts to human remains. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different human remains impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
VI. GEOLOGY AND SOILS – Would the Project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
a.i. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. No Fault Rupture Hazard Zone or Alquist-Priolo Earthquake Fault Zone, as				

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designated by the DOC, exists within the Project site (DOC 2015). The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Drought-tolerant landscaping would be required to comply with March JPA's landscape requirements and realignment of the two roadways would be required to comply with the County's Road Improvement Standards & Specifications to ensure that the landscape and roadways are designed and constructed to reduce the risk of loss, injury, or death involving rupture of an earthquake fault, similar to the impacts previously analyzed for the original Project. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different earthquake fault impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

a.ii Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. No Fault Rupture Hazard Zone or Alquist-Priolo Earthquake Fault Zone, as designated by the DOC, exists within the Project site (DOC 2015). The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Drought-tolerant landscaping would be required to comply with March JPA's landscape requirements and realignment of the two roadways would be required to comply with the County's Road Improvement Standards & Specifications to ensure that the landscape and roadways are designed and constructed to reduce the risk of loss, injury, or death involving seismic ground shaking, similar to the impacts previously analyzed for the original Project. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different seismic ground shaking impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

a.iii Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. According to the Map My County – Riverside County database (County of Riverside 2015), the two roadways and landscape areas are not located within an area identified with liquefaction potential. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Drought-tolerant landscaping would be required to comply with March JPA's landscape requirements and realignment of the two roadways would be required to comply with the County's Road Improvement Standards & Specifications to ensure that the landscape and roadways are designed and constructed to reduce the risk of loss, injury, or death involving seismic-related ground failure, similar to the impacts previously analyzed for the original Project. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different seismic-related ground failure impacts would occur than those

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previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

a.iv Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located within an area with steep slopes having the potential to result in landslides. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Drought-tolerant landscaping would be required to comply with March JPA's landscape requirements and realignment of the two roadways would be required to comply with the County's Road Improvement Standards & Specifications to ensure that the landscape and roadways are designed and constructed to reduce the risk of loss, injury, or death involving landslides, similar to the impacts previously analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different landslide impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Result in substantial soil erosion or the loss of topsoil.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Realignment of the two roadways and use of drought-tolerant landscaping would not result in new or erosion impacts than previously analyzed since construction activities would be similar. Short-term erosion effects during construction of the Project would be prevented through implementation of a stormwater pollution prevention plan (SWPPP) as required in compliance with the National Pollution Discharge and Elimination System (NPDES) program and through incorporation of best management practices intended to reduce soil erosion. The SWPPP would include standard construction methods such as temporary detention basins to control on-site and off-site erosion. The SWPPP is required by the March JPA during plan review and approval of Project improvement plans. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different erosion impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and

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water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located within an earthquake fault zone, liquefaction area, or in an area with steep slopes having the potential to result in landslides. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Drought-tolerant landscaping would be required to comply with March JPA's landscape requirements and realignment of the two roadways would be required to comply with the County's Road Improvement Standards & Specifications to ensure that the landscape and roadways are designed and constructed to reduce the risk of impacts related to landslide, lateral spreading, subsidence, liquefaction, or collapse, similar to the impacts previously analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different geological impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Drought-tolerant landscaping would be required to comply with March JPA's landscape requirements and realignment of the two roadways would be required to comply with the County's Road Improvement Standards & Specifications to ensure that the landscape and roadways are designed and constructed to reduce the risk of life or property related to expansive soils. The general location of the two roadways and landscaping is similar to the locations identified for the originally-approved South Campus of the March Business Center Specific Plan, which is an area not identified to contain expansive soils. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different expansive soil impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Use of septic tanks or other alternative waste water disposal systems are not planned; the South Campus, including the roadway realignments and the locations for drought-tolerant landscaping, would be connected to the sewer system. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the Project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or different greenhouse gas emissions than previously analyzed since construction activities would be the same and traffic patterns would not change from what was analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. Finally, the proposed project would result in a net loss of buildable area, with decreases in developable acreage for industrial uses (-1.7 acres), Business Park uses (-6.1 acres), Mixed Uses (-6.7 acres), and Office uses (-6.9 acres), while there would be increases in acreage for the passive park and Least Bell's Vireo Conservation Area (+15.1 acres) and commercial uses (+.3 acres). As such, no new or different greenhouse gas emissions impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not result in new or different greenhouse gas emissions that would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, since construction activities would be the same and traffic patterns would not change from what was analyzed for the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different greenhouse gas impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS EMISSIONS – 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?	☐	☐	☐	☒

a. **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, however, with the new location of the realigned Krameria Avenue, potential hazardous impacts would be reduced and avoided by remaining outside the boundaries of the existing landfill on Lot 90. Use of drought-tolerant landscaping would not create a new hazard to the public or the environment.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different hazardous materials impacts associated with the routine transport, use, or disposal of hazardous materials would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, however, in the new location of the realigned Krameria Avenue, potential hazardous impacts would be reduced and avoided by remaining outside the boundaries of the existing landfill on Lot 90. Use of drought-tolerant landscaping would not create a new hazard to the public or the environment. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different hazardous materials impacts associated with upset or accident conditions involving the release of hazardous materials into the environment would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and use of drought-tolerant landscaping would not emit hazardous emissions or handle hazardous materials within the vicinity of a school, and instead, would reduce potential hazardous materials impacts by remaining outside the boundary of the existing landfill on Lot 90. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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 create a significant hazard to the public or the environment.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located on a listed hazardous materials site compiled pursuant to Government

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

Code Section 65962.5. Changes to the planned drainage system are already under construction as part of the approved North Campus development, which also is not a listed hazardous materials site. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways and the use of drought-tolerant landscaping would occur on land which was previously planned for development under the originally-approved South Campus of the March Business Center Specific Plan, and thus would not result in a safety hazard associated with the Project site's proximity to the March ARB runway. Changes to the planned drainage system are already under construction as part of the approved North Campus development. On February 26, 2016 the Riverside County Airport Land Use Director issued a "Non-Impact Consistency Finding" for the proposed Project. As such, the Project is deemed consistent with the Riverside County Airport Land Use Plan and no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not within the vicinity of a private airstrip. Additionally, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

g. **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.**

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not impair or interfere with an adopted emergency response plan. Instead, by providing more direct access to and from the

County of Riverside's Ben Clark Training Center through the realignment of M Street, emergency access to and from that facility would be improved. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different emergency access impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

h. **Expose people or structure 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.**
No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts or potential for existing people or structures to wildland fires. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different wildland fire impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the Project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	☐	☐	☐	☒
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f. Otherwise substantially degrade water quality?	☐	☐	☐	☒
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a. Violate any water quality standards or waste discharge requirements.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not violate water quality standards or waste discharge requirements because roadways would be designed and constructed in a manner to capture runoff within the overall drainage master plan, which is currently being constructed as part of the approved North Campus development. All construction would incorporate Best Management Practices through the approved Storm Water Pollution Prevention Plan. As such, no new or different water quality impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The realignment of Krameria Avenue at its intersection with Village West Drive and moving M Street would not affect the groundwater table in any new or different manner than was evaluated for the Meridian South Campus Project. Additionally, use of drought-tolerant landscaping reduces dependence on water sources, including groundwater. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different groundwater impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project does not alter the drainage pattern of a course of a stream or river. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different drainage impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required

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.

No Impact. The Project involves minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Minor drainage improvements to existing spillways and outlet structures within existing facilities will occur resulting from the new information outlined in K&A's November 2015 update to the Regional Drainage Master Plan discussed in greater detail in the following paragraphs.

The majority of the March Business Park (North Campus, South Campus and the potential future West Campus) is located within the San Jacinto River Watershed. North Campus, as designed and constructed, conveys flows from tributary areas that include South Campus, portions of West Campus, and the City of Riverside Orangecrest development to the west, through its development and into a discharge point crossing Van Buren Boulevard on the west side of I-215. The originally planned and approved Drainage Master Plan for the March Business Center Specific Plan relied upon a double 8-foot by 8-foot reinforced concrete box (RCB) culvert under Van Buren Boulevard, an earthen channel west of the existing Burlington Northern Santa Fe (BNSF) rail line and I-215, and a regional detention basin north of Oleander Avenue to mitigate for increased runoff. Implementation of these drainage improvements required obtaining easements within the Riverside National Cemetery.

In 2010, a portion of the North Campus underwent a Specific Plan Amendment (SP-5), which modified several land uses and created the "Lot 49" detention area. The resulting land area set aside for detention was now able to accommodate the previously undetained offsite storm water flow from Orangecrest and South Campus. The Drainage Study, "Meridian Unit 4 Interim Conditions", proved that the existing 6' x 3' box culvert would be adequate to develop the remaining lots within North Campus (Unit 4). The Unit 4 Drainage Study had assumed the Master Plan in effect at that time would defer the construction of the 8' x 8' with the development of South Campus. When K&A Engineering was retained by the MJPA to update the Regional Drainage Master Plan, it was determined that the previous location of the regional detention basin would be located within the boundaries of Riverside National Cemetery.

A Drainage Design Report (November 2015) as prepared by K&A presents an alternative and more cost effective drainage solution for the proposed March Business Center/Meridian Business Park, which includes the South Campus, the location for the proposed SPA. The Drainage Design Report analyzes whether the basin designs as shown on currently approved plans and reports for the North Campus Project could maximize the capacity of the approved drainage basins (i.e., Lot E/49 Detention Basin, East Detention Basin and South Channel Basin) in order to control the peak discharge outflow through the

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existing Van Buren Culvert C1. Location C1 discussed in the Drainage Design Report refers to flows crossing under Van Buren Boulevard in close proximity to Van Buren. In the predevelopment condition, this crossing would include flows within an existing 6-foot wide by 3-foot RCB, along with flows flowing within the BNSF rail line and along I-215. Location C2 in the Drainage Design Report refers to a series of existing culverts located approximately 2,400 feet south of Van Buren Boulevard, crossing under the tracks flowing into existing culverts crossing under I-215 and outletting onto March ARB.

As of November 2015, the approved Specific Plan (SP-1 and SP-5) detention basins have all been graded per the approved Tract 30857 Unit 1 and Unit 4 Grading and Improvement Plans; however, in light of the new study prepared by K&A, basin outlet structures will be modified to optimize the existing detention facilities use within the North Campus. Riverside County Flood Control and Water Conservation District has approved outlet structure improvements based on the recommendations made in the K&A drainage study in order to adequately convey South Campus' Flows. Ultimately, as designed, the drainage facilities within the North Campus, which include the Lot E/49 Detention Basin, East Detention Basin and the South Channel Basin, along with improvements at locations C1 and C2, can accommodate drainage flows from the entire tributary area which includes offsite, North Campus as well as South Campus flows. These basins will greatly alleviate the natural flow rate that have historically flowed easterly under the BNSF rail line and I-215 into March ARB, which had the potential to flood the BNSF rail line and I-215. Once the proposed Basin Plan is constructed, flows to the Van Buren Culvert C1 from the Meridian Business Park would be less than historic flows, as outlined in Table 1.

Table 1

Drainage Facilities Culvert Flows

Review of Flow Conditions	Pre-Development (cubic feet per second - cfs)	Post-Development (cfs)
C1	1,205	--
C1 – Culvert Only	180	157
C2	1,844	>800

Source: *K&A Drainage Report..*

As shown in Table 1, the already approved, and currently under construction Meridian Business Park basins would reduce pre-development flow at the Van Buren Boulevard Interchange C1, which historically at 1,205 cfs, flooded onto the BNSF rail line and I-215. By modifying the outlet structures and spillways of the existing basins per the K&A study, it would reduce this flow after ultimate build out of North and South Campus to 157 cfs, or less. The same benefit would apply to the Van Buren Boulevard culvert's downstream confluence with Riverside National Cemetery flows at location C2. The historic pre Meridian Business Park development flow was at 1,844 cfs, and with implementation of the basins currently being constructed, this flow after ultimate buildout would be less than 800 cfs. As such, based on the analysis provided in the Drainage Design Report by K&A, major facilities downstream of Van Buren Boulevard C1, west of I-215 are not needed to convey flows from the Meridian Business Park for the ultimate build out condition. Thus, implementation of the proposed Project (the SPA, SP1, A5) would not contribute runoff water which would substantially alter existing drainage patterns such that the amount or rate of runoff would result in on- or off-site flooding. It should be noted, the MJPA collects Drainage Impact Fees (DIF) at approximately 6,000 dollars/acre. Any future improvements south of Van Buren would be deemed a regional improvement and sponsored by the MJPA. As such, any improvements made south of Van Buren would be required to undergo its own environmental analysis.

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

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No Impact. As discussed under IX.d. above, the realignment of a portion of Krameria Avenue, use of drought-tolerant landscaping and water saving systems, utilizing the existing drainage facilities within the North Campus for regional drainage, and moving M Street to better serve the County of Riverside's Ben Clark Training Center would not create or contribute to additional runoff water that would exceed the capacity of the drainage system currently being constructed as part of the March Business Center Specific Plan. Nor would the components of the SPA result in additional sources of polluted runoff; there would be no change in the sources of runoff from the originally approved South Campus within the March Business Center Specific Plan. Flows from the South Campus would be reduced when compared to pre-development conditions. As such, the proposed Project would not create or contribute runoff water which would exceed the capacity of the planned stormwater drainage system. No further analysis is required.

f. Otherwise substantially degrade water quality.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways, use of drought-tolerant landscaping, and implementation of the approved drainage master plan currently under construction as part of the North Campus development would not degrade water quality because runoff would be captured by the drainage system. As such, no new or different water quality impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Additionally, the Project is not located within a 100-year flood hazard area. As such, no new or different flooding impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Additionally, the Project is not located within a 100-year flood hazard area. As such, no new or different flooding impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not near a dam or levee, and therefore is in an area that would be subject to flooding as a result of a dam or levee failure. As such, no new or different flooding impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

j. Inundation by seiche, tsunami, or mudflow.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not near a large water body or ocean that could be generate a seiche, tsunami, or mudflow, and therefore is not in an area that would be subject to inundation by seiche, tsunami, or mudflow. As such, no new or different inundation impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

X. LAND USE AND PLANNING – Would the Project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a. Physically divide an established community.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways, and specifically the realignment of M Street, would provide improved access to the County's Ben Clark Training Center. Use of drought-tolerant landscaping in lieu of the originally-approved native plant palate would not divide an established community. While realignment of the two roadways would result in minor square-footage changes to several lots within the South Campus, the overall design and flow of the South Campus would remain intact and not divide an established community. Changes to the planned drainage system are already under

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

construction as part of the approved North Campus development. As such, no new or different land use impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, through the adoption of a SPA, to address the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Adoption of the SPA would not conflict with the March JPA GP, the March Business Center Specific Plan, or any other adopted land use plans for the Project site. The overall footprint of South Campus development would remain unchanged from the originally-approved South Campus of the March Business Center Specific Plan. However, the project would result in a net loss of buildable area, with decreases in developable acreage for industrial uses (-1.7 acres), Business Park uses (-6.1 acres), Mixed Uses (-6.7 acres), and Office uses (-6.9 acres), while there would be increases in acreage for the passive park and Least Bell's Vireo Conservation Area (+15.1 acres) and commercial uses (+.3 acres). As such, no new or different land use impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Adoption of the SPA would not conflict with any applicable habitat conservation plans or natural community conversation plans, as the Project site was already planned to be developed as part of the originally-approved March Business Center Specific Plan. As such, no new or different land use impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

XI. MINERAL RESOURCES – Would the Project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located within a known mineral resources area. As such, no new or different mineral resource impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located in a known mineral resource area. As such, no new or different mineral resource impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
XII. NOISE – Would the Project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☐	☐	☒
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☐	☐	☒
e. For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☐	☒
f. For a Project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?	☐	☐	☐	☒
a. 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. ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water				

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate noise levels in excess of established standards or expose persons to excess noise levels. Construction noise impacts for the March Business Center Specific Plan were evaluated in the previously-certified EIR and no new noise levels would be generated. Roadway construction would be the same as originally planned, and use of drought-tolerant landscaping would not generate any noise. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different noise impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate groundborne vibration or groundborne noise levels in excess of established standards or expose persons to excess noise levels. Construction noise and vibration impacts for the March Business Center Specific Plan were evaluated in the previously-certified EIR and no new noise or vibration levels would be generated since roadway construction activities would be the same as originally planned. Use of drought-tolerant landscaping would not generate any noise or groundborne vibration. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different groundborne vibration and groundborne noise impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. Construction activities for roadways would be the same as originally planned under the March Business Center Specific Plan, and the number of vehicles projected in the future along the two roadways would not change from what was evaluated in the previously-certified EIR. Therefore, the projected noise increase along the two roadways would be the same as what was considered under the originally-approved South Campus of the March Business Center Specific Plan. Use of drought-tolerant landscaping would not generate any noise. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different noise impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d. A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Construction of the roadways and installation of drought-tolerant landscape would be the same as what was evaluated in the previously-certified March Business Center Specific Plan EIR. Changes to the planned drainage system are already under construction as part of the approved North Campus development. Impacts from roadway noise are limited through the minimal shifting of the roads (100' – 320') and the lack of sensitive receptors adjacent or in proximity to the roads. As such, no new or different noise impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
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. ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not expose people residing or working in the Project area to excessive noise levels. Drivers along the two realigned roadways would only be passersby. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different noise impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
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. ***No Impact.*** The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is not located within the vicinity of a private airstrip. As such, no new or different noise impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
XIII. POPULATION AND HOUSING – Would the Project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial population growth in an area, either directly or indirectly.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Roadway realignments, use of drought-tolerant landscaping, and use of the existing approved drainage system being constructed as part of the North Campus development would not induce new population growth, either directly or indirectly. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is an undeveloped implementation of the originally-approved South Campus of the March Business Center Specific Plan and the SPA would not displace any housing or require the construction of replacement housing elsewhere. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

No Impact. The Project involves minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The Project site is an undeveloped implementation of the originally-approved South Campus of the March Business Center Specific Plan and the SPA would not displace any housing or require the construction of replacement housing elsewhere. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. PUBLIC SERVICES – Would the Project:				
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☐	☒

a. Fire Protection.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Roadway realignments and use of drought-tolerant landscaping would not generate new population or additional demand for fire protection services beyond what was considered under the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. In compliance with the approved mitigation measures, March JPA has dedicated the Fire Station site to Riverside County, and has adopted a development impact fee to construct the Fire Station. Costs associated with operation and maintenance of the Fire Station are funded through the Structural Fire tax, which is a component of the property tax. To date, under guidance from Riverside County, the operation of a Fire Station in the West March planning area is needed at the development threshold of 8 – 10 million square feet of development, whereas less than 5 million square feet has been built to date. As such, no new or different fire protection impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Police Protection.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Roadway realignments and use of drought-tolerant landscaping would not generate new population or additional demand for police protection services beyond what was considered under the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different police protection impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. Schools.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Roadway realignments and use of drought-tolerant landscaping would not generate new population or additional demand for school services such that new schools would be required beyond what was considered under the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different school impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Parks.

Less-than-Significant Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Roadway realignments and use of drought-tolerant landscaping would not generate new population or additional demand for park facilities such that new parks or would be required beyond what was considered under the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. A minor change to the planned Military Themed Park would occur through the realignment of the intersection of Krameria/Village West Drive, resulting in a slight increase of 6.6 acres in the lot 90 park acreage. However, no significant change will occur in the use of the park or planned maintenance (March JPA LLMD #1). As such, no new significant impact will result and impacts are expected to be consistent with those that were analyzed in the previously identified past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

e. Other Public Facilities.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Roadway realignments and use of drought-tolerant landscaping would not generate new population or additional demand for any other public services or facilities beyond what was considered under the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different public facilities impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

XV. RECREATION

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways on land that was already slated for development under the originally-approved South Campus of the March Business Center Specific Plan and use of drought-tolerant landscaping would not affect existing or planned recreational facilities or parks, nor would the SPA generate demand such that existing facilities are substantially deteriorated. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, new or different recreational impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less-than-Significant Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of two roadways on land that was already slated for development under the originally-approved South Campus of the March Business Center Specific Plan and use of drought-tolerant landscaping would not affect existing or planned recreational facilities or parks, nor would the SPA generate demand such that existing facilities are substantially deteriorated. Changes to the planned drainage system are already under construction as part of the approved North Campus development. A minor change to the planned Military Themed Park would occur through the realignment of the intersection of Krameria/Village West Drive, resulting in a slight increase of 6.6 acres in the lot 90 park acreage. However, no significant change will occur in the use of the park as the park is primarily planned for passive recreational use and the amenities to be constructed at the facility are established through a separate Statutory Development Agreement. As such, new or different recreational impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
, XVI. TRANSPORTATION/TRAFFIC – Would the Project:				
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

a. 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.

Less-than-Significant Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. The realignment of Krameria Avenue from a "curvilinear" intersection of Village West Drive and Krameria Avenue to a simpler, more efficient "T" intersection would better serve the intended industrial and business park uses that would occupy the South Campus. In accordance with the memorandum from VRPA Technologies, the modified intersection equally accommodates queuing and turning movements, versus the original curved intersection. The realignment of M Street would provide more direct access to and from the County of Riverside's Ben Clark Training Center, thus improving circulation along these two roadways. Changes to the planned drainage system are already under construction as part of the approved North Campus development.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

The Project does not modify planned access to Barton Street. Residential development west of the project area will not be impacted by trucks, as the existing truck route limitations do not allow trucks to access Barton street, and planned widening of Barton Street to a modified secondary highway level with 2 northbound lanes and 2 southbound lanes enhances the street capacity. As such, no significant new impacts would occur that were not identified in the previously identified environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. The realignment of Krameria Avenue from a "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "T" intersection would better serve the intended industrial and business park uses that would occupy the South Campus, and realignment of M Street would provide more direct access to and from the County of Riverside's Ben Clark Training Center, thus improving circulation along these two roadways. The number of lanes for each roadway would remain the same and accommodate the same projected vehicle trips within the Project area; thus there would be no new potential conflicts with an applicable congestion management program. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different traffic congestion impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways on land that was already slated for development under the originally-approved South Campus of the March Business Center Specific Plan and use of drought-tolerant landscaping would not affect air traffic patterns. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different air traffic impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. The realignment of Krameria Avenue from a "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "T" intersection would better serve the intended industrial and business park uses that would occupy the South Campus, and realignment of M Street would provide more direct access to and from the County of Riverside's Ben Clark Training Center, thus improving circulation along these two roadways and eliminating any potential dangerous intersections. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different traffic hazards impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

e. Result in inadequate emergency access.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not impair or interfere with an adopted emergency response plan. Instead, by providing more direct access to and from the County of Riverside's Ben Clark Training Center through the realignment of M Street, emergency access to and from that facility would be improved. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different emergency access impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. The realignment of Krameria Avenue from a "curvilinear" intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "tee" intersection would better serve the intended industrial and business park uses that would occupy the South Campus, and realignment of M Street would provide more direct access to and from the County of Riverside's Ben Clark Training Center, thus improving circulation along these two roadways. The inclusion of any bicycle lanes and sidewalks would be designed and constructed in compliance with County standards, as with the originally-approved South Campus of the March Business Center Specific Plan. Thus, there would be no new potential conflicts with an adopted policy, plan, or program regarding public transit, bicycle, or pedestrian facilities. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different alternate modes of transportation impacts would occur than those

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				
XVII. UTILITIES AND SERVICE SYSTEMS – Would the Project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e. Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	☐	☐	☐	☒
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate new sources of wastewater; as such, SPA implementation would not exceed wastewater treatment requirements of the RWQCB. No new or different wastewater impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the planned water and wastewater infrastructure constructed within the roadway right-of-ways would also be shifted as a result of shifting, or revising the alignment, of Krameria Avenue and M Street. However, no new or expanded water or wastewater conveyance treatment facilities would be required. Use of drought-tolerant landscaping would not increase demand for water or wastewater, and instead would actually reduce demand for landscape watering. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or expanded water or wastewater facilities would be required and no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. As discussed in Section IX.d., part of the SPA involves reliance on the existing drainage system currently being constructed as part of the North Campus development. The Project also involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Implementation of the drainage system currently under construction, and connection of the South Campus to the system under construction, would ultimately improve drainage at the Project site and in the vicinity. Use of drought-tolerant landscaping would not affect storm water drainage or require the expansion of existing facilities. As such, no new or different storm water impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways would not require any water supplies, and use of drought-tolerant landscaping would actually require less water than anticipated under the originally-approved March Business Center Specific Plan because drought-tolerant landscaping would require less frequent watering. Changes to the planned drainage system are already under construction as part of the approved North Campus development and will not require any new water supplies. As such, no new or different water supply impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

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.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate any new wastewater. Changes to the planned drainage system are already under construction as part of the approved North Campus development and will not generate any new wastewater. As such, no new or different wastewater impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

f. **Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs.**
No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate any new or additional solid waste than what was anticipated under the originally-approved South Campus of the March Business Center Specific Plan. Changes to the planned drainage system are already under construction as part of the approved North Campus development and will not generate any additional sources of solid waste. As such, no new or different solid waste impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

g. **Comply with federal, state, and local statutes and regulations related to solid waste.**
No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the two roadways and use of drought-tolerant landscaping would not generate any new or additional solid waste than what was anticipated under the originally-approved South Campus of the March Business Center Specific Plan; as such, SPA implementation would comply with federal, state, and local statutes and regulations related to solid waste. Changes to the planned drainage system are already under construction as part of the approved North Campus development, will not generate any additional sources of solid waste, and currently complies with federal, state, and local regulations related to solid waste. As such, no new or different solid waste impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 Projects, 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?	☐	☐	☐	☒

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, reduce the number or restrict the range of a rare or an endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the roadways and use of drought-tolerant landscaping would not degrade the environment such that biological or cultural resources are affected. These changes to the approved March Business Center Specific Plan are planned within areas of the South Campus originally slated and approved for development. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

b. Does the Project have impacts that are individually limited, but cumulatively considerable?

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan. Realignment of the roadways and use of drought-tolerant landscaping would not result in cumulatively considerable impacts. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. Realignment of the roadways and use of drought-tolerant landscaping would not degrade the environment such that human beings are affected. Instead, the intent of the SPA is to avoid potential impacts associated with hazards and hazardous materials at the existing landfill on Lot 90 and to utilize drought-tolerant landscaping in an effort to reduce overall water consumption. These changes to the approved March Business Center Specific Plan are planned within areas of the South Campus, which was originally slated and approved for development. As such, no new or different impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.				

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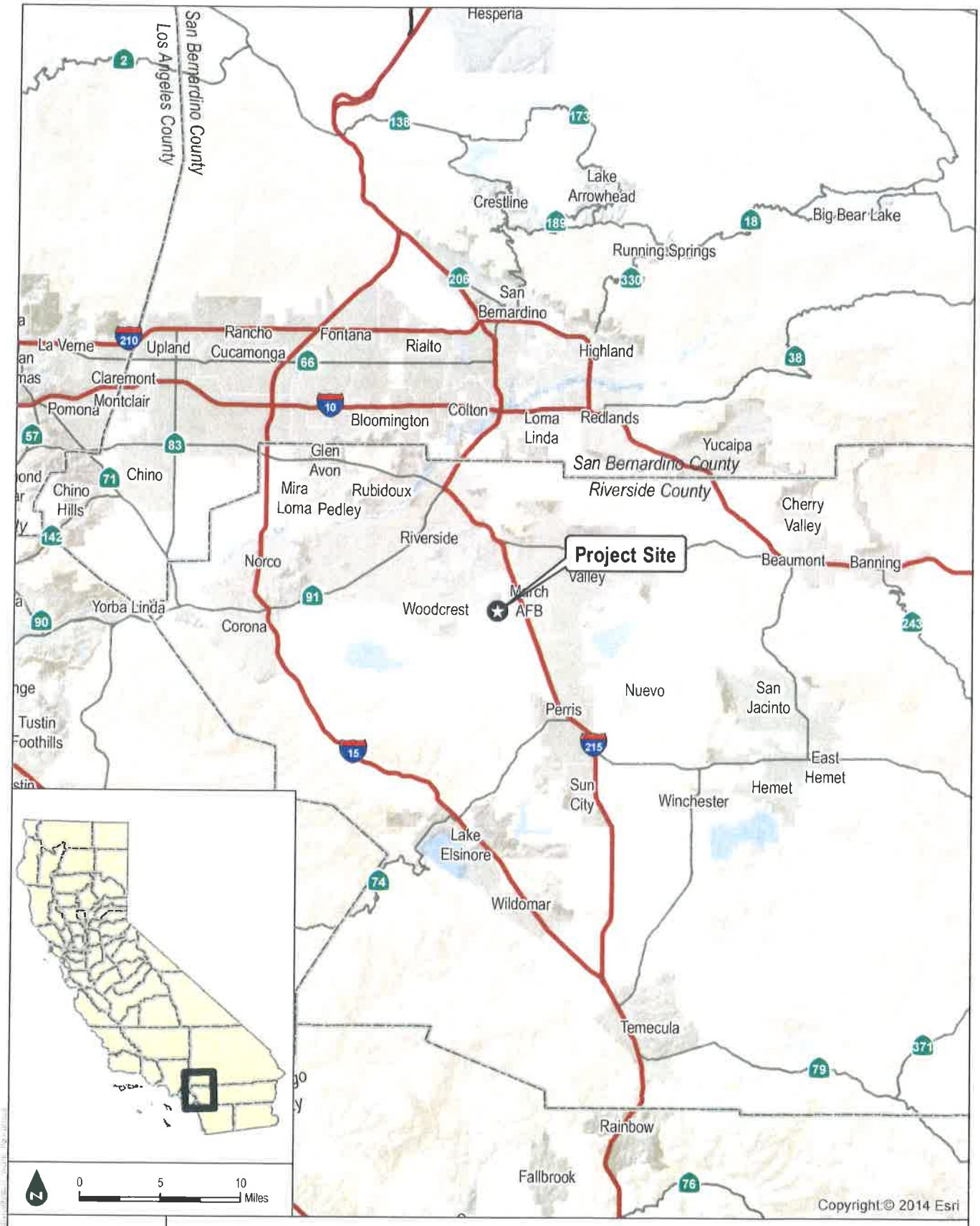
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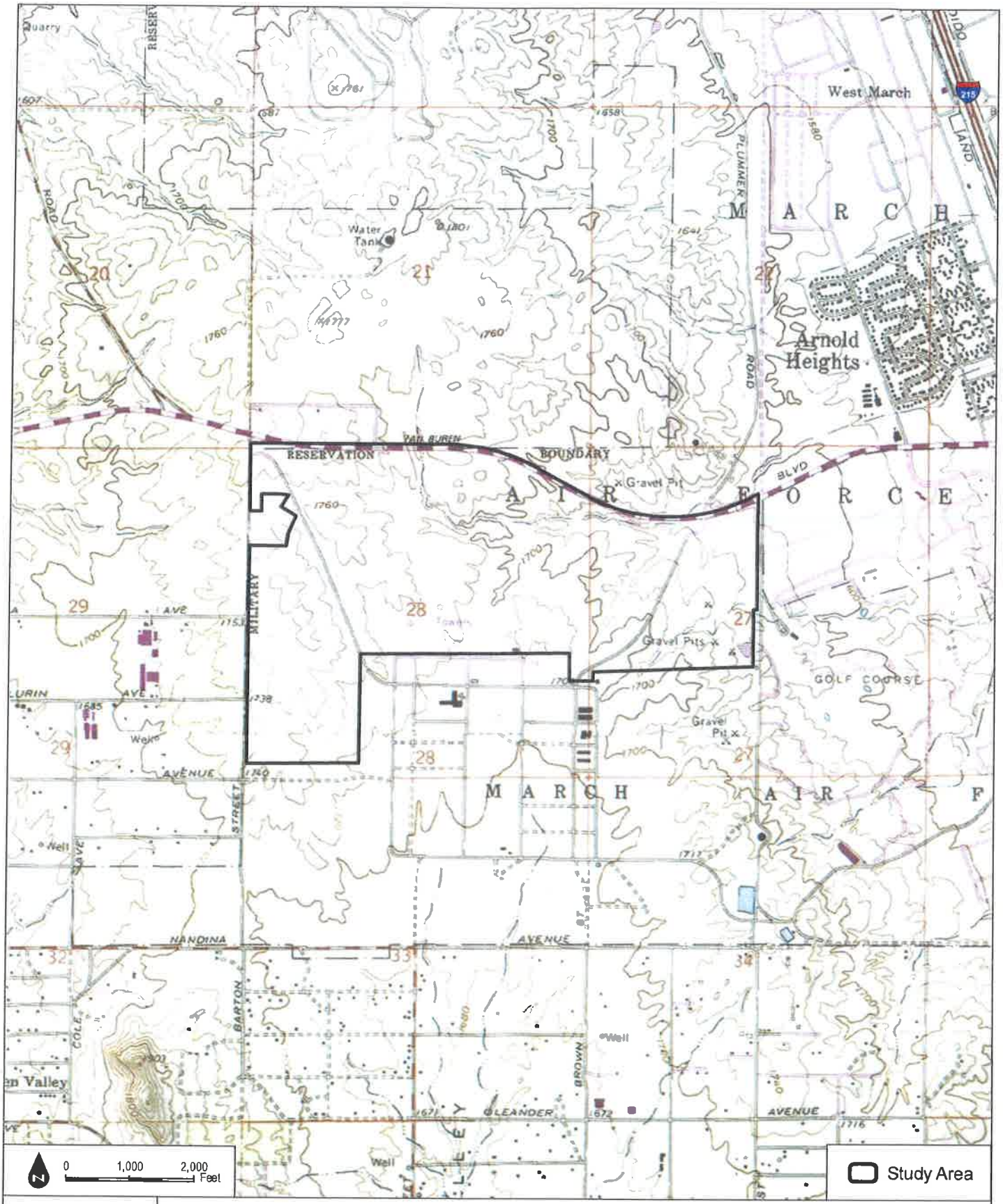


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FIGURE 1
Regional Map

Proposed Meridian South Campus Specific Plan Amendment Project

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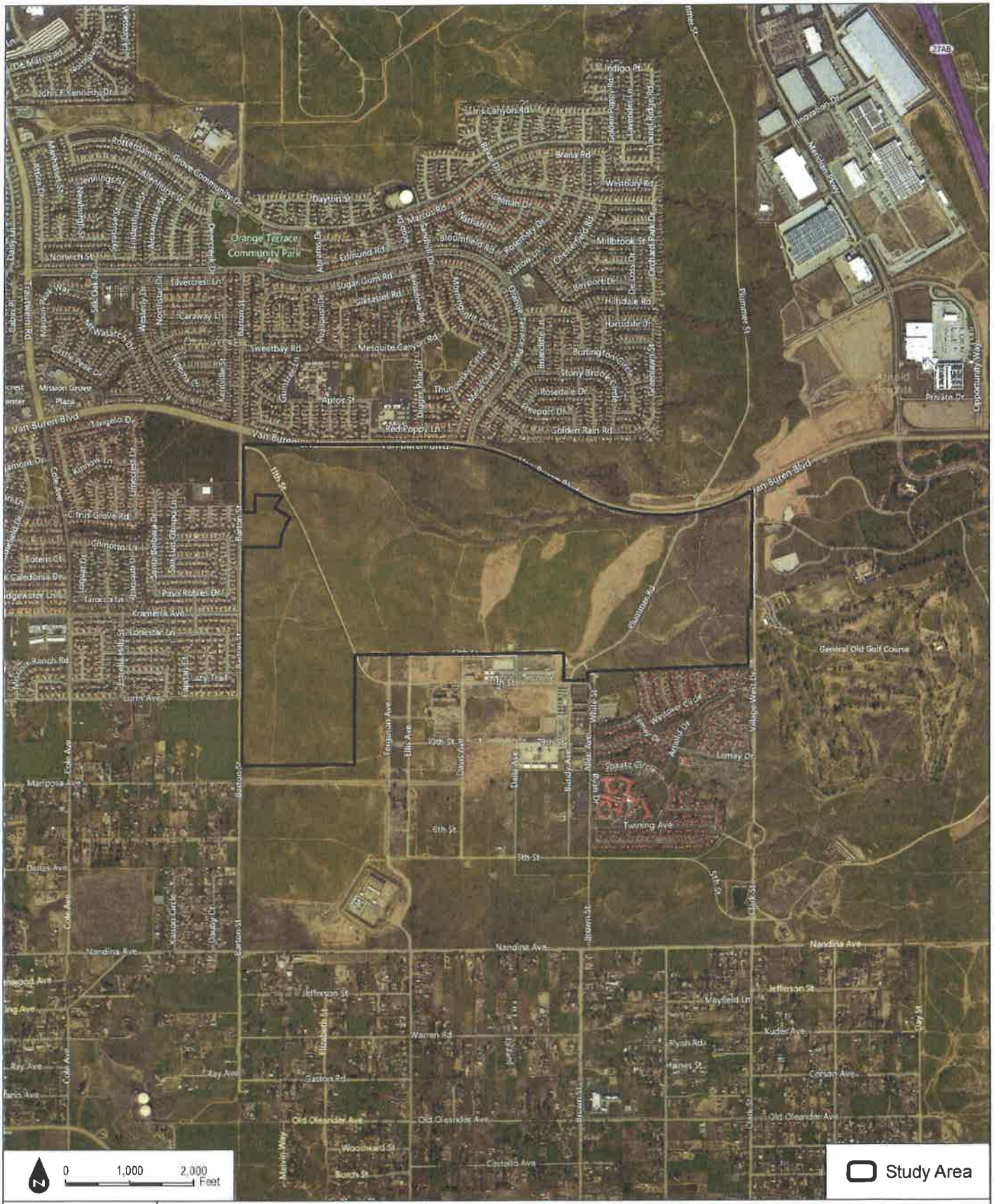
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SOURCE: USGS 7.5-Minute Series Riverside East, & Steele Peak Quadrangles

FIGURE 2
Vicinity Map

Proposed Meridian South Campus Specific Plan Amendment Project

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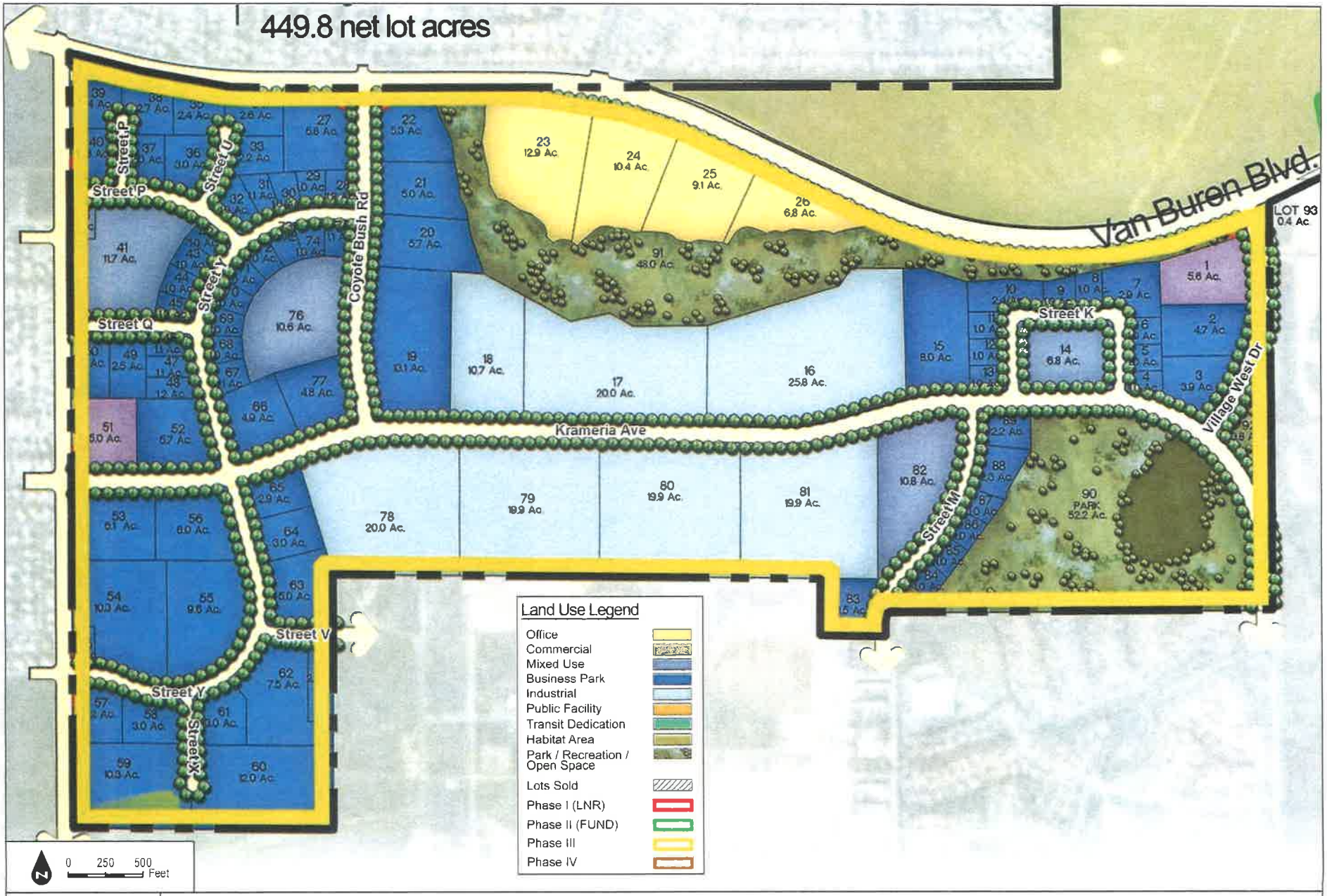
SOURCE: Bing Maps, 2016

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FIGURE 3
Aerial Map

Proposed Meridian South Campus Specific Plan Amendment Project

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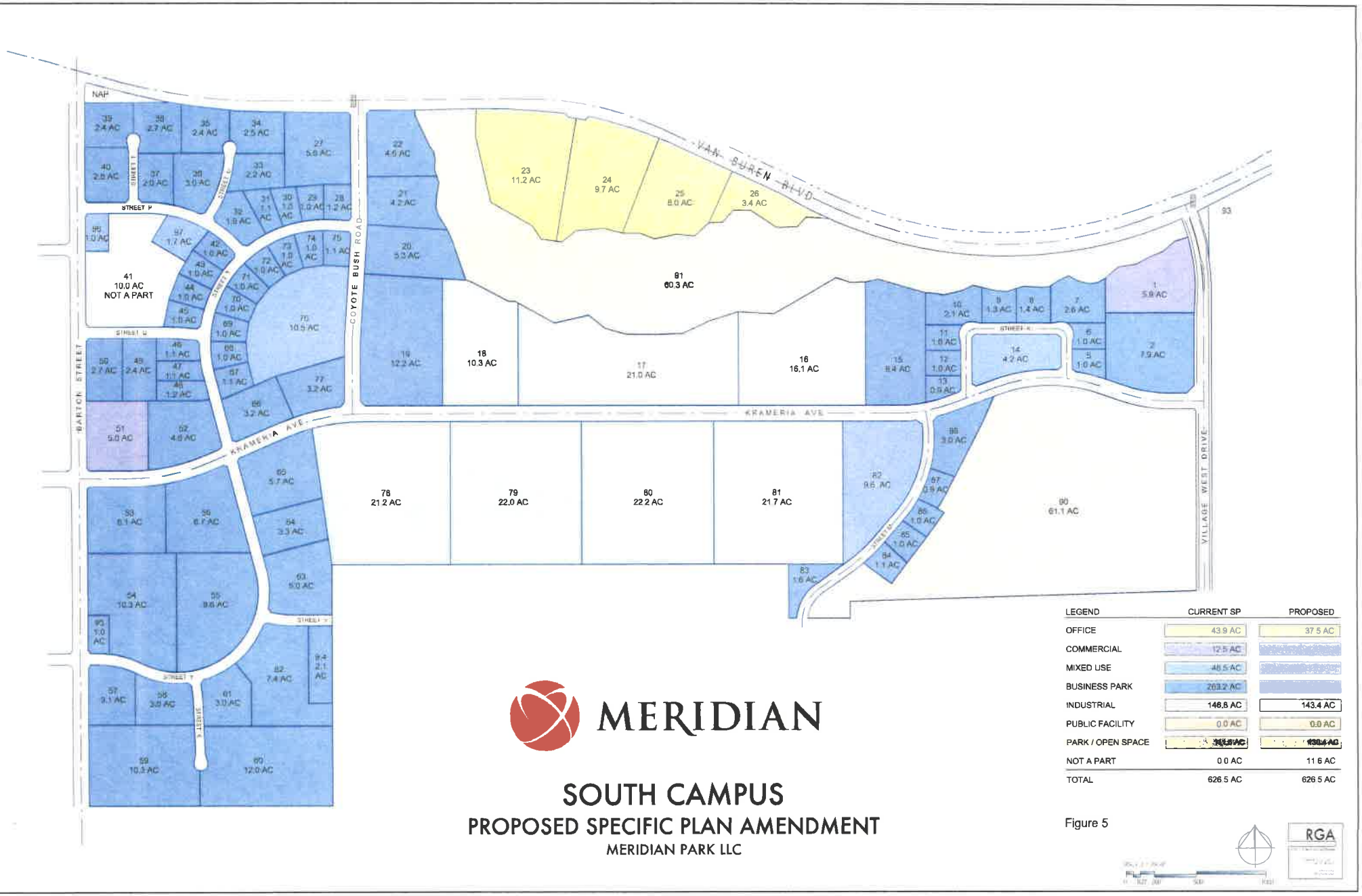
SOURCE: LNR Property Corporation

FIGURE 4

Approved South Campus Configuration

Proposed Meridian South Campus Specific Plan Amendment Project

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LEGEND	CURRENT SP	PROPOSED
OFFICE	43.9 AC	37.5 AC
COMMERCIAL	12.5 AC	
MIXED USE	48.5 AC	
BUSINESS PARK	203.2 AC	
INDUSTRIAL	146.8 AC	143.4 AC
PUBLIC FACILITY	0.0 AC	0.0 AC
PARK / OPEN SPACE	[illegible]	[illegible]
NOT A PART	0.0 AC	11.6 AC
TOTAL	626.5 AC	626.5 AC

MERIDIAN

SOUTH CAMPUS

PROPOSED SPECIFIC PLAN AMENDMENT

MERIDIAN PARK LLC

Figure 5

RGA

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EXHIBIT "C"

ADDENDUM

ADDENDUM TO THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1)

FINAL ENVIRONMENTAL IMPACT REPORT

(SCH NO. 2002071089)

SOUTH CAMPUS: GENERAL PLAN AMENDMENT 15-02; MARCH BUSINESS CENTER SPECIFIC PLAN AMENDMENT #5 (SP-1, A5); TENTATIVE MAP 30857 AMENDMENT #3; MODIFICATIONS TO MARCH BUSINESS CENTER SOUTH DESIGN GUIDELINES

FEBRUARY 2016

SUMMARY

The proposed Project is Amendment #5 to the March Business Center Specific Plan (SP-1, A5). Related actions, which are also part of the proposed Project include minor changes to the March JPA General Plan (GPA 15-02), Tentative Map 30857 Amendment #3, and modifications to the March Business Center Design Guidelines.

In accordance with CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), an Initial Study was prepared to identify the potentially significant environmental effects of the proposed Project.

The Initial Study indicated that all potential environmental impacts of the Project were fully analyzed and mitigated to the extent possible in the certified Final Focused Environmental Impact Report for the March Business Center Specific Plan (SP-1) (SCH #2002071089) ("FEIR"). On the basis of the Initial Study, it was determined that an Addendum to the certified FEIR should therefore be prepared for the Project.

PROJECT DESCRIPTION

In February 2003, the Authority approved the March Business Center Specific Plan (SP-1), which regulates, among other areas, that area known as the "South Campus." In addition, Tentative Map 30857 has been previously approved for the South Campus.

Meridian Park proposes minor changes to SP-1 and Tentative Map 30857 to more efficiently develop the South Campus. Specifically, Meridian Park proposes to: (1) replace the "curvilinear"

intersection of Village West Drive and Krameria Avenue with a simpler, more efficient "tee" intersection; (2) adjust the alignment of Krameria Avenue slightly to the north to avoid the existing landfill; (3) move the southerly terminus of "M" street approximately 305 feet to the west as it enters the Ben Clark Training Center; and (4) make minor adjustments in acreages of parcels as a result of these adjustments and realignments. These actions would be accomplished through a Specific Plan Amendment (SP-1, A5) and an amendment to Tentative Map 30857 (Tentative Map 30857 Amendment #3).

In addition, Tentative Map 30857 Amendment #3 revises the map to include development phases.

Minor General Plan changes are also proposed as part of the Project. These include 1) minor changes to the General Plan Land Use Plan resulting from the requested street realignments; 2) modification of Table 1-1 to increase Parks, Recreation and Open Space development and reducing other Industrial and Business Park uses by 21.1 acres; 3) amending the March JPA Transportation Plan Exhibit 2-1 to identify the realignment of the Krameria Avenue/Village West Drive intersection; and 4) modifying Table 2-2 to identify the addition of bike lanes on Van Buren Boulevard.

Finally, the Project includes modifications to the existing March Business Center Design Guidelines to accommodate more appropriate drought resistant methods.

No changes in land uses are proposed as part of this Project.

PRIOR ENVIRONMENTAL REVIEW

In 1999, a General Plan and Master Environmental Impact Report were prepared for the March Joint Powers Authority ("JPA") planning area, which includes the March Air Reserve Base.

In February 2003, the March Business Center Specific Plan was adopted, and a Final Focused Environmental Impact Report (SCH No. 2002071089) ("FEIR") for the Specific Plan was certified. Numerous parcels have been developed and occupied within the Business Center Specific Plan area since 2003.

NO SUBSEQUENT OR SUPPLEMENTAL ENVIRONMENTAL REVIEW REQUIRED

When an environmental impact report has been prepared for a project pursuant to CEQA, no subsequent or supplemental environmental impact report shall be required unless the lead agency determines that one or more of the conditions described under Public Resources Code section 21166 and State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.) section 15162 are present.

A lead agency must prepare an addendum to a previously certified EIR if some changes or additions to the EIR are necessary, but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. (State CEQA Guidelines, § 15164(a).)

State CEQA Guidelines section 15162 provides as follows:

> *When an EIR has been certified . . . for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR . . . 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 . . . 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 that the EIR was certified as complete . . . , shows any of the following:*
>
> *a. The project will have one or more significant effects not discussed in the previous EIR . . . ;*
>
> *b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
>
> *c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
>
> *d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Based upon a review of the proposed Project, and completion of an Initial Study analyzing the potential impacts of the proposed Project, it has been determined that none of the conditions described in State CEQA Guidelines section 15162 are present.

First, no substantial changes are proposed which would require major revisions of the FEIR. (State CEQA Guidelines, § 15162(a)(1).) In addition, no substantial changes with respect to the circumstances under which the original approval was made (e.g., the environmental setting) have occurred since certification of the FEIR. (State CEQA Guidelines, § 15162(a)(2).) Finally, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, has come forward. (State CEQA Guidelines, § 15162(a)(3).)

Based on all of the above, and all other information known to the March JPA in regards to the

Project, no subsequent or supplemental EIR or MND is required as a result of approval of the proposed Project. Thus, this Addendum to the previously certified FEIR is appropriate.

In reviewing this Addendum, the March JPA has considered the March Business Center Specific Plan, the FEIR, and all previously approved amendments or addendums to the same. These documents will be considered together by the March JPA Commission prior to any action or approval of the proposed Project, including approval of the General Plan Amendment, the Specific Plan Amendment, the amendment to Tentative Map 30857, and the modifications to the March Business Center Design Guidelines.

FINDINGS

The March JPA finds that:

(1) An addendum to the previously certified Final Focused Environmental Impact Report for SP-1 (SCH No. 2002071089) is warranted for approval of the Project, because none of the conditions identified in State CEQA Guidelines section 15162 are in evidence and there is no substantial evidence, in light of the whole record, that the Project changes will have a significant effect on the environment.

(2) This Addendum reflects the independent judgment and analysis of the March JPA.

PUBLIC REVIEW

This Addendum need not be circulated for public review prior to adoption. (State CEQA Guidelines, § 15164.) Rather, the March JPA Commission will consider this Addendum with the previously certified FEIR prior to making a decision on the proposed Project.

EXHIBIT "D"

MITIGATION MONITORING AND REPORTING PROGRAM

MARCH BUSINESS CENTER SPECIFIC PLAN FEIR

Mitigation, Monitoring and Reporting Plan



March Business Center

Prepared by:
Kimley-Horn and Associates, Inc.
517 Fourth Avenue, Suite 301
San Diego CA 92101

February, 2003

March Business Center Specific Plan Project
Mitigation, Monitoring and Reporting Plan

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
LAND USE AND PLANNING				
▪ All development within the Clear Zone and Accident Potential Zones I and II will abide by building standards and codes, including height restrictions, restrictions on use, setbacks, population densities, insulation and materials, as outlined in the approved 1998 Air Installation Compatible Use Zone (AICUZ).	Master Developer	Prior to the issuance of any building permits	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA
▪ The Project will comply with the policies and requirements of the Riverside County Airport Land Use Plan. Development plans will be submitted to the FAA for review in accordance with FAR §77.13.2.i. Additional ALUC review will be required for objects taller than 50 feet in the Height Caution Zone.	Master Developer	Prior to the issuance of any building permits	▪ Review of site plans	▪ FAA ▪ ALUC
▪ Prohibited uses, as outlined in the Specific Plan can not be within the established school buffer overlay district.	Master Developer	Prior to the issuance of any building permits	▪ Review of plans and specifications	March JPA
▪ Project detention basins shall have the following features to limit bird activity: 1. The basin shall drain within approximately six hours to reduce the potential for plant growth 2. Regular maintenance activities shall include the removal of vegetation, with the exception of lot 49 3. Detention basins shall be monitored regularly to determine if they attract waterfowl or other birds 4. A plan to discourage bird activity shall be implemented if the basins are found to be an attraction to birds	Master Developer	▪ Prior to issuance of grading permits ▪ Scheduled Inspection	▪ Review of plans and specifications ▪ Scheduled Inspections	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
TRANSPORTATION/TRAFFIC				
The subdivider pay its fair share contribution towards the following improvements: ▪ Alessandro Boulevard/Trautwein Road: add one westbound through lane and one eastbound through lane ▪ Alessandro Boulevard/I-215 northbound: provide one additional eastbound left turn lane ▪ Cactus Avenue/I-215 northbound: restripe one eastbound through lane to provide a left turn lane and restripe one westbound through lane to provide a right turn lane ▪ Van Buren Boulevard/Trautwein Road: add one westbound left and one westbound through lane	Master Developer	Prior to the recordation of the Final Map for the first unit of Phase 3 of the Specific Plan	▪ Confirmation of fair share payment or review of plans and specifications.	March JPA
Construct/assure[1] the following phase 1 transportation improvements: ▪ Construct internal streets in Phase 1 ▪ Improve Alessandro/Sycamore Canyon Boulevard/Street Z intersection ▪ Widen Cactus Avenue RR Bridge (needed at 12,000 project trips) ▪ Improve Cactus Avenue/I-215 SB ramps (needed at 12,000 project trips) To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	Master Developer	▪ Prior to the recordation of Phase 2 Final Maps ▪ During Construction	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

[1] The "assurance" of a transportation improvement is defined in the Tentative Map Conditions of Approval

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
Construct/assure[1] the following phase 2 transportation improvements: ▪ Construct internal streets in Phase 2 ▪ Widen Van Buren Blvd. to seven through lanes (4 westbound/3 eastbound) between I-215 and Brown Street ▪ Widen Van Buren Blvd. to six through lanes between Brown Street and the western edge of Phase 2 ▪ Improve Van Buren Blvd./I-215 interchange ▪ Provide/modify signal control at Van Buren Blvd/Street Z ▪ Provide signal control at Van Buren Blvd/Street "C" To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.	Master Developer	▪ Prior to the recordation of Phase 3 Final Maps ▪ During Construction	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
Construct/assure[1] the following phase 3 transportation improvements: ▪ Construct internal streets in Phase 3 ▪ Half-width improvements on Barton Street (project frontage) ▪ Provide/modify signal control at Van Buren Blvd/Village West Drive ▪ Modify traffic signal at Orange Terrace Pkwy/Van Buren Blvd ▪ Provide signal control at Van Buren	Master Developer	▪ For Lurin/ Barton traffic signal, prior to the issuance of the certificate of occupancy for the first building that exceeds the level of 4.0 million square feet in Phase 3. ▪ For all other improvements, prior to the issuance of the	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
Blvd/Coyote Bush Road ▪ Modify traffic signal at Van Buren Blvd/Barton Street ▪ Provide signal control at Barton Street/Krameria Ave. ▪ Provide signal control at Barton Street/Lurin Ave. ▪ Extend Krameria Avenue to west (by others) ▪ Widen Van Buren Blvd. to provide six through lanes from the west edge of Phase 2 to Barton Street To the extent that such improvements provide capacity benefits for local or regional (i.e., non-project) demand, the project is eligible for credits toward its contribution toward local and/or regional transportation impact fees, if any.		certificate of occupancy for the first building that exceeds the level of 2.0 million square feet in Phase 3. ▪ During construction		
▪ Traffic volumes shall be monitored periodically to assure that the transportation infrastructure provides sufficient capacity to serve project volumes. Traffic monitoring shall occur at a minimum of five-year intervals.	Master Developer	Update every five years and at intermittent periods when traffic thresholds are achieved.	▪ Review of traffic study update	March JPA
▪ Accommodate a future multi-modal transportation center by RCTC in the North Campus, north of Cactus Avenue and south of Alessandro Boulevard	Master Developer	Within 5 years of Specific Plan approval	▪ March JPA formal coordination with RCTC	March JPA
▪ Provide site plan parking ratios as defined in the Specific Plan that limit the need for on-street parking	Site Developer	Site plan review of each lot	▪ Review of plans and specifications	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Provide bicycle facilities that accommodate non-motorized circulation on the site and connect to routes in the Cities of Riverside and Moreno Valley	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Provide truck routes on internal roadways to limit impacts of trucks on adjacent residential communities	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Construct all internal roadways in accordance with the *County Road Improvement Standards and Specifications* with additional landscaping as identified in the Riverside County Integrated Project (RCIP).	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Collaborate with adjacent jurisdictions and agencies to facilitate improvements addressing the existing deficiency at the I-215/Van Buren Boulevard interchange.	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	▪ Preparation and review of a Caltrans Project Study Report	March JPA
▪ Implement the Transportation Demand Management (TDM) strategies to shift trips outside the standard commuting hours and/or to non-"drive alone" modes of travel. This is accomplished through various employer-initiated measures, such as flexible working hours, encouragement of carpooling, and facilitating access for non-motorized (i.e., bicycling or walking) modes of travel.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of Master Developer/RCTC/MJPA implementation agreement	March JPA
▪ Cooperate with the Riverside Transportation Agency (RTA) for the provision of bus service within the Specific Plan Area	March JPA	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Signage shall be provided at the Van Buren Boulevard intersections with Coyote Bush Road and Orange Terrace to discourage truck traffic on residential streets in the Orangecrest Development, Furthermore, the March JPA, as a responsible party, shall encourage the City of Riverside and Riverside County to review and consider appropriate legislation to eliminate or curtail truck traffic, exempting local deliveries, on Alessandro Boulevard and Van Buren Boulevard west of the March Business Center Development.	▪ Master Developer ▪ March JPA	Prior to the issuance of the first certificate of phase 1	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
AIR QUALITY				
▪ Implement the Transportation Demand Management (TDM), which will encourage the following: • Preferential parking spaces shall be offered to car pools and van pools. • Employers shall implement a compressed workweek schedule when feasible. • Employers with 250 employees or more shall develop a trip reduction plan to increase vehicle occupancy. • Employers shall provide on-site child care facilities when feasible. • Design elements shall be designed to reduce vehicle queuing when entering and exiting parking structures. • Projects shall provide for video conferencing facilities to the extent possible.	Master Developer	▪ Prior to the recordation of the first Final Map ▪ Site plan review	▪ Review of TDM plan ▪ Review of plans and specifications.	▪ RCTC ▪ March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
• Businesses shall minimize the use of fleet vehicles during smog alerts, and encourage the use of alternative fuel vehicles. • Buildings shall be designed to reduce energy usage by utilizing solar or low emissions water heaters, double paned glass windows, using light colored roofing materials, using skylights in warehouses, orienting buildings north to the extent practical, and increasing wall and attic installation above Title 24 requirements.				
▪ CEQA Review of stationary source emissions other than natural gas and electricity shall be done on all projects with the possibility of emitting air pollutants. In addition, all projects involving stationary source emissions shall obtain permits to construct and operate from the SCAQMD.	Site Developer	Site plan review	▪ Proposed facility permitting process	South Coast Air Quality Management District March JPA
▪ Cover or maintain at least two feet of freeboard for trucks hauling dirt, sand, gravel or in accordance with Section 23114 of the California Vehicle Code.	Contractor	During construction	▪ Construction Inspection	March JPA
▪ Pave construction access roads to the main roads to avoid dirt being carried on to the roadway.	Contractor	Prior to grading within any final map area	▪ Construction Inspection	March JPA
▪ Appoint a construction relations officer to act as a community liaison to oversee on-site construction activity and all emissions and congestion related matters.	Master Developer	Prior to grading within any final map area	▪ Confirm construction relations officer is in place prior to grading	March JPA

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Restrict idling emission from trucks by using auxiliary power units and electrification at the industrial warehouse facilities.	Site Developer	After construction	▪ Incorporate into project plans and specifications; ongoing during life of the project.	March JPA
▪ Landscape with appropriate drought-tolerant species to reduce water consumption.	Master Developer Site Developer	Ongoing during the life of the project	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
BIOLOGICAL RESOURCES				
▪ Mitigate 35.2 acres of impacted occupied Stephens' kangaroo rat (SKR) habitat. As of September 2002, the March JPA is responsible for 14.2 acres of mitigation at a 1:1 ratio, as 21 acres of USFWS approved occupied habitat have previously been acquired by the March JPA and serves as mitigation for 21 acres of SKR occupied habitat.	March JPA	Prior to the recordation of the Phase 2 Final Map under the Specific Plan	▪ Provide evidence of mitigation land acquisition	March JPA
▪ Mitigate for (78.4 acres discussed in the 1999 BO Clarification letter at a fee of $500 per acre.	Master Developer	Prior to the recordation of the first Final Map under the Specific Plan	▪ Provide confirmation of payment to Riverside County Habitat Conservation Authority.	March JPA
▪ Avoid 13 acres of USFWS designated as least Bell's vireo riparian habitat north and south of Van Buren Boulevard by utilizing 100-foot buffer zones in these areas.	Master Developer	Prior to the recordation of any Final Map under the Specific Plan	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ No construction activities shall occur during the nesting/breeding season until a qualified biologist has conducted a field review of the affected areas for occupancy by the least bell's vireo.	Master Developer	Prior to the recordation of a Final Map within Phase 3 of the Specific Plan	▪ Construction Inspection	March JPA

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Obtain a 404 permit from the Army Corps of Engineers, prior to activity within the boundaries of waters of the U.S to assure conformance with requirements of Section 404 of the Clean Water Act.	March JPA	Prior to the recordation of any Final Map under the Specific Plan	▪ Obtain 404 application and permit issuance.	ACOE
▪ Obtain a 401 permit from the Santa Ana Regional Water Quality Control Board, prior to construction activity to assure conformance with the requirements of Section 404/401 of the Clean Water Act and the State of California Porter Cologne Water Quality Control Act.	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	▪ Obtain 401 application and permit issuance.	RWQCB
▪ Obtain a 1601-streambed alteration agreement from the California Department of Fish and Game (Eastern Sierra and Inland Desert Region 6), prior to activity within waters of the U.S to assure conformance with the Lake and Streambed Alteration permit requirements.	March JPA	Prior to the recordation of the first Final Map under the Specific Plan	▪ Obtain 1601 application and permit issuance.	CDFG
HAZARDS AND HAZARDOUS MATERIALS				
▪ Project facilities located within one-quarter mile of an existing school shall not store, handle or use toxic or highly toxic gases as defined in the most currently adopted County fire code at quantities that exceed exempt amount as defined in the most currently adopted fire code.	Lot Developer	Prior to the issuance of any building permits under the Specific Plan	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Facilities that store, handle or use regulated substances as defined in the California Health and Safety Code 25532 (g) in excess of threshold quantities shall prepare risk management plans for determination of risks to the community. If in the event the RMP shows that the facility stores, handles or uses regulated substances in excess of the thresholds described above, the activity will be prohibited.	Site Developer	Prior to the issuance of any building permits under the Specific Plan	▪ Review of plans and specifications by County Fire Marshall	County of Riverside Fire Marshall
HYDROLOGY/WATER QUALITY				
▪ Construct detention basins and improvements to the storm drain system for the final map area to reduce peak flows to less than those associated with existing conditions in accordance with the approved Drainage Plan.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Construct sediment basins near inlets to the storm drain system to intercept sediment in accessible areas where maintenance is practical.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications	March JPA
▪ Activities requiring authorization under an NPDES permit shall not be conducted prior to authorization by the Santa Ana Regional Water Quality Control Board. Best management practices identified in the Storm Water Pollution Prevention Plan shall be implemented.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	RWQCB March JPA
UTILITIES AND SERVICE SYSTEMS				
▪ Construct the storm drain and flood control facilities for each final map area, in accordance with the approved March Business Center Drainage Plan and Plan for March JPA Planning Area.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans to ensure that applicable codes and regulations are incorporated ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Construct all storm drain and flood control facilities to the satisfaction of the March JPA engineer.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications	March JPA
▪ All storm drain and flood control facilities shall be approved and operational prior to the issuance of certificates of occupancy for the associated development.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Construction Inspection	March JPA
▪ Green waste generated by the project should be kept separate from other waste types in order that it can be recycled through the practice of grass recycling (where lawn clippings from a mulching type mower are left on the lawn) or onsite composting or directed to local wood grinding and/or composting operations.	▪ Master Developer ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Construction Inspection	Contractor
▪ Use mulch and/or compost in the development and maintenance of landscape areas	▪ Master Developer ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Review of plans and specifications ▪ Review of contracts for maintenance of public landscape areas	March JPA
▪ Minimize and/or divert from landfill disposal construction and demolition waste by the use of onsite grinders or by directing the materials to recycling facilities.	▪ Master Developer ▪ Contractor ▪ Lot Developer	Prior to the recordation of each final map and issuance of site development permits	▪ Construction Inspection	March JPA
▪ Prepare a Recyclables Collection and Loading Area plot plan	Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Monitor wastewater flows relative to the capacity of Pump Station 3586 so that future improvements will be in place before the capacity of the pump station is reached.	Master Developer	▪ During construction	▪ Construction Inspection	March JPA
▪ Construct non-potable water system to meet "Purple" pipe standards for reclaimed water systems.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Use a fireflow standard of 5,000 gallons per minute for the water distribution network.	Master Developer	Prior to the issuance of the first certificate of occupancy for each phase	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
AESTHETICS				
▪ Construct all landscaping in accordance with the approved landscape concept plan and March JPA Development Code	▪ Master Developer ▪ Lot Developer	Prior to the final acceptance of the improvements within each final map area	▪ Review of landscape plans ▪ Construction Inspection	March JPA
NOISE				
▪ Prepare an acoustical analysis for all proposed projects within the established school buffer overlay district. If the acoustical analysis indicates noise levels from a proposed use will be in excess of the thresholds defined by the County of Riverside, then the March JPA will prohibit the use within the school overlay district.	▪ Lot Developer	Prior to the issuance of a site development permit	▪ Construction Inspection	March JPA
▪ All construction equipment used for construction activities shall be fitted with exhaust muffling and noise control filter devices to reduce noise impacts.	Contractor	Prior to the issuance of the first grading permit under the Specific Plan	▪ Review of plans and specifications ▪ Construction Inspection	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ Review and update the location of noise sensitive receptors to ensure that all sensitive receptors that may be affected by the long-term implementation of the proposed Specific Plan are identified. These sensitive receptors shall include the existing schools.	March JPA	Prior to the recordation of each final map	▪ Review of plans and specifications	March JPA
▪ Building setbacks and methods of sound attenuation shall be considered and used where appropriate with specific development proposals in the planning area to limit stationary and vehicular long-term noise impacts upon sensitive noise receptors.	▪ Master Developer ▪ Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications	March JPA
▪ All buildings located within the 65dBA noise contour will include appropriate sound attenuation devices within its construction.	Lot Developer	Prior to building permit issuance	▪ Review of plans and specifications ▪ Construction Inspection	March JPA
▪ Separate industrial and noise sensitive receptors (residential, schools, churches, hospitals, libraries, and senior housing) sufficiently to reduce the noise impact to sensitive receptors to an insignificant level.	Master Developer	Site plan review	▪ Review of plans and specifications	March JPA
▪ Separate residential uses and truck routes so that noise impacts will be contained without unnecessarily lengthening truck trips.	Master Developer	Site plan review	▪ Review of plans and specifications	March JPA
GEOLOGY AND SOILS				
▪ All grading shall be designed in accordance with the grading outlined in the March JPA Development Code.	Master Developer	Prior to issuance of any grading permit	▪ Review of plans and specifications	March JPA

March Business Center Specific Plan Project Mitigation, Monitoring and Reporting Plan				
Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
▪ The grading and construction of the project site complies with the geotechnical recommendations contained in the *Preliminary Geotechnical Investigation: March Business Park Phases 1-3* prepared by Inland Foundation Engineering, Inc dated July 10, 2002.	▪ Master Developer ▪ Contractor	Prior to issuance of any grading permit	▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated. ▪ Construction Inspection	March JPA
▪ All future development use proper erosion control measures during and following construction.	▪ Master Developer ▪ Contractor	▪ Preparation of bid documents ▪ Verification during construction	▪ Review of bid documents to ensure that applicable codes and regulations are incorporated. ▪ Inspection during construction to ensure that measures are implemented.	March JPA
▪ Revegetate all slopes with native plants compatible to the area to prevent erosion.	▪ Master Developer ▪ Contractor	▪ Incorporate into project plans and specifications ▪ During construction	▪ Review of plans and specifications ▪ Construction inspection	March JPA
▪ All proposed projects shall adhere to the Uniform Building Code and State building requirements in effect at the time specific development is proposed.	Master Developer	Prior to building permit issuance	▪ Review of geotechnical analysis and compare to bid documents to ensure recommendations are incorporated.	March JPA

Impact Category and Mitigation Measures	Responsible Party	Frequency/Timing	Monitoring Method	Monitoring Agency
CULTURAL RESOURCES				
▪ If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with the Cultural Resource Management Plan.	Lot Developer	Ongoing during life of the Project	▪ Construction Inspection	March JPA
PUBLIC SERVICES				
▪ Contract with the Riverside County Sheriff's Department to provide additional police service to the Specific Plan area.	March JPA	Prior to the issuance of the first building permit	▪ Confirm approved agreement with funding assured	March JPA
▪ Dedicate land within the proposed project for a future fire station.	Master Developer	Prior to the recordation of any final map in Phase 3 that includes the fire station site	▪ Final map review	March JPA
▪ All development within the elementary school buffer zone will abide by land use compatibility conditions as set forth in the March Business Center Specific Plan.	Lot Developer	Prior to the issuance any building permit within the buffer zone	▪ Review of plans to ensure that applicable codes and regulations are incorporated.	March JPA

Memorandum

TO: MARCH JOINT POWERS COMMISSION

FROM: DAN FAIRBANKS, PLANNING DIRECTOR

DATE: MARCH 2, 2016

SUBJECT: MARCH BUSINESS CENTER SOUTH CAMPUS SB-18 CONSULTATION

OVERVIEW:

Based upon SB 18 consultations with March JPA staff and the Pechanga Band of Luiseño Indians, staff is providing new information in the form of a cultural survey of the Project areas of impact as depicted on Figure 1 (Specific Cultural Identification Survey Limits) covering the intersection of Krameria and Street M; Krameria eastward to the property boundary; Street M southward to the property boundary and Lots 83-88. This information is also provided in the attached amendment to the Initial Study, pages 21 and 21a (March 2, 2016, JPC packet pages 174 and 174A)

During the intensive-level field survey, it was observed that most of this study area has been moderately disturbed due to construction and weed abatement activities in the past. For example, east of Plummer Road and north of the landfill, a post announcing the presence of a buried fiber optic telephone line was observed in the study area (Figure 3). Additionally, there are two monitoring wells located in the same area (one is shown in Figure 4). Several of the drainages north of the landfill have been lined with imported stones (riprap) (Figure 5). One storm drain manhole cover was also encountered. The western portion of the study area, near the Ben Clark Training Center and along the west side of Plummer Road, has been disturbed by fairly recent earth-moving activities associated with the Meridian B2 & B3 Channel project, construction of the Ben Clark Training Center, and weed abatement. Soils throughout the study area consist of decomposing granite and silty loam. Ground visibility ranged from poor (10%) to excellent (90%), depending on the vegetation cover in different areas.

During the survey, a small amount of modern refuse was observed in most areas. The refuse included construction material, such as concrete and asphalt fragments, crushed gravel, and metal pipes. As a result of the field inspection, one new archaeological site was found. The new site, temporarily designated Site 3045-1, is a historic-period refuse scatter dating to the late 50's early 60's. It consists of glass bottle bases and sherds, ceramic fragments, and some metal objects scattered over an area measuring approximately 150 x 90 feet in size. It is located approximately 110 feet south of Plummer Street and approximately 2,015 feet west of Village West Drive on an east-facing slope (GPS data for the site was recorded). Stippled glass bases (post-1946) manufactured by Maywood Glass and Hazel Atlas (early 1960s) were observed in the scatter. Many of the glass sherds are melted from having been incinerated and it appears that the refuse has been spread out by heavy equipment, possibly during fire or weed abatement activities. The refuse scatter does not appear to have a buried component (Figure 6).

The survey team was especially intent on looking for any evidence of prehistoric use of the area, but none was found in the study area. The location of Site 33-005415 was intensively, extensively, and exhaustively examined but no evidence of the site was found in the study area. It was determined, however, that it is likely that the site is located south of the recorded location and outside of the study area.

A general model of Native use of the area in late prehistoric times is that they lived in village areas (generally in more sheltered areas, near water resources). The people would travel away from these home bases to hunt and gather the seasonally available resources that they needed. The hundreds of bedrock milling features that have been recorded in western Riverside County are a result of these foraging expeditions, resulting from people stopping to process the resources (possibly to reduce the size or weight) before taking them back to their homes. Bedrock milling features are, thus, important reminders and examples of the lifeways of Native people in the area. Archaeological testing programs that have been conducted at these types of sites oftentimes would find no associated artifacts or evidence of other types of activities. Thus, recording the data regarding these sites and features oftentimes exhausted their data potential, and having this information, especially the location of the sites, provided almost all of the information available from them. We know, however, that sometimes Native people would stay in these areas for a longer period of time and that, occasionally, some other activities occurred in around these features.

CONCLUSION AND RECOMMENDATIONS:

No significant or important cultural resources were encountered in the study area. No evidence of Site 33-005415 was found in the study area. Because there is a fence around the landfill area, though, a definitive location of the site could not be established. While it appears that the proposed alignments of Krameria Avenue and Street M will not impact any known significant cultural resources, the number of sites in the area and ethnographic information indicates that the area was heavily used by Native Americans in prehistoric times.

Accordingly, additional archaeological studies need to occur prior to grading permit issuance. Current GPS technology allows for precision mapping and knowledge of exact impacts proposed for the cultural and archaeological resources located within the Project boundaries. Further, current archaeological methods and standards allow for more data to be extracted from sites that are to be impacted than in 1994, when many of the sites were initially recorded.

The Conditions of Approval have been proposed through the SB18 consultation process and are generally agreeable to the Pechanga Tribe, Master Developer and the March JPA. Thus, the following conditions of approval, numbered 9 - 19 are proposed to replace the existing TTM Planning Conditions of Approval, numbered 9 – 18 and found on pages 353 and 354 of the March 2, 2016 Joint Powers Commission Packet, to address avoidance for the important cultural resources located within the Specific Plan boundaries.

9. Prior to the issuance of a grading permit (250 acres/Phase I): The Project Applicant shall retain a Riverside County qualified archaeological consultant and retain a Pechanga Tribal Monitor to survey the Phase I development area per current archaeological methodology. A complete CEQA-level report following ARMR Guidelines shall be completed by the Project archaeologist and will include, at a minimum: a discussion of the survey methods and techniques used; the results of the program including a full inventory of sites located and recorded with updated and/or new DPR forms; any artifacts identified and recovered; and any additional recommendations. A confidential GIS map will be made and will include the location of all cultural resources overlain with the development map. All sites located within the Open Space will be addressed in the Preservation Plan required in COA 2. All sites that are to be impacted by the grading activities will be addressed as outlined in COA 3. A final copy shall be submitted to the MJPA, Project Applicant, the Eastern Information Center (EIC) and the Pechanga Tribe.

10. Prior to the issuance of building permits for Phase I and Phase II, the Project Applicant and the Pechanga Tribe shall prepare and execute a Preservation and Maintenance Plan (the "Plan") for the long-term care and maintenance of all sites identified during the survey that will be maintained in Open Space Conservation. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance; prohibited activities; methods of preservation to be employed (fencing, vegetative deterrence, etc.); the entity(s) responsible for the long-term maintenance; maintenance scheduling and notification; appropriate avoidance protocols; monitoring by the Tribe and compensation for services; and necessary emergency protocols. The Project Applicant/Landowner shall submit a fully executed copy of the Preservation and Maintenance Plan to the MJPA to ensure compliance with this condition of approval. Should the Project Applicant/Landowner anticipate transferring ownership or responsibility over the areas subject to the Plan to another entity,

that entity shall be provided the opportunity to review and comment on the Plan prior to its execution.

11. As a result of the archaeological survey required in COA 1, consultation between the Applicant, the Project archaeologist and the Pechanga Tribe shall occur to discuss all sites that are in any zone of direct impact. Appropriate methods of avoidance, preservation and/or mitigation will be reviewed and may include but is not limited to: project redesign for avoidance, relocation, archaeological excavation, burial, fencing, controlled grading, etc.

12. Prior to the issuance of a grading permit, for Phase I and Phase II, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation in consultation with the Pechanga Tribe.

A final archaeological report shall be prepared by the Project archaeologist within 60 days of completion of the Project. The report shall follow ARMR Guidelines and shall include at a minimum: a discussion of the monitoring methods and recovered; an inventory of any resources recovered; updated DPR forms and any other sites identified; final disposition of the resources; and any additional recommendations. A final copy shall be submitted to the MJPA, Project Applicant, the Eastern Information Center (EIC) and the Pechanga Tribe.

13. At least 30 days prior to seeking a grading permit, for Phase I and Phase II, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of their intent to pull permits for the proposed grading and excavation, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement (the "Agreement"). The Agreement shall allow professional Pechanga Tribal Monitors to monitor all grading, excavation and ground disturbing activities. The Agreement shall also address the treatment of known cultural resources; the designation, responsibilities; any additional participation of the Tribal Monitors; project grading and development scheduling; terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Pechanga Tribal Monitors will have the authority to temporarily stop and/or redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist. Such evaluation shall include culturally appropriate temporary and permanent treatment pursuant to the Agreement which may include avoidance of cultural resources, in-place preservation and/or re-burial on the Project property in an area that will not be subject to future disturbances for preservation in perpetuity. The reburial of any cultural resources shall occur at a location to be determined between the landowner and the Pechanga Tribe, the details of which will be addressed in the Agreement.

14. If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to 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 must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in COA 5.

15. The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the Pechanga Tribe for proper treatment and disposition.

16. All cultural materials that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in COA 5 shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

17. If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Applicant, the Project Archaeologist, and the Tribe shall meet with MJPA to assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological 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, arid practices of the Pechanga Tribe.

18. Prior to the issuance of a grading permit (200 acre remainder/Phase II): The Project Applicant shall retain a Riverside County qualified archaeological consultant and retain a Pechanga Tribal Monitor to survey the Phase II development area per current archaeological methodology. A complete CEQA- level report following ARMR Guidelines shall be prepared by the Project archaeologist and will include, at a minimum: a discussion of the survey methods and techniques used; the results of the program including a full inventory of sites located and recorded with updated and/or new DPR forms; any artifacts identified and recovered; and any

additional recommendations. A confidential GIS map will be made and will include the location of all cultural resources overlain with the development map for review and consultation by all parties. A final copy of the archaeological study shall be submitted to the MJPA, Project Applicant, the Eastern Information Center (EIC) and the Pechanga Tribe. All sites located within the Phase II area will be addressed in a new Preservation Plan prepared by the Applicant and the Pechanga Tribe and submitted to the MJPA to ensure compliance with this condition of approval.

19. The master developer shall comply with the Cultural Resources Treatment and Disposition Agreement entered into by the Soboba Band of Luiseño Indians and Meridian Park, LLC, dated February 22, 2016.

CRM TECH
1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

February 29, 2016

Pechanga Band of Luiseño Indians
Kimley-Horn
Lewis Management Corporation
March Joint Powers Authority

RE: Letter of Findings
Initial Field Survey for the Proposed Adjustments to
The Alignments of Krameria Street and Street M
Near March Air Reserve Base, County of Riverside, California

On February 26, 2016, at the request of the Pechanga Band of Luiseño Indians, Kimley-Horn, the Lewis Management Corporation, and the March Joint Powers Authority, CRM TECH Field Director Daniel Ballester along with CRM TECH Archaeologists John Goodman, Cynthia Morales, and Ben Kerridge and Native American Monitor Cody Schlater from the Pechanga Band of Luiseno Indians, conducted an intensive-level, on-foot field survey of the proposed adjusted alignments of Krameria Street and Street M, within the proposed South Campus development area (Figures 1, 2). The purpose of the survey was to determine if there are any cultural resources that may be impacted during the construction activities.

Before starting the field work, shape files of the study area were provided by Kimley-Horn. These files were copied into our GIS mapping program and into our handheld Trimble Yuma GPS unit. The shape files were used to determine the boundaries of the survey area reported on here. Aerial photographs were also added to the project files for use in the field to help determine the location of any topographical/geographical features during the survey. Also added to this database were site locations on file in CRM TECH's office from other projects previously completed in the area.

A review of the data on file in our offices indicated that numerous prehistoric bedrock milling features have been recorded in the vicinity of the South Campus project area, as well as within it. In fact the location of one such site, Site 33-005415 (CA-RIV-5415), is recorded as being in the proposed alignment of Krameria Street, east of Street M.

Ethnographic literature and letters from the Tribe as part of the Native American scoping for other projects in the area indicate that there were villages in the area and that people would travel out from these habitation sites for seasonally available resources in the area. Specific areas around the villages may have been associated with individual families or lineages that used them repeatedly as they foraged in the area. As such, bedrock milling features could be considered as part of the village area, and they may have been associated with particular families or lineages.

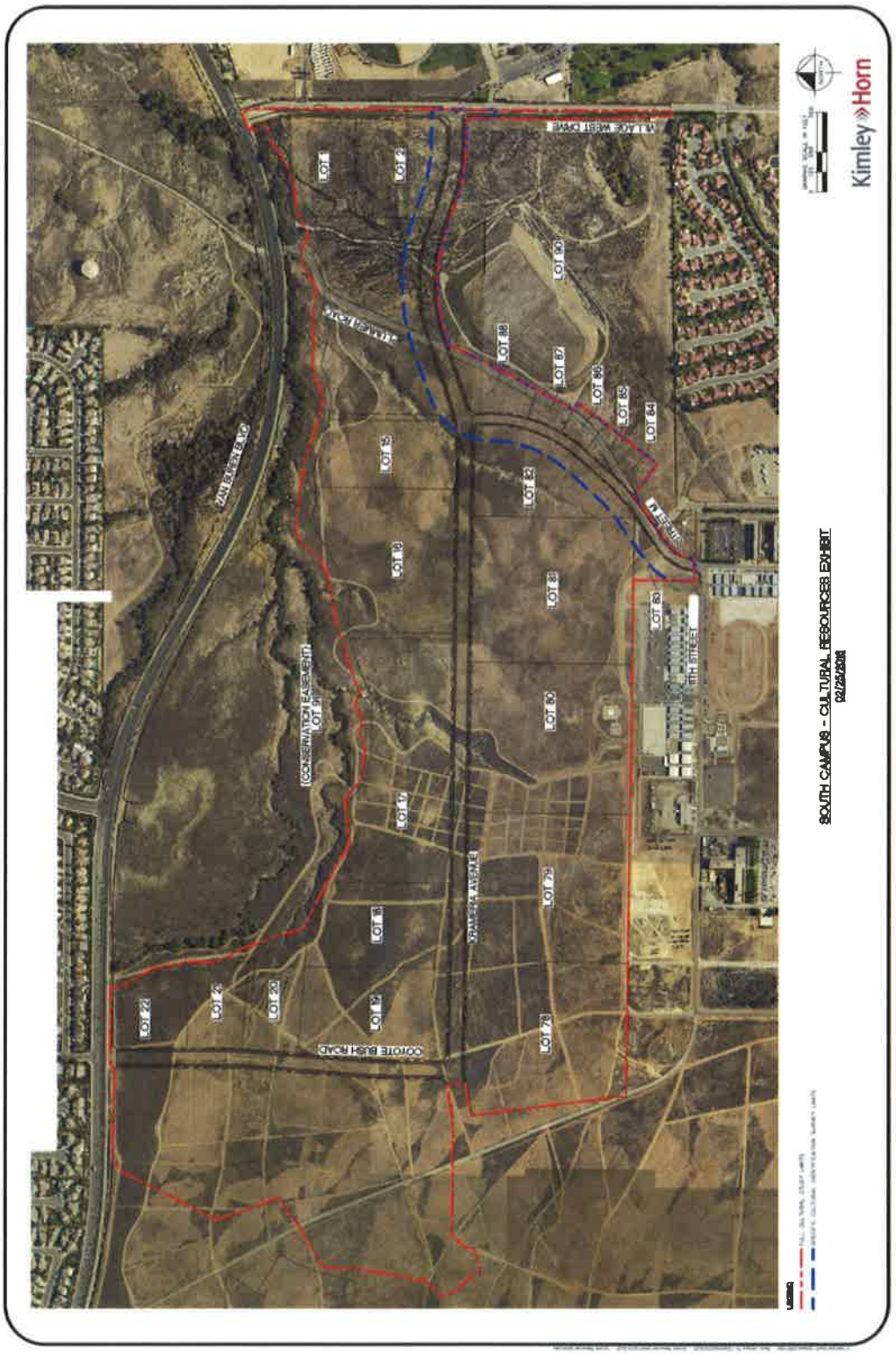


Figure 1: The study area of this letter, outlined in blue, shown on a recent aerial photograph of the area. Figure supplied by Kimley-Horn.

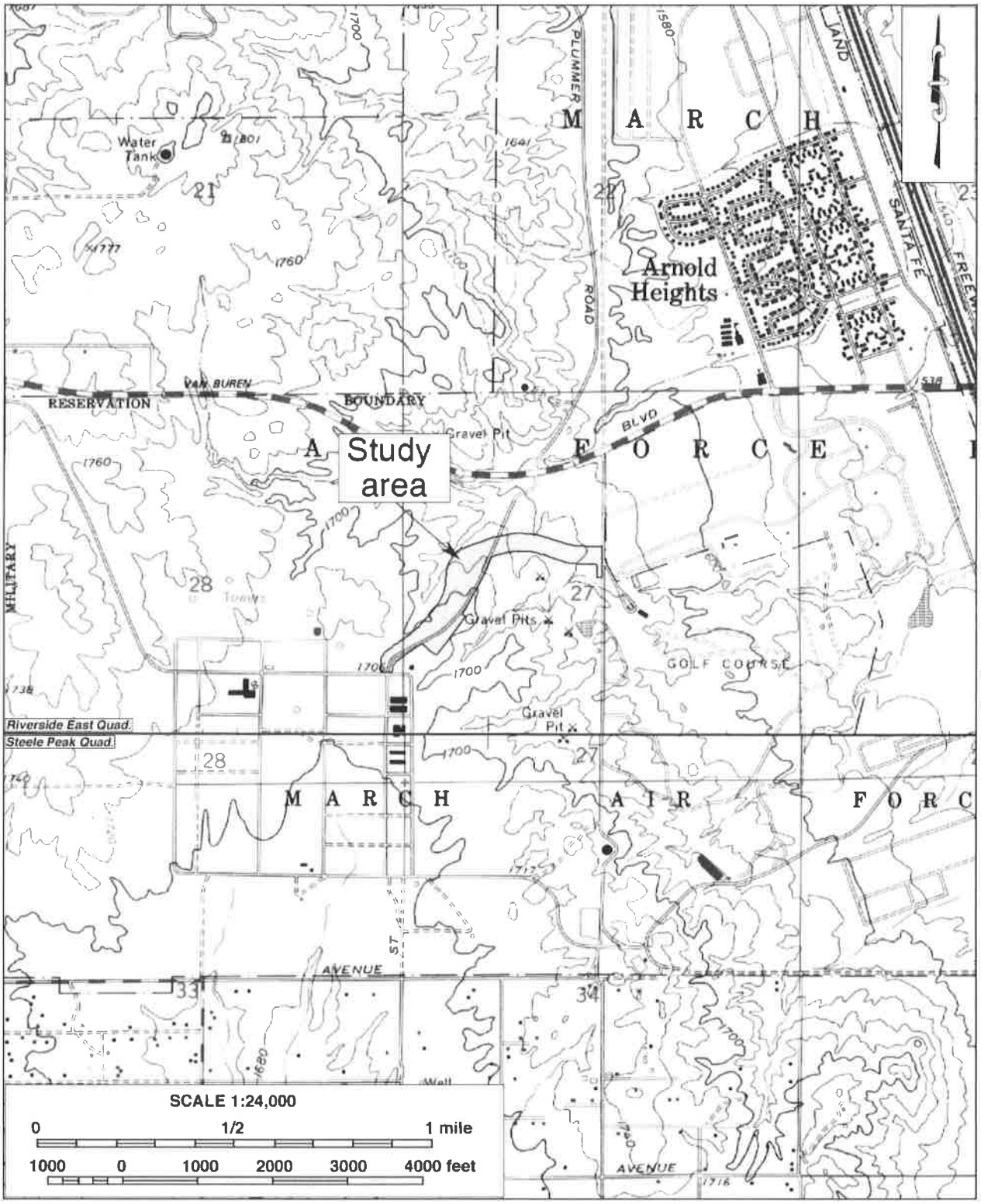


Figure 2. The study area, as shown on the current USGS Riverside East (and Steele Peak), Calif. 7.5' quadrangle.

Field Methods:

Having reviewed available data and prepared the data for use with our GPS unit, the crew conducted the field inspection following standard archaeological survey procedures. These included walking in transects spaced 15 meters (approx. 50 feet) apart across the study area. The direction of the transects varied in different areas, based on topographical/geographical features (e.g., roads), the angle of the alignments and the width/length of different parts of the study area. The entire ground surface in the study area, as well as slightly beyond it, was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years old or older).

During the survey, tops of rises, edges of slopes, rodent burrows, soil indentations, and cut banks were closely examined for any indications of human presence. All bedrock outcrops on the property were inspected for any evidence of Native American grinding surfaces. Photographs were taken to visually documentation of the property and the environment.

Field Results:

During the intensive-level field survey, it was observed that most of this study area has been moderately disturbed due to construction and weed abatement activities in the past. For example, east of Plummer Road and north of the landfill, a post announcing the presence of a buried fiber optic telephone line was observed in the study area (Figure 3). Additionally, there are two monitoring wells located in the same area (one is shown in Figure 4). Several of the drainages north of the landfill have been lined with imported stones (riprap) (Figure 5). One storm drain manhole cover was also encountered. The western portion of the study area, near the Ben Clark Training Center and along the west side of Plummer Road, has been disturbed by fairly recent earth-moving activities associated with the Meridian B2 B3 Channel project, construction of the Ben Clark Training Center, and weed abatement. Soils throughout the study area consist of decomposing granite and silty loam. Ground visibility ranged from poor (10%) to excellent (90%), depending on the vegetation cover in different areas. The survey crew, however, was able to inspect the areas of denser vegetation growth.



Figure 3. Marker of underground telephone line, facing southwest.

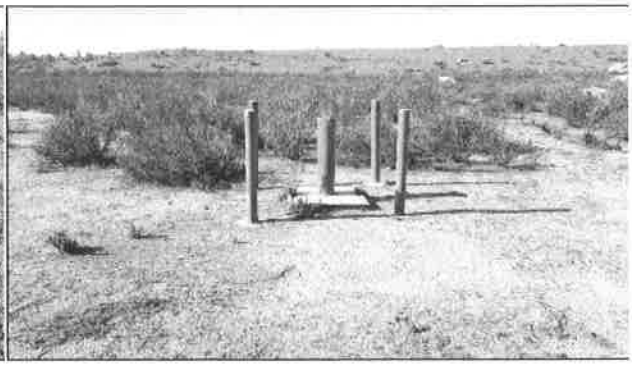


Figure 4. One of the monitoring wells in the study area, facing south.



Figure 5. A drainage filled with riprap, facing northeast.

A small amount of modern refuse was observed in most areas. The refuse included construction material, such as concrete and asphalt fragments, crushed gravel, and metal pipes. As a result of the field inspection, one new archaeological site was found. The new site, temporarily designated Site 3045-1, is a historic-period refuse scatter dating to the late 50's early 60's. It consists of glass bottle bases and sherds, ceramic fragments, and some metal objects scattered over an area measuring approximately 150 x 90 feet in size. It is located approximately 110 feet south of Plummer Street and approximately 2,015 feet west of Village West Drive on an east-facing slope (GPS data for the site was recorded). Stippled glass bases (post-1946) manufactured by Maywood Glass and Hazel Atlas (early 1960s) were observed in the scatter. Many of the glass sherds are melted from having been incinerated and it appears that the refuse has been spread out by heavy equipment, possibly during fire or weed abatement activities. The refuse scatter does not appear to have a buried component (Figure 6).

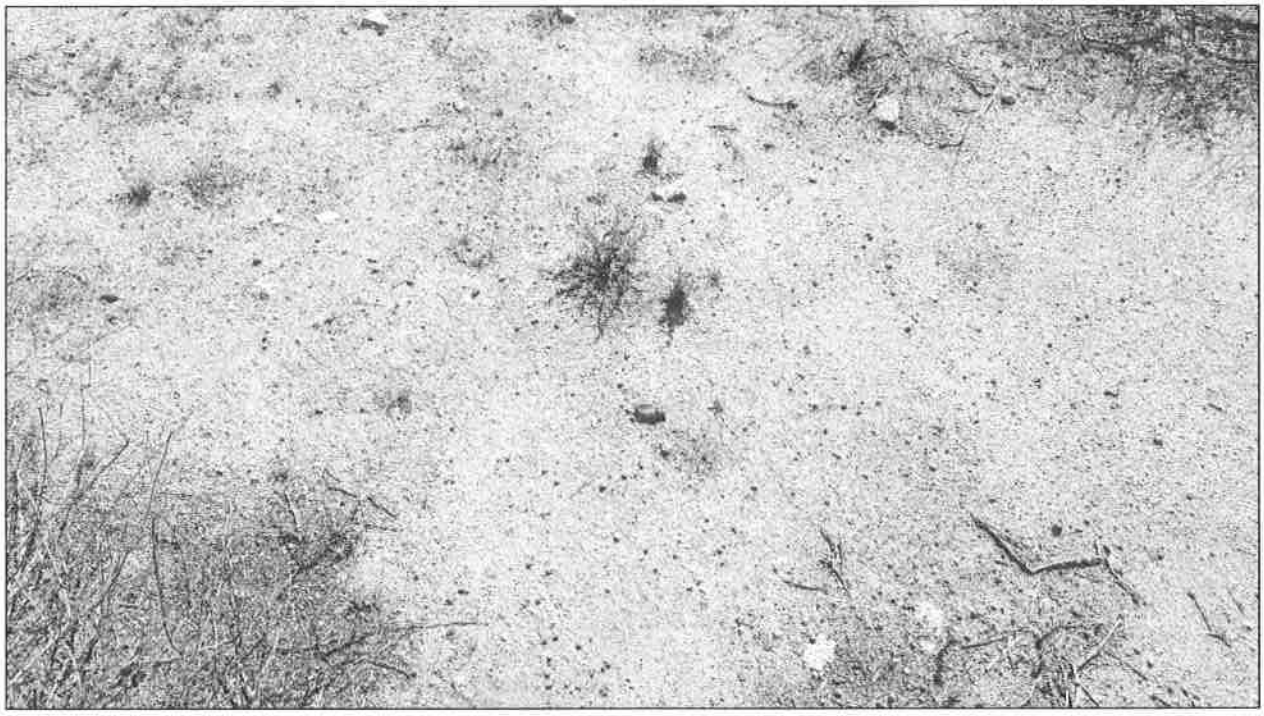


Figure 6. A portion of Site 3045-1 (temporary designation), showing some of the historic-period glass fragments.

Based on the site record, Site 33-005415 appears to be recorded within the study area, between Plummer Road and Village West Drive. The site was first recorded in April 1994 during a 2,500-acre archaeological survey associated with March Air Reserve Base. It was recorded as a granite outcrop with two feature boulders, containing a total of four milling slicks (Giacomini

1994). GPS systems were not in general use in 1994, and locational data for the site was given as 212 degrees from [the] signal [at] Clark Street/West Village Drive and Van Buren Boulevard, 1/8 mile east of Plummer Road and 1/2 mile south of Van Buren Boulevard (Giacomini 1994).

As noted above, during the survey all bedrock outcrops, and the area around them, were intensively inspected for any evidence Native use, including evidence of grinding/milling (Figure 7). This was especially true of the boulders in the general area of the purported location of this site. None of the boulders, though, exhibited any signs of milling. All of the granitic boulders in the study area are highly weathered (Figure 7), such that any slicks would be hard to detect. Furthermore, when comparing the 1994 site sketch map with the boulders within the study area, it was determined that the boulders in the study area do not resemble those depicted in the site sketch map.



Figure 7. Bedrock outcrops in the study area, facing east. Notice that the boulder in the foreground is turning into decomposing granite with plants growing in it.

Thus, in an attempt to find Site 33-005415, the survey crew expanded their search area outside of the study area to include a bedrock outcrop to the south in this general location. According to the site record, Feature 1 of Site 33-005415 is a large boulder measuring 8x6 meters in size. This boulder could potentially be located south of a chain-link fence that surrounds the landfill. Feature 2, may be a boulder that is located north of the chain-link fence, but still outside of this study area. While no milling features were detected on the boulder north of the fence (which is outside of the road alignment study area), and though access to the other boulders was prohibited by the fence, it was determined that this outcrop conformed, generally, to the description and drawing provided in the site record.

Regarding this site, it must be acknowledged that there was no access south of the fence around the landfill, which is outside of the South Campus project area. It should also be remembered

that Site 33-005415 was recorded over 20 years ago, during which time additional weathering and exfoliation would have occurred. Furthermore, during previous work in the area, CRM TECH has verified, using GPS systems, that the locations of some of the previously recorded sites have been somewhat incorrect.

Discussion:

The only cultural resource observed within the study area of this field investigation consists of scatter of glass, ceramic, and metal pieces dating to the late historic period. No evidence of an intact or buried deposit was noted. As such, this site does not appear to contain any significant information that would provide new or important information regarding this period of the history of the area.

The survey team was especially intent on looking for any evidence of prehistoric use of the area, but none was found in the study area. The location of Site 33-005415 was intensively, extensively, and exhaustively examined but no evidence of the site was found in the study area. It was determined, however, that it is likely that the site is located south of the recorded location and outside of the study area.

A general model of Native use of the area in late prehistoric times is that they lived in village areas (generally in more sheltered areas, near water resources). The people would travel away from these home bases to hunt and gather the seasonally available resources that they needed. The hundreds of bedrock milling features that have been recorded in western Riverside County are a result of these foraging expeditions, resulting from people stopping to process the resources (possibly to reduce the size or weight) before taking them back to their homes.

Bedrock milling features are, thus, important reminders and examples of the lifeways of Native people in the area. Archaeological testing programs that have been conducted at these types of sites oftentimes would find no associated artifacts or evidence of other types of activities. Thus, recording the data regarding these sites and features oftentimes exhausted their data potential, and having this information, especially the location of the sites, provided almost all of the information available from them. We know, however, that sometimes Native people would stay in these areas for a longer period of time and that, occasionally, some other activities occurred in around these features.

Conclusion and Recommendations:

No significant or important cultural resources were encountered in the study area. No evidence of Site 33-005415 was found in the study area. Because there is a fence around the landfill area, though, a definitive location of the site could not be established. While it appears that the proposed alignments of Krameria Avenue and Street M will not impact any known significant cultural resources, the number of sites in the area and ethnographic information indicates that the area was heavily used by Native Americans in prehistoric times.

Issues:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact

approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts to identified archaeological resources. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different archaeological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan.

The 2003 Focused EIR did not identify the presence of any unique archaeological resources within the study area, nor did it anticipate any impacts to unique archaeological resources as part of the project. An updated archaeological report was prepared in April, 2015 in conjunction with 404 permit grading work done within the South Campus. The report found two previously unknown bedrock milling features with shall grinding slicks created through occasional use by native population. The features are common in the area and do not meet the statutory definition of a "historic property", and therefore no new significant impact occurs relative to archaeological resources.

Subsequent to the adoption of March Business Center (SP-1), Senate Bill 18 was signed into law in September 2004 to protect traditional tribal cultural places. This bill requires agencies to contact and consult with California Native American Tribes before adopting or amending a General Plan or Specific Plan. On December 2 and December 4, 2015, March JPA sent letters to 18 tribes and individuals notifying the tribes of the opportunity for consultation pursuant to Government Code 65352.3. In response to that notice, letters were received from the Rincon Band of Luiseño Indians (Dec 14, 2015) and Pala Band of Mission Indians (January 8, 2015) identifying that the subject SPA area was outside the area those tribes consider as Traditional Use Area (TUA). Additionally, two letters were received from the Soboba Band of Luiseño Indians (December 30, 2015) and the Pechanga Band of Luiseño Indians (February 16, 2016) requesting formal consultation under SB-18. In accordance with these requests, consultation meetings were held with the Soboba Band of Luiseño Indians on February 11, 2016 and the Pechanga Band of Luiseño Indians (February 16, 2016). A Cultural Resource and Treatment and Disposition Agreement with the Soboba Tribe was executed on February 22, 2016 and the Soboba Tribe issued a formal conclusion to consultation letter on February 23, 2016. On March 1, 2016 the Pechanga Band of Luiseño Mission Indians provided a letter with recommended Conditions of Approval for Cultural Resources.

New information was provided to March JPA in the form of a cultural survey of the Project areas of impact as depicted on Figure 1 (CRM Tech, February 29, 2016, Specific Cultural Identification Survey Limits) covering the intersection of Krameria and Street M; Krameria eastward to the property boundary; Street M southward to the property boundary and Lots 83-88.

During the intensive-level field survey, it was observed that most of this study area has been moderately disturbed due to construction and weed abatement activities in the past. For example, east of Plummer Road and north of the landfill, a post announcing the presence of a buried fiber optic telephone line was observed in the study area (Figure 3). Additionally, there are two monitoring wells located in the same area (one is shown in Figure 4). Several of the drainages north of the landfill have been lined with imported stones (riprap) (Figure 5). One storm drain manhole cover was also encountered. The western portion of the study area, near the Ben Clark Training Center and along the west side of Plummer Road, has been disturbed by fairly recent earth-moving activities associated with the Meridian B2 & B3 Channel project, construction of the Ben Clark Training Center, and weed abatement. Soils throughout the study area consist of decomposing granite and silty loam. Ground visibility ranged from poor (10%) to excellent (90%), depending on the vegetation cover in different areas.

During the survey, a small amount of modern refuse was observed in most areas. The refuse included construction material, such as concrete and asphalt fragments, crushed gravel, and metal pipes. As a result of the field inspection, one new archaeological site was found. The new site, temporarily designated Site 3045-1, is a historic-period refuse scatter dating to the late 50's early 60's. It consists of glass bottle bases and sherds, ceramic fragments, and some metal objects scattered over an area measuring approximately 150 x 90 feet in size. It is located approximately 110 feet south of Plummer Street and approximately 2,015 feet west of Village West Drive on an east-facing slope (GPS data for the site was recorded).

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No significant or important cultural resources were encountered in the study area. No evidence of Site 33-005415 was found in the study area. Because there is a fence around the landfill area, though, a definitive location of the site could not be established. While it appears that the proposed alignments of Krameria Avenue and Street M will not impact any known significant cultural resources, the number of sites in the area and ethnographic information indicates that the area was heavily used by Native Americans in prehistoric times.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that have been constructed to date throughout the Meridian Business Park, modifying the intersection of Village West Drive/Krameria Avenue to a conventional "T" intersection and moving M Street to better serve the County of Riverside's Ben Clark Training Center. The locations of the roadway realignments were previously slated for development under the originally-approved South Campus of the March Business Center Specific Plan, and use of drought-tolerant landscaping would not result in new impacts to identified paleontological resources. Changes to the planned drainage system are already under construction as part of the approved North Campus development. As such, no new or different paleontological resources impacts would occur than those previously identified in past environmental documents prepared for the March Business Center Specific Plan. No further analysis is required.

d. Disturb any human remains, including those interred outside of formal cemeteries.

No Impact. The Project involves approval of a SPA for minor changes to the existing approved March Business Center Specific Plan, including the realignment of a portion of Krameria Avenue to avoid the existing landfill on Lot 90 in the eastern portion of the South Campus, updates to street landscaping requirements to allow for drought-tolerant landscaping and water saving systems, design of the South Campus master drainage to take into account the existing master drainage facilities that

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA Public Hearing
Agenda Item No. 8c

Meeting Date: March 2, 2016

Action: **APPROVE THE FOLLOWING ACTIONS AS THEY PERTAIN TO THE MARCH BUSINESS CENTER SPECIFIC PLAN - SOUTH CAMPUS: 1) ADOPT RESOLUTION #JPA 16-05 CERTIFYING A CEQA ADDENDUM TO THE CERTIFIED FOCUSED EIR (SCH#2002071089) FOR THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1) AND ADOPTING A GENERAL PLAN AMENDMENT IDENTIFYING MINOR CHANGES TO THE TRANSPORTATION AND LAND USE ELEMENTS; 2) WAIVE THE FIRST READING OF ORDINANCE #JPA 16-02 ADOPTING A SPECIFIC PLAN AMENDMENT FOR THE MARCH BUSINESS CENTER SPECIFIC PLAN (SP-1, A5); 3) ADOPT RESOLUTION #JPA 16-06 APPROVING TENTATIVE TRACT MAP 30857, A3 AND AMENDED DESIGN GUIDELINES APPROVING A DROUGHT TOLERANT LANDSCAPE PALETTE; AND 4) DIRECT STAFF TO FILE A NOTICE OF DETERMINATION**

Motions:

1) Move to Adopt Resolution #JPA 16-05 Certifying a CEQA Addendum to the Certified Focused EIR (Sch#2002071089) for the March Business Center Specific Plan (SP-1) and Adopting a Transportation and Land Use Element Amendment to the General Plan;

2) Waive the First Reading of Ordinance #JPA 16-02 Adopting a Specific Plan Amendment for the March Business Center Specific Plan (SP-1, A5);

3) Adopt Resolution #JPA 16-06 Approving Tentative Tract Map 30857, A3 and Amended Design Guidelines for the March Business Center; and

4) Direct Staff to file a Notice of Determination.

Preparation date: February 26, 2016

Background:

The March Business Center Specific Plan (SP-1) is a master planned industrial business park that was originally approved on approximately 1,290-acres of former March Air Reserve Base (MAFB) properties, located westerly of the I-215 Freeway and southerly of Alessandro Boulevard. The Specific Plan divided the master plan into two large areas currently referred to as Meridian North Campus (areas north of Van Buren Boulevard and comprised of approximately 662-acres), and Meridian South Campus (areas south of Van Buren Boulevard that encompasses about 617-acres), and designated the following land use types throughout the Specific Plan area: Business Park; Industrial; Office; Mixed Use; Commercial; and Park/Recreation/Open Space. SP-1 adopted Design Guidelines that would apply throughout the development of the specific plan area, as well as street alignments that would serve as key corridors throughout the business park campus.

In July 2010, the Commission adopted a Specific Plan Amendment (SP-5) to the North Campus of the Specific Plan. The Amendment modified certain land use elements of the Specific Plan, along with changes to the circulation element around certain parcels to help accommodate certain land use changes as approved under SP-5. During the entitlement of SP-5, no changes were made to the South Campus area of the original March Business Center Specific Plan (SP-1). In August 2015, the Commission authorized LNR Riverside, LLC to transfer Disposition and Development Agreement rights and responsibilities of the South Campus area to Meridian Park, LLC.

In January 2015, Meridian Park, LLC ("Applicant") submitted proposals to modify certain elements of the prior entitled SP-1 for South Campus to better facilitate the future development within the South Campus area. The following discussion provides an outline of submitted applications by the Applicant.

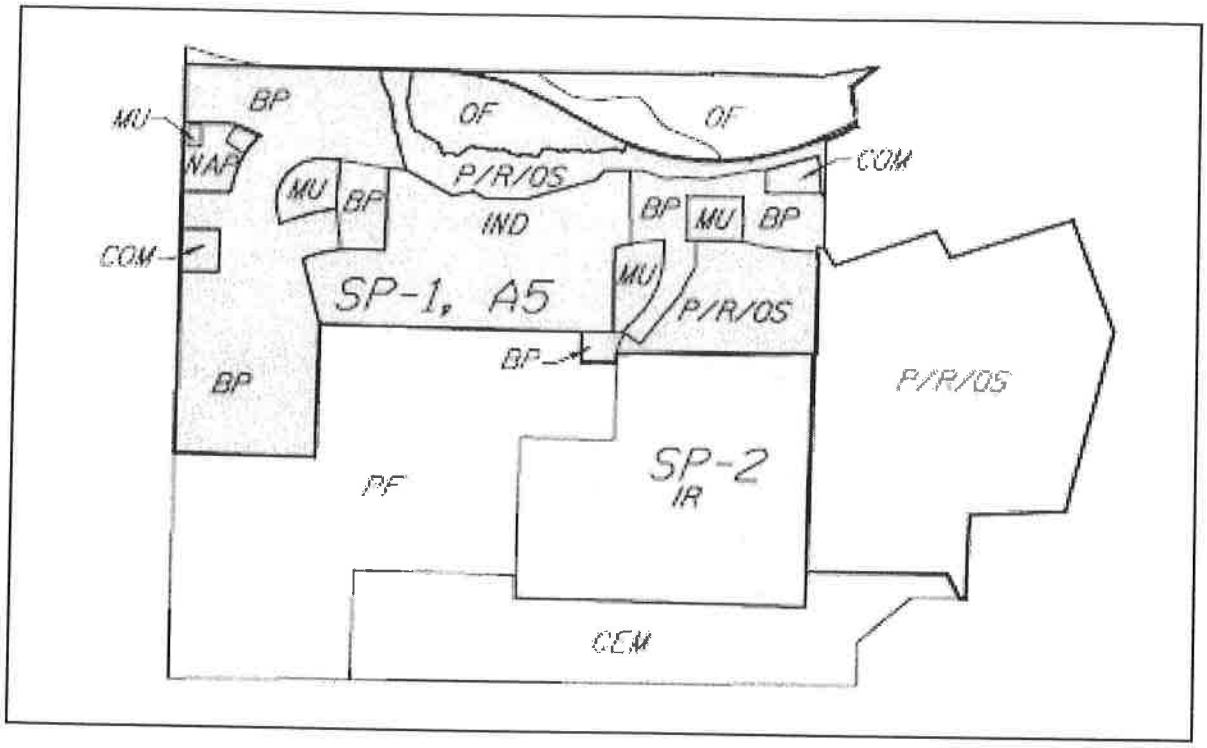
Proposed Project:

General Plan Amendment (GP 15-02):

The proposed General Plan Amendment will modify the Transportation Element of the March JPA General Plan by incorporating a reconfiguration of the Krameria Avenue/Village West Drive intersection (both Modified Secondary Highways) from a curved alignment to a standard "T" intersection. Additionally, General Plan Table 2-2 would be modified to indicate that Van Buren Boulevard will incorporate Class II bike lanes in accordance with County of Riverside requirements.

The Land Use Element of the March JPA General Plan will change to reflect minor changes to the Land Use Plan that are the result of the realignment of Krameria and Village West Drive. In addition, March JPA Buildout Table 1.1 (p. 1-40; MJPA General Plan) will be modified to reduce the total planned buildout area for March JPA, to reflect a reduction of development within the South Campus.

Exhibit 1. Project Land Use



Specific Plan Amendment SP-5, A-5:

The proposed Specific Plan Amendment will amend the March Business Center Specific Plan (SP-1) to reflect the following street realignments:

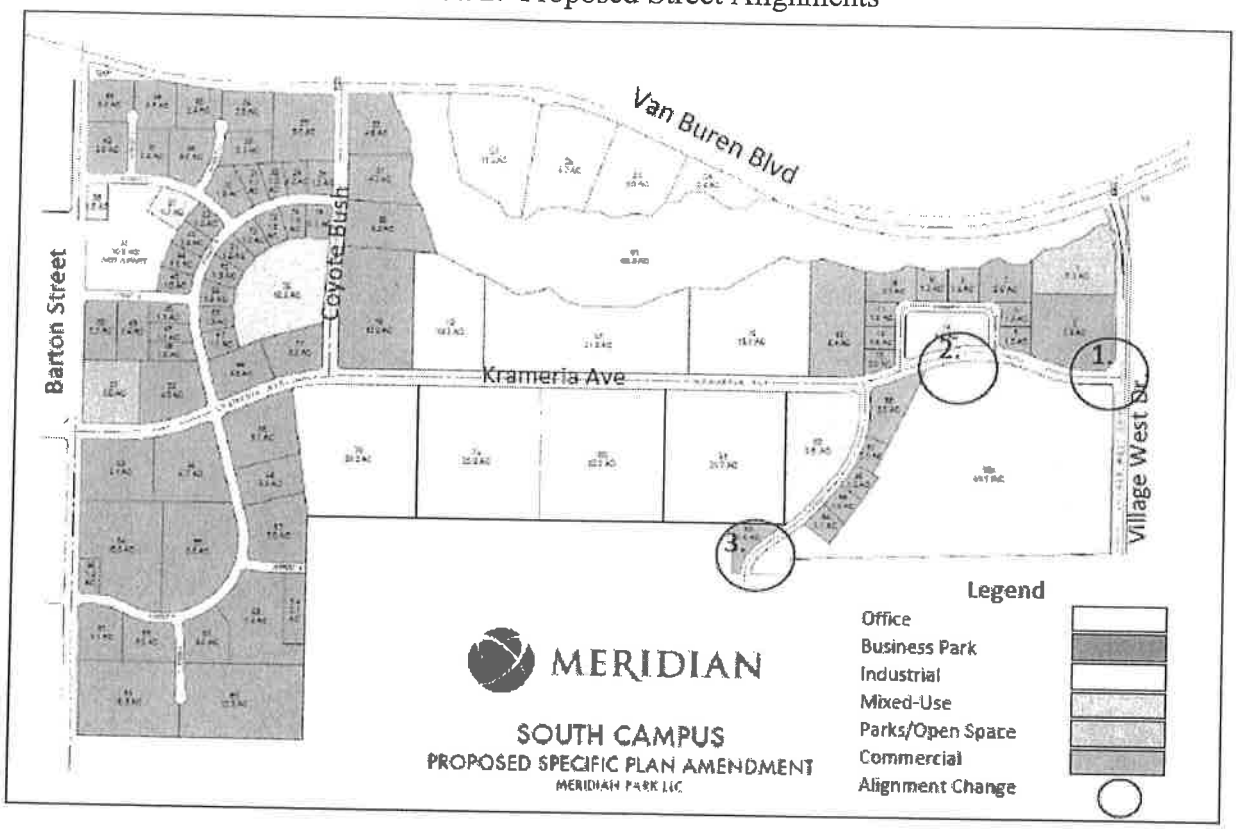
1) the intersection of Krameria Ave/Village West Drive will be realigned to a conventional T-intersection as opposed to a curved intersection; and

2) Krameria Avenue will be shifted 100' north to provide additional separation between Project improvements and a closed Air Force landfill (Site 6: IRP LF006, Landfill 4); and

3) shifting the previously approved access to Ben Clark Public Safety Training Facility (BCTC) approximately 320' to the west to Bundy Avenue, at the request of the BCTC and consistent with today's access alignment to Ben Clark.

The modified street alignments are illustrated on Exhibit 2. This request would reduce developable acreage in the Industrial, Business Park, Mixed-Use and Office districts (-21.4 acres), and increase land in the Parks, Recreation and Open Space district (+15.1-acres) and the commercial district (+.3-acres). Additionally, this item would modify the approved March Business Center Design Guidelines to incorporate greater use of drought tolerant landscape plants.

Exhibit 2. Proposed Street Alignments



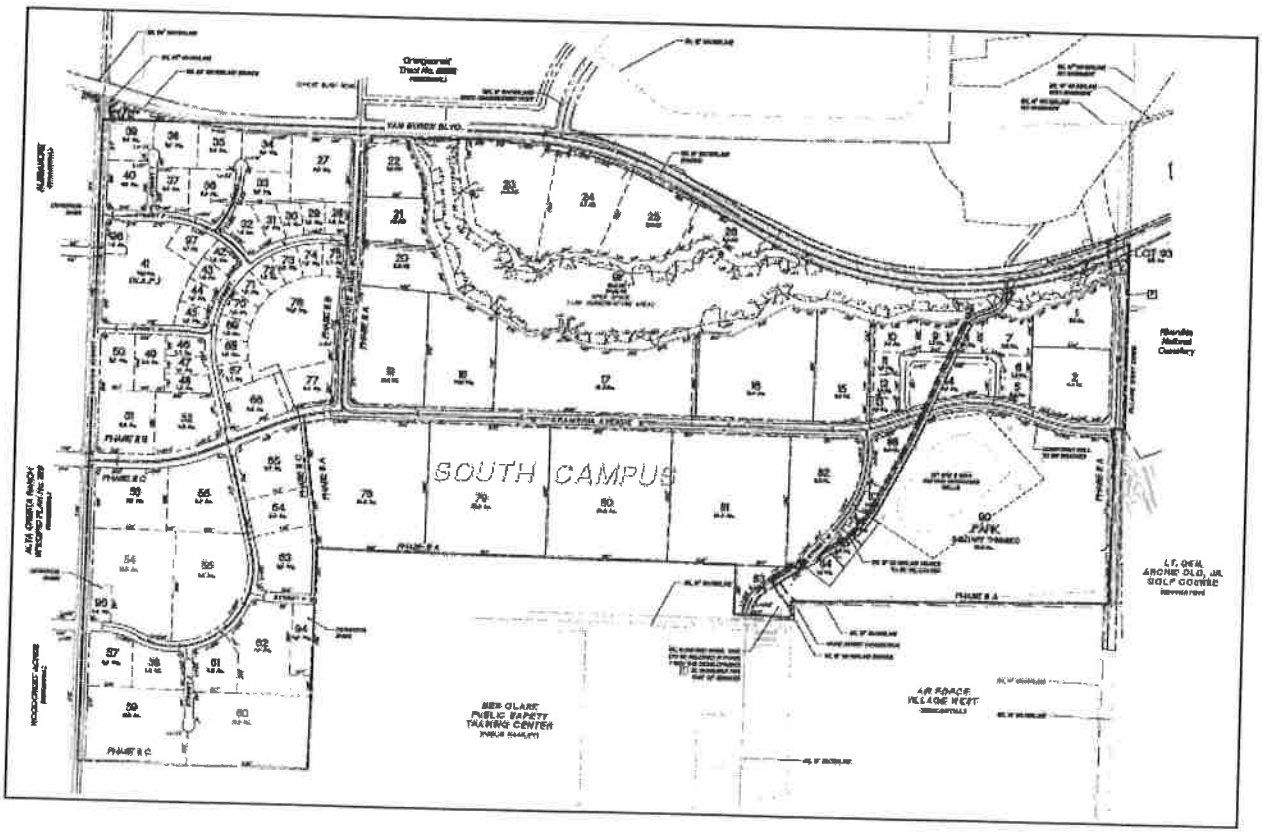
Preparation date: February 26, 2016

Tentative Map 30857 Amendment #3:

The proposed amended Map, as illustrated on Exhibit 3, will amend the previously approved Tentative Tract Map 30857 to provide minor changes to the approved street alignments in conformance with the requested General Plan and Specific Plan amendments. The request includes a phasing plan to develop areas west of Coyote Bush as later phases of the development. The requested Tentative Map provides two less lots than the existing approved Tentative Map, to account for greater acreage being provided for a conservation easement and park area.

Comparison of Lot Net Acreage Existing TTM 30857 vs TTM 30857, A3			
Land Use Designation:	Approved Acreage	Proposed Acreage	Difference
Office	39.2	32.3	-6.9
Commercial	10.6	10.9	+.3
Mixed Use	40.9	34.2	-6.7
Business Park	243.3	237.2	-6.1
Industrial	136.2	134.5	-1.7
Park/Rec/Open Space	104	119.1	+15.1
Public Facility	0	0	0
*Acreage differences between approved land uses and proposed land uses do not balance due to slightly more acreage being provided in roadway areas in the Proposed Amended TTM scenario.			

Exhibit 3. TM 30857, A3 (with Phasing)



Preparation date: February 26, 2016

GENERAL PLAN AMENDMENT OVERVIEW:

The scope of the proposed March Business Center Specific Plan Amendment is limited. The Transportation Element changes consist of modifying two exhibits that identify: 1) the alignment of Village West Drive/Krameria Avenue (Exhibit 2-1); and 2) the incorporation of Class II bike lanes on Van Buren Boulevard (Table 2-2). The Land Use Element change consists of 1) modifying the Land Use Plan to reflect that land uses adjacent to certain streets that are slightly modified; and 2) identification that the total General Plan developable area depicted in Table 1 – 1 is slightly reduced. The requested minor changes serve to implement the Goals of the General Plan, as identified below:

LU Goal 1: Land Use Plan provides for a balanced mix of uses that contribute to the regional setting, can capitalize on the assets of the Planning Area, while insuring compatibility throughout the Planning Area and with regional plans. This goal is achieved through the mix of employment opportunities that serves to correct the imbalance of housing and jobs within Riverside County.

LU Goal 2: Locate land uses to minimize land use conflict or creating competing land uses, and achieve maximum land use compatibility while improving or maintaining the desired integrity of the Planning Area and subregion. This goal is achieved as identified in the land use summary in Table III-1 by providing a mixture of compatible land uses.

LU Goal 5: Maximize and enhance the tax base and generation of jobs through new, reuse and joint use opportunities. This goal is achieved through the submitted SP-1, A5 that facilitates the future development of March Business Center. As such it will provide a substantial enhancement to the tax base.

LU Goal 12: Ensure, plan, and provide adequate infrastructure for all facility reuse and new development, including but not limited to, integrated infrastructure planning, financing and implementation. The planned phasing of the development will assure adequate infrastructure and services.

T Goal 3: Develop a transportation system that is safe, convenient, efficient and provides adequate capacity to meet local and regional demands. Achieved through the phased development that provides for on-site and off-site infrastructure based on background traffic growth.

SPECIFIC PLAN APPLICATION OVERVIEW:

The purpose of the Specific Plan Amendment is to adjust 3 street alignments to facilitate better access. This includes the following changes: 1) Krameria Avenue and Village West Drive is modified to a standard "T" intersection; 2) Krameria is shifted 100' to the north to improve the distance between future developments or public improvements, and the existing (closed) Air Force landfill; and 3) relocate the planned access to Ben Clark Training Center so that it retains the existing access location. Of importance is that the Specific Plan amendment is most notable for what it does not change from the existing March Business Center Specific Plan, as listed below:

- All development standards (Table III-2) including height, bulk and setback provisions remain unchanged from the original Specific Plan.

- The permitted/conditional uses (Table III-1) for all six land use categories/zoning districts (Industrial, Business Park, Mixed Use, Commercial, Office and Park/Recreation/Open Space) remain unchanged from the original Specific Plan.

- Land Use definitions (Appendix A) established in the original Specific Plan remain unchanged.

- The landscaped buffer requirements contained within the project conditions of approval remain intact, including a minimum 50' landscaped easement area for Business Park lots on the south side of Van Buren, south of the Orangecrest residential community (lots 22, 27, 34, 35 and 38), and the 38' landscaped easement on the east side of Barton.

- Phased completion of Van Buren improvements to construct 3 eastbound travel lanes and 3 westbound travel lanes. All public street phasing requirements remain in effect for Van Buren and Barton Street, to be completed prior to issuance of Certificate of Occupancy for over 2,000,000 square feet.

- The aviation compatibility provisions limiting public assembly uses remain in place from the original Specific Plan.

- The Specific Plan retains a mix of uses, as follows:

  Business Park: This category accommodates typical employment uses including research and development, administrative offices, government uses, and light manufacturing.

  Industrial: This category is intended to accommodates mainstream industrial users including manufacturing and warehousing.

  Mixed-Use: This category accommodates a wide range of complementary uses including research and development, administrative offices, financial offices, medical offices, retail uses (not to exceed 25%), and custom manufacturing.

  Office: This category accommodates professional, administrative and medical offices.

  Commercial: This category accommodates retail services catering to the business park employees. Restaurants and retail service oriented uses are permitted.

  Park/Recreation/Open Space: This land use category is intended to accommodate parks, wildlife habitat, and detention facilities.

- Specific Plan SP-1, A5 codifies four previous amendments to SP-1, including Ord #JPA 05-08 (March Business Center Implementation Committee), Ord #JPA 08-01 (Arnold Heights School Overlay), Ord #JPA 10-09 (Truck Route) and Ord #JPA 11-01 (March Business Center Implementation Committee).

- The amended Specific Plan makes no changes/modifications to the North Campus of the March Business Center Specific Plan. This is important as the document (March Business Center Specific Plan, Amendment 5) remains the governing land use regulatory document for approximately 300 acres of vacant and developed lots within the North Campus.

TENTATIVE TRACT MAP 30857 AMENDMENT #3 OVERVIEW:

The original Tentative Tract Map 30857 (TTM 30857) was approved February 19, 2003. The first amendment to TTM 30857 was approved on April 18, 2007 to revise the location of lot lines near the Metrolink rail facility. The second amendment to TTM 30857 occurred on July 21, 2010 in conjunction with the North Campus Unit 4 modifications. Tentative Tract Map 30857 Amendment 3 would incorporate the modifications identified in the General Plan Amendment and Specific Plan Amendment for this Project, identified above.

The Tentative Tract Map incorporates 2 fewer lots than the original south campus tentative map, to account for reduced building areas due to street realignments. The map also incorporates a phasing line to identify that development west of Coyote Bush will occur in subsequent phases. The proposed Tentative Map complies with all requirements of the March JPA subdivision ordinance.

MARCH BUSINESS CENTER DESIGN GUIDELINES OVERVIEW:

The March Business Center Design Guidelines establish the development requirements for all Projects within the March Business Center (Meridian) development. The Guidelines institute criteria for site planning, architecture, landscaping, lighting, project signage and landscaping. The proposed changes to the Design Guidelines are limited to landscape palette changes to implement low water use parameters already required by the state and implemented through the March JPA landscape efficiency Ordinance. Though more drought tolerant, the landscape theme is unchanged with the approved palette incorporating an emphasis on lush trees, tropical palm trees, flowering shrubs, seasonal color, and limited use of deciduous trees.

CEQA DETERMINATION:

Final Focused Environmental Report (SCH NO. 2002071089): Based upon a review of the proposed Project, and completion of an Initial Study analyzing the potential impacts of the proposed Project, it has been determined that none of the conditions described in State CEQA Guidelines section 15162 are present.

First, no substantial changes are proposed which would require major revisions of the FEIR. (State CEQA Guidelines, § 15162(a)(1).) In addition, no substantial changes with respect to the circumstances under which the original approval was made (e.g., the environmental setting) have occurred since certification of the FEIR. (State CEQA Guidelines, § 15162(a)(2).) Finally, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, has come forward. (State CEQA Guidelines, § 15162(a)(3).)

Based on all of the above, and all other information known to the March JPA in regards to the Project, no subsequent or supplemental EIR or MND is required as a result of approval of the proposed Project. Thus, this Addendum to the previously certified FEIR is appropriate.

In reviewing this Addendum, the March JPA has considered the March Business Center Specific Plan, the FEIR, and all previously approved amendments or addendums to the same. These documents will be considered together by the March JPA Commission prior to any action or approval of the proposed Project, including approval of the General Plan Amendment, the Specific Plan Amendment, the amendment to Tentative Map 30857, and the modifications to the March Business Center Design Guidelines.

Attachments:

1) Resolution #JPA 16-05 Certifying a CEQA Addendum to the Certified Focused EIR (Sch#2002071089) for the March Business Center Specific Plan and Adopting General Plan Amendment GP 15-02, including exhibits:
   A. General Plan Amendment Exhibits
   B. Initial Study
   C. Addendum to SCH#2002071089

2) Ordinance #JPA 16-02, Adopting a Specific Plan Amendment for the March Business Center Specific Plan (SP-1, A5), including exhibits:
   A. Specific Plan SP-1, A5

3) Resolution #JPA 16-06 Approving Tentative Tract Map 30857, A3 and Amended Design Guidelines for the March Business Center, including exhibits:
   A. TTM 30857, A3
   B. TTM Conditions of Approval
   C. Amended March Business Center Design Guidelines

4) Notice of Determination.

5) March Business Center FEIR was provided to the March Joint Powers Commission and is available at the March JPA offices for review.

RESOLUTION #JPA 16-03

A RESOLUTION OF THE MARCH JOINT POWERS COMMISSION OF THE MARCH JOINT POWERS AUTHORITY ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT EIR FOR MARCH BUSINESS CENTER (SCH #2009071069) UNDER CEQA, APPROVING PLOT PLAN AMENDMENT PP # 13-02, AMENDMENT #2 AND CONDITIONS OF APPROVAL, AND APPROVING VARIANCE V 15-02, A REQUEST FOR A 4' REDUCTION IN THE REQUIRED REAR YARD

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

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

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

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

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

WHEREAS, Newcastle Partners, Inc. ("Applicant") has applied for a Plot Plan Amendment ("PP 13-02, Amendment #2) pursuant to Chapter 9.02.070 of the March JPA Development Code, and Variance ("V 15-02") pursuant to Chapter 9.02.100 of the March JPA Development Code, to amend an existing approval for a 510,000 square foot speculative industrial warehouse development, and to reduce the required rear setback by 4', in the Industrial zoning district within the Meridian Specific Plan (SP-5), located at 22000 Opportunity Way.

WHEREAS, Plot Plan Amendment application PP #13-02, Amendment #2 has been presented to the Commission and each member has reviewed and considered the information contained therein, and the Commission finds that PP #13-02, Amendment #2 does meet the required findings for a plot plan, and the application is consistent with the requirements for plot plan approval pursuant to Chapter 9.02.070 of the March JPA Development Code;

WHEREAS, Variance application V 15-02, and Plot Plan application PP 13-02, A2 have been presented to the Commission and each member has reviewed and considered the information contained therein that the Variance and Plot Plan Amendment involve an "L" shaped property, containing 26.93 acres which is adjacent to the Meridian south drainage channel and east detention basin, as well as other industrial development;

WHEREAS, the Variance would provide a 40' rear setback where the building is 44' in height, and a 44' rear setback where the building is 48' in height, resulting in the need for a 4' variance due to the requirement under Table III-2 of the Meridian Specific Plan (SP-5) that for buildings over 35' in height, building setback must equal or exceed the building height, and the Commission finds that V 15-02 does meet the required findings for a variance, and the application is consistent with the requirements for Variance approval pursuant to Chapter 9.02.100 of the March JPA Development Code;

WHEREAS, the Plot Plan Amendment would revise previously approved elevation plans to reflect building height modifications, as well as modify landscape plans to replace Australian willows along the easterly Project boundary with Afghan pines, thereby maximizing landscaping opportunities and minimizing any potential visual impacts from the neighboring I-215 freeway;

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

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

WHEREAS, Plot Plan Amendment PP #13-02, Amendment #2 and Variance V 15-02 have been presented to the Commission and each member having reviewed and considered the information contained therein has determined that potential environmental consequences associated with the construction and operation of the Plot Plan and Variance were examined by the Subsequent EIR certified by the Commission in 2010, (SCH # 2009071069).

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

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

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

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

SECTION 1. Compliance with the California Environmental Quality Act. As the decision-making body for the Project, the Commission of the March Joint Powers Authority has reviewed and considered the information contained in the Addendum to the Certified SEIR, Initial Study, including any oral or written comments received for the Project in connection with the previously certified SEIR prior to making any decision on the Project. The Commission of the March Joint Powers Authority finds that the Addendum and Initial Study, attached hereto as Exhibit "A", 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 2. Findings on Environmental Impacts. Based on the Addendum, the Initial Study, the administrative record and all written and oral evidence presented to the Commission of the March Joint Powers Authority, the Commission finds that all environmental impacts of the Project have been addressed within the previously Certified Subsequent EIR for March Business Center, the March Business Center Mitigation Monitoring and Reporting Program ("MMRP") and the Initial Study. The March Joint Powers Authority Commission finds that, based on substantial evidence in the record, no new or additional mitigation measures or alternatives are required and that no new significant impacts or substantial increase in existing significant impacts will occur as a result of the Project. The Commission of the March Joint Powers Authority finds that the Addendum contains a complete, objective and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Commission of the March Joint Powers Authority.

SECTION 3. Adoption of the Addendum to the Certified Subsequent Environmental Impact Report. The Commission hereby approves and adopts the Addendum prepared for the Project.

SECTION 4. Approval of Plot Plan Application PP #13-02, Amendment #2 with Conditions of Approval. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report, the Commission hereby approves PP #13-02, Amendment #2 as depicted in the attached Exhibit "B", with Conditions of Approval as outlined in the attached Exhibit "C". Therefore, the Commission makes the following findings in accordance with Chapter 9.02.070 of the March JPA Development Code as follows:

1. That the proposed project is consistent with the goals, objectives, policies and programs of the March JPA General Plan; and

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

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

SECTION 5. Approval of Variance Application V 15-02. Based on the entire record before the Commission and all written and oral evidence presented, including the staff report and the applicant's justification for the Variance, the Commission hereby approves Variance V 15-02. Therefore, the Commission makes the following findings in accordance with Chapter 9.02.100 of the March JPA Development Code as follows:

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

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

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

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

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

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

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

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

SECTION 8. The Chair of the March Joint Powers Commission shall sign this Resolution and the Clerk of the Commission shall certify the adoption thereof.

PASSED, APPROVED, and ADOPTED this 17th day of February, 2016.

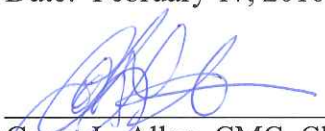
Daryl R. Busch, Chairman
Chairman, March Joint Powers Commission

ATTEST:

I, Carey L. Allen, Clerk of the March Joint Powers Authority Commission, California, do hereby certify that the foregoing Resolution #JPA 16-03 was duly adopted by the Commission of the March Joint Powers Authority at the public hearing held on this 17th day of February, 2016, by the following vote of the Commission.

AYES:	Rogers, Gardner, Ashley, Melendrez, Jeffries, Giba (2 votes), Busch
NOES:	None
ABSENT:	None
ABSTAIN:	None

Date: February 17, 2016



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

EXHIBIT "A"
Addendum to the Subsequent EIR
Initial Study

[Attached on following pages]

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

FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

(SCH NO. 2009017069)

MERIDIAN 510K BUILDING VARIANCE [V 15-02] AND PLOT PLAN AMENDMENT [PP 13-02, A2]

LOCATED ON ASSESSOR PARCEL NUMBERS: 294-050-079 AND 294-070-036

FEBRUARY 2016

SUMMARY

A 510,000 square foot speculative warehousing and distribution building was originally approved in November 2013 via Plot Plan 13-02 pursuant to an Addendum to the previously certified Final Subsequent EIR for the Meridian Specific Plan Amendment (SP-5) ("Meridian Specific Plan"). As originally approved, the warehouse building height varied from 40' to 44'. In compliance with the setback requirements, the rear yard setback was 40' for portions of the building that were 40' tall and 44' for portions of the building that were 44' tall.

The applicant now seeks approval of a Variance to allow a varying 44' to 48' increase in building height along the easterly Project boundary, without a corresponding 4' increase in rear setbacks ("the Project").

Variance approval would allow the applicant to construct a building varying in height from 44' to 48'. The proposed rear yard setback is 40' where the building is at a height of 44', and 44' where the building is proposed at a height of 48'. Under the Meridian Specific Plan a variance of 4' is required to accommodate the building.

This Addendum analyzes whether the Project (a variance allowing a 4' increase in building height, without a 4' increase in building setback) results in any new or more significant impacts than were previously identified in the environmental review documentation for the Meridian Specific Plan.

ORIGINAL PROJECT DESCRIPTION

The existing entitlements allow the construction and operation of one 510,000 square foot speculative warehousing and distribution building on 26.93 acres. The site is located at 22000 Opportunity Way, on Assessor Parcel Numbers 294-050-079 and 294-070-036. An undeveloped lot is located south of the site. Lots designated as Open Space and the Escondido Freeway

(Highway 215) are located to the east. The former (currently unoccupied) Fresh & Easy facility is located north of the site, and the Sysco Foods facility is located across Opportunity Way west of the site.

The 510,000 square foot building is designed as a front loading industrial building with 88 truck dock doors on the west elevation screened by a 12-foot screening wall. The building is consistent with the land use type and intensity found in Tables III-1 and III-2 of the Meridian Specific Plan and therefore is an allowable use for this site.

No specific tenant or tenants have been identified. However, any tenant and building use must comply with all Meridian Specific Plan regulations and mitigation measures applicable to the "Industrial" land use category. Any future tenant or use that includes operations not consistent with the Meridian Specific Plan would require a discretionary approval from the March Joint Powers Authority Commission.

PROPOSED DESIGN CHANGES

The applicant has determined that site configuration and design considerations would greatly benefit from a height increase of 4' along the eastern building elevation. Under the Meridian Specific Plan, which allows heights of up to 80 feet so long as all building setbacks meet or exceed the proposed building height, a building height of 48 feet would require a 48-foot setback from all property boundaries. The applicant is seeking a Variance that would allow varying building heights with the 48-foot building height meeting a 44-foot building setback from the eastern property boundary, and where the building is 44' in height a 40' rear setback. Accordingly, the requested variance is a 4' reduction in the rear setback. Thus, the changes proposed include: (1) increase in building height of 4' along the eastern building elevation; and (2) approval of an eastern property boundary setback of 4' less than required under the Meridian Specific Plan.

The Project also includes the following amendments to the previously approved Plot Plan 13-02: a) modified elevation plans to reflect the proposed Variance change; and b) modified landscaping plans to reflect a change in trees along the easterly portion of the Project from Australian Willow to Afghan Pines. Australian willows naturally grow to a height of about 25 feet, while Afghan pines are known to grow to more than 50 feet in height. The switch in trees would allow for maximum landscape coverage that will minimize any visual impacts from the neighboring I-215 freeway, to less than significant.

PRIOR ENVIRONMENTAL REVIEW

In 1999, a General Plan and Master Environmental Impact Report were prepared for the March Joint Powers Authority ("JPA") planning area, which includes the March Air Reserve Base.

In February 2003, the March Business Center Specific Plan was adopted, and a Final Focused Environmental Impact Report (SCH No. 2002071089) ("2003 Focused EIR") for the Specific Plan was certified. The March Business Center Specific Plan applies to approximately 1,290 gross acres within the JPA planning area, known as the North and South Campus areas. Numerous parcels have been developed and occupied within the Business Center Specific Plan area since 2003.

In July 2010, an amendment to the March Business Center Specific Plan was adopted. This amendment is known as the "Meridian Specific Plan Amendment (SP-5)" or the "Meridian Specific Plan." The Meridian Specific Plan, which covers 257.7 acres, was adopted to modify land uses in response to changes in market conditions since certification of the 2003 Focused EIR. The Meridian Specific Plan also allowed for development of the Sysco Distribution Facility on Lot 16, and focused on the undeveloped lots within the North Campus. The subject site is contained within the Meridian Specific Plan Amendment area. A Final Subsequent Environmental Impact Report ("2010 SEIR") was prepared and certified in July 2010.

In November 2013, Plot Plan 13-02 was approved. This Plot Plan allowed for the development of a 44-foot tall, 510,000 square foot industrial building, with a 44-foot building setback. Plot Plan 13-02 was determined to be consistent with the Meridian Specific Plan, the 2010 SEIR, all applicable portions of the March JPA Development Code, and the General Plan. Therefore, no additional environmental review under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") was required. A Notice of Exemption was filed documenting this approval.

On December 3, 2014, The March Joint Powers Commission approved an amendment to the plot plan, PP 13-02, A1 (Amendment #1). This approval, which was approved with a companion General Plan Amendment and Specific Plan Amendment rezoned a 1.19-acre area south of the site from Public Facility to Industrial, to allow an additional 106 parking spaces for the original project. No other modifications were made to the project, as setbacks, building height, building size, driveway location, floor plans and building elevations all remained the same.

NO SUBSEQUENT OR SUPPLEMENTAL ENVIRONMENTAL REVIEW REQUIRED

When an environmental impact report has been prepared for a project pursuant to CEQA, no subsequent or supplemental environmental impact report shall be required unless the lead agency determines that one or more of the conditions described under Public Resources Code section 21166 and State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.) section 15162 are present.

A lead agency must prepare an addendum to a previously certified EIR if some changes or additions to the EIR are necessary, but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. (State CEQA Guidelines, § 15164(a).)

State CEQA Guidelines section 15162 provides as follows:

> *When an EIR has been certified . . . for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in light of the whole record, one or more of the following:*
>
> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR . . . 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 . . . 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 that the EIR was certified as complete . . . , shows any of the following:

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

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

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

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

Based upon a review of the revised site plan, it has been determined that some changes or additions to the 2010 SEIR are necessary, and that none of the conditions described in State CEQA Guidelines section 15162 are present. The height increase of 4' is consistent with the maximum heights allowable at this site. While under the Meridian Specific Plan this would require a setback of 48-feet, a reduction of this setback by 4' and approval of a 44-foot setback from the eastern site boundary would not substantially change the design or look of the building, and would not change the building footprint from what was originally proposed. In connection with the request for additional building height, March JPA received a *"Determination of No Hazard to Navigation"* from the Federal Aviation Administration, determining that the building complies with airport airspace, that it will not present a hazard to aviation at March ARB/IP and determining that there is no need for aviation lighting or markings. Accordingly, no new environmental impacts would occur as a result of the increased height to 48-feet, coupled with a building setback of 44-feet. Thus, no substantial changes are proposed which would require major revisions of the 2010 SEIR. (State CEQA Guidelines, § 15162(a)(1).)

In addition, no substantial changes with respect to the circumstances under which the original approval was made (e.g., the environmental setting) have occurred since certification of the 2010 SEIR. (State CEQA Guidelines, § 15162(a)(2).) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2010 SEIR was certified, has come forward. (State CEQA Guidelines, § 15162(a)(3).)

Based on all of the above, and all other information known to the March JPA in regards to the Project, no subsequent or supplemental EIR or MND is required as a result of approval of a Variance allowing a reduced building setback. Thus, this Addendum to the previously certified

2010 SEIR is appropriate.

In reviewing this Addendum, the March JPA has considered the March Business Center Specific Plan, the Meridian Specific Plan Amendment (SP-5), the 2003 Focused EIR, the 2010 SEIR and all previously approved amendments or addendums to the same. These documents will be considered together by the March JPA Commission prior to any action or approval of the Variance.

FINDINGS

The March JPA finds that:

(1) An addendum to the previously certified Final Subsequent Environmental Impact Report for the Meridian Specific Plan Amendment (SP-5) is warranted for approval of the Variance, because none of the conditions identified in State CEQA Guidelines section 15162 are in evidence and there is no substantial evidence, in light of the whole record, that the Project changes will have a significant effect on the environment.

(2) This Addendum reflects the independent judgment and analysis of the March JPA.

PUBLIC REVIEW

This Addendum need not be circulated for public review prior to adoption. (State CEQA Guidelines, § 15164.) Rather, the March JPA Commission will consider this Addendum with the previously certified 2010 SEIR prior to making a decision on the Project's Variance.

ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

The 2010 SEIR determined that the Meridian Specific Plan would result in significant and unavoidable impacts to air quality, climate change and greenhouse gas emissions, and transportation/traffic. The 2010 SEIR determined that all other resource areas would experience either less than significant impacts, or experience less than significant impacts after the incorporation of identified mitigation measures.

The following describes the potential for the Project's proposed increase in building height from 44 to 48 feet, without a corresponding 4' increase in building setback from the eastern property boundary, to result in new or more significant impacts than those identified in the 2010 SEIR.

Aesthetics

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not generate a new, adverse impact on a scenic vista, damage a scenic resource within a state scenic highway, or substantially degrade existing visual character at the Project site. The changes would have only a negligible effect on the placement,

mass, size, and general look of the speculative warehouse. The site is also located within a graded and developed area, with no trees or rock outcroppings that may be impacted. The nearest eligible state scenic highway is Intersection 215, which is located approximately 4 miles away. The building height increase and approval of the Variance would also not have an effect relating to lighting, as lighting levels would generally be the same with or without the proposed Project changes.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to aesthetics.

Agriculture and Forest Resources

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not result in new or substantially more severe agriculture or forest impacts. There is no designated farmland and no Williamson Act Contracts on the Project site. The site also does not contain any forest land. Thus, the proposed changes have no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to agriculture and forestry.

Air Quality

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not impact air quality or increase air quality emissions. Air quality emissions generated by both the construction and the operation of the Project would remain the same, with or without the additional 4 feet in height. Thus, the proposed changes would not affect the Meridian Specific Plan's consistency with any applicable air quality plan. The changes would also not result in additional air quality violations. The increased height and approval of a Variance reducing the required setback by 4' would not expose additional sensitive receptors to hazardous pollutant emissions, because the change in height and setback will not increase or otherwise affect the amount of emissions, or the location of occupants in relation to emissions. No additional odors would be generated by the increase in height and the decrease in setback.

The 2010 SEIR determined that air quality impacts were significant and unavoidable, however it also identified myriad mitigation measures to nonetheless reduce the severity of these impacts, although not to a level of less than significant. These mitigation measures include measures encouraging the reduction in vehicle miles traveled by employees, measures aimed at reducing construction-related fugitive dust, measures that encourage the use of alternative transportation and transit modes, *inter alia*. All air quality mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to air quality.

Biological Resources

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not result in new or more severe biological resources

impacts. The Project, as modified, would have the same footprint as the originally approved building. Only the height of the building is proposed to change. This change in height has no potential to impact sensitive habitat or species, impact federally protected wetlands, interfere with the movement of wildlife or fish, or conflict with local policies or ordinances for the protection of natural resources or the environment.

The 2010 SEIR determined that biological resources impacts were less than significant after the incorporation of mitigation measures that limit construction activities during breeding seasons, require use of a biological monitor, mandate preconstruction surveys for burrowing owl, *inter alia*. All biological resources mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to biological resources.

Cultural Resources

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would have no potential to result in a substantial adverse change in the significance of any historic, archaeological, paleontological, or tribal cultural resource. It also has no increased potential to disturb human remains. This is because the building footprint would remain the same as that currently entitled.

The 2010 SEIR determined that impacts to cultural resources were less than significant after the incorporation of mitigation measures that mandate stopping construction where previously unknown resources are encountered, the retention of an archaeological monitor, tribal consultations with the Pechanga Tribe, *inter alia*. All cultural resources mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cultural resources.

Geology and Soils

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not result in new or more severe seismic, geologic, or soils-related impacts. All geological conditions would remain the same, as the proposed change is a 4' increase in height, and not an increase in footprint.

The 2010 SEIR determined that impacts relating to geology and soils were less than significant after the incorporation of mitigation measures that require grading to be done in accordance with the March JPA Development Code grading guidelines, the use of appropriate erosion control measures during and after construction, revegetation with native plants, *inter alia*. All soils and geology-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to geology and soils.

Climate Change and Greenhouse Gas Emissions

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not substantially increase the Project's greenhouse gas emissions. When Plot Plan 13-02 was approved, construction and operational greenhouse gas emissions were determined to have been fully analyzed and disclosed in the 2010 SEIR. The proposed changes do not alter the facts supporting those conclusions. While the changes would increase the building height, the general square footage of the warehouse remains at approximately 510,000, which is the square footage previously analyzed and approved with Plot Plan 13-02.

The 2010 SEIR determined that climate change and greenhouse gas emissions-related impacts were significant and unavoidable, however it also identified myriad mitigation measures to nonetheless reduce the severity of these impacts, although not to a level of less than significant. These mitigation measures include measures aimed at encouraging the use of alternative transportation and transit modes, the provision of bicycle facilities, transportation demand management strategies, use of energy efficient building materials, *inter alia*. All climate change and greenhouse gas emissions-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to climate change and greenhouse gas emissions.

Hazards and Hazardous Materials

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not substantially increase impacts relating to hazards or hazardous materials. The increased building height, and the reduction in required setback, would not result in additional hazardous materials transport, or a change in the types of materials being transported. The development site is not listed on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5. The proposed changes would not interfere with emergency access or emergency response plans, and there is no additional potential for impacts from wildland fires as a result of the 4' height increase and approval of the Variance.

Regarding hazards relating to air traffic and airport operations, the development site is located adjacent to, but not within, the Accident Potential Zones identified within the 2005 March Installation Compatibility Use Zone Study ("AICUZ"). On November 30, 2015, the Riverside County Airport Land Use Commission found the building, as to be conditionally consistent with the March ARB/IP Airport Compatibility Plan, subject to conditions. With the 7460-1 review complete by the FAA, the building has been determined to meet all requirements of the airport compatibility plan, subject to standard Airport Land Use Commission conditions of approval.

The 2010 SEIR determined that impacts relating to hazards and hazardous materials were less than significant after the incorporation of mitigation measures that prohibit certain hazardous activities within one-quarter mile of existing schools, and which require risk management plans

for certain facilities. All hazards and hazardous materials-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hazards and hazardous materials.

Hydrology and Water Quality

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not substantially increase impacts relating to hydrology or water quality. The building footprint will not change as a result of the proposed modifications in height and required setback. Thus, there is no increased potential for water quality standards violations, because water runoff and discharge will not change. Similarly, there is no potential for an increased water demand above that disclosed and analyzed in the 2010 SEIR. The building remains an industrial use, and no water demand factors are affected by the proposed changes. There is also no potential to alter drainage patterns, as the footprint will remain the same. No housing is proposed, therefore no increased flood hazards relating to housing would occur. Finally, the location of the building does not change, therefore there are no new impacts relating to floodplains, or dam or levee failure.

The 2010 SEIR determined that impacts relating to hydrology and water quality were less than significant after the incorporation of mitigation measures that require detention basins and sediment basins within the Specific Plan area, and compliance with NPDES permits. All hydrology and water quality-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hydrology and water quality.

Land Use and Planning

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not substantially increase impacts relating to land use and planning. There is no new potential to divide an existing community, as the location of the Project has not changed. While the Meridian Specific Plan requires that any increase in height (here, 4') occur simultaneously with a corresponding setback increase, this inconsistency would be resolved within the approval of the Variance, which would allow the increase in height of 48 feet with a setback of 40 to 44 feet. No other inconsistencies with land use plans or regulations would occur. The Project is also not located within or adjacent to a designated habitat conservation plan, therefore no new conflicts as a result of the proposed Project changes would occur.

The 2010 SEIR determined that impacts relating to land use and planning were less than significant after the incorporation of mitigation measures that require consistency with Air Installation Compatible Use Zones, ALUC review for certain buildings taller than 50 feet, the establishment of a school buffer zone, and detention basin design features that discourage bird

activity. All land use and planning-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to land use and planning.

Mineral Resources

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not substantially increase impacts relating to mineral resources. No significant mineral deposits have been identified within the Specific Plan area. The County Division of Mines and Geology identifies Mineral Resource Zones within Riverside County, but none within the development site.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to mineral resources.

Noise

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not substantially increase noise impacts. The proposed changes do not alter the use or intensity of the industrial warehouse, or otherwise effect the levels of noise that would be generated, either during construction or operation. There is no potential for the changes to result in increased levels of groundborne vibration, or increase temporary or permanent ambient noise levels.

The 2010 SEIR determined that impacts relating to noise were less than significant after the incorporation of mitigation measures that require acoustical analyses for projects near the School Buffer overlay, mufflers on construction equipment, consideration of sound attenuation methods, *inter alia*. All noise-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to noise.

Population and Housing

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not have the potential to result in additional or more severe population or housing impacts. No housing is proposed, and no housing or people would be displaced. Thus there would be no need to provide replacement housing elsewhere, as a result of the proposed changes.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to population and housing.

Public Services

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not increase impacts to public services, including fire protection, police protection, schools, parks, or other public facilities. The increase in height, and the approval of a setback Variance, would not increase public services demand above and beyond that which was previously analyzed. The use, location, and general size of the warehouse would remain the same.

The 2010 SEIR determined that impacts relating to public services were less than significant after the incorporation of mitigation measures that require the March JPA to contract with the Riverside County Sheriff's Department for police services, the dedication of land for a fire station, and the application of compatibility conditions within the elementary school buffer zone. All public services-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to public services.

Recreation

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not impact recreational facilities. As an industrial warehouse project, the Project would not generate the need for new or expanded parks or recreational facilities, since an increase in population requiring such facilities is not anticipated. Similarly, the increase in building height and the approval of a setback Variance would not result in increased demand for or physical deterioration of recreational facilities.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to recreation.

Transportation and Traffic

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not generate new or substantially more severe traffic and transportation impacts. These proposed changes would not increase the amount of traffic generated by the Project, or the distribution of that traffic on the roadway network. This is true during both construction and operation. In addition, the proposed changes would not result in new design-related hazards, decrease emergency access, or impact the provision, capacity, or availability of alternative transportation and transit options. Demand for air traffic services would also not be affected by the proposed changes.

The 2010 SEIR determined that traffic impacts were significant and unavoidable, however it also identified myriad mitigation measures to nonetheless reduce the severity of these impacts, although not to a level of less than significant. These mitigation measures route truck traffic away from residential areas, identify specific traffic improvements at specific intersections in the Specific Plan area and its vicinity, *inter alia*. All transportation and traffic-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to traffic.

Utilities and Service Systems

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not generate new or substantially more severe impacts to utilities and service systems. The proposed changes would not increase demand for wastewater treatment, as the 4' change in height and approval of a setback variance would not increase the amount of wastewater generated. There is also no potential to increase demand for water service, storm drain capacity, or landfill capacity. Construction waste generation will not be increased by the proposed Project changes.

The 2010 SEIR determined that impacts relating to utilities and services systems were less than significant after the incorporation of mitigation measures that require that storm drain and flood control facilities be operational prior to issuance of certificates of occupancy, green waste be separated and composted, wastewater generation be monitored to ensure ongoing capacity, *inter alia*. All utilities and service systems-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

Thus, there is no potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects relating to utilities and service systems.

Mandatory Findings of Significance

The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, has no potential to achieve short-term goals at the expensive of long-term environmental goals. There is no increased potential for cumulatively considerable impacts not disclosed in the 2010 SEIR. The proposed changes also have no potential to result in substantial adverse impacts to human beings, either directly or indirectly, that have no already been disclosed in the 2010 SEIR.

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: Variance 15-02 and Plot Plan 13-02, Amendment No. 2

2. Lead Agency Name and Address:

March Joint Powers Authority
23555 Meyer Drive
Riverside, CA 92518

3. Contact Person and Phone Number: Dan Fairbanks, Planning Director 951-656-7000

4. Project Location: 22000 Opportunity Way, Riverside CA 92518

5. Project Sponsor's Name and Address:

Newcastle Partners, Inc.
470 Green River, Suite 118
Corona, CA 92880

6. General Plan Designation: SP-5; SP-5, A-2 (I) 7. Zoning: Industrial

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).

In 1993, the federal government mandated the realignment of March Air Force Base (AFB) and a substantial reduction in its military use. In April 1996, March AFB was re-designated an Air Reserve Base (ARB). Approximately 4,400 acres of land that had historically supported March AFB were no longer needed to support the ARB. The cities of Moreno Valley, Perris, Riverside, and the County of Riverside formed the March Joint Powers Authority (JPA) to oversee the dispensation and management of the surplus land. A General Plan and Master EIR were prepared for the JPA planning area which includes the March ARB. These documents were adopted/certified in 1999. The March Business Center Specific Plan and Final Environmental Impact Report (FEIR) (SCH #2002071089) which guides land use decisions within a 1,290 acre portion of the planning area were adopted/certified in February 2003. Following certification of the 2003 Focused EIR and approval of land use entitlements, development commenced on the 696.2-acre (612 acres developable) North Campus, which is located between Alessandro Boulevard to the north and Van Buren Boulevard to the south. Numerous parcels have been developed and occupied since 2003; others are in various stages of development. No development has occurred on the 628-acre of developable area within the South Campus.

Since adoption of the March Business Center Specific Plan in 2003, the Specific Plan area has become known and marketed as "Meridian". In 2010, the Meridian Specific Plan Amendment (SP-5) (amended the March Business Center Specific Plan) Subsequent EIR (SEIR) (SCH#2009071069) was prepared and certified to modify land uses in response to changes in market conditions since certification of the 2003 Focused EIR, and to accommodate the Sysco Distribution Facility on Lot 16 within the Specific Plan area. The Meridian SP-5 focused on the undeveloped lots in the North Campus. No amendments were proposed for the South Campus. The proposed Project is located on Assessor Parcel Numbers: 294-050-079 within the Meridian SP-5 and 294-070-036 within SP-5, A-2.

The following is a summary of the environmental impacts and level of significance for each resource area analyzed in the Meridian SP-5 SEIR:

- 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 and 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 (July 1997)
- 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) now referred to as the Meridian Design Guidelines

On November 6, 2013, Plot Plan 13-02 for the 510,000 sq. ft. speculative industrial building on APN: 294-050-079 was approved by the Meridian Design Implementation Committee. The March JPA determined that Plot Plan 13-02 was consistent with the Meridian SP-5, the Meridian Subsequent EIR (SCH#2009071069), the applicable portions of the March JPA Development Code, and the General Plan. The Committee determined that Plot Plan 13-02 is exempt from CEQA.

Subsequent to the initial approval, on December 3, 2014, the March Joint Powers Commission adopted Resolution #JPA 14-18 on APN: 294-070-036 (1.19 acres), certifying the CEQA Addendum to the Meridian SP-5 Subsequent EIR (SCH#2009071069), and approving General Plan Amendment 14-01 and Plot Plan No. 13-02, Amendment No. 1. The Commission further adopted Ordinance #JPA 14-02, approving Specific Plan 5, Amendment #2, adopting the 1.19 acre re-zoning from Public Facilities to Industrial. The change allowed the applicant to utilize unused property for an additional 106 automobile parking stalls for the previously approved 510,000 SF speculative building (Plot Plan 13-02). In a letter dated April 14, 2014, WMWD granted permission for the applicant to construct a concrete or asphalt parking lot over a WMWD sewer easement area on the lot. The "Project" proposes a height increase along the east elevation of the building.

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

The proposed Project ("Project") is located on APNs: 294-050-079 and 294-070-036, east of Opportunity Way and Meridian Parkway within the Meridian Business Park Specific Plan. The proposed Project Site is currently designated Industrial in the General Plan and is zoned Industrial in the Meridian Specific Plan. The Project Site is bounded by Sysco and Opportunity Way to the west, the Fresh and Easy facility to the north, a rail line and the I-215 to the east, and Meridian Unit 4 Lot 3 to the south.

The Project site is currently undeveloped. The prior two project approvals provided for a building height ranging from 40' - 44'. As the project design moved into its final stages, the applicant recognized that the site would be compatible with neighboring, and similar, Industrial uses within Meridian through a building height increase. As such, the applicant is now proposing a 48' building height where the rear building setback is 44' and a 40' rear building setback where the building height is 44'. This height/setback scenario requires a rear setback variance as the Meridian Specific Plan (SP-5) Table III-2 requires that building height, which is allowable up to 80', must not exceed the building setback. The requested variance would accommodate a 36 foot internal building clear height to ensure the construction of a state-of-the art facility which will be consistent with similar warehouse and distribution facilities in the area. If the building structure were to be shifted westward in order to comply with the required setback/building height ratio, the site would be forced to sacrifice the planned truck court depth, thereby making the facility deficient.

The applicant requests an amendment to the originally approved Plot Plan 13-02 for a speculative warehouse and distribution facility to accommodate an industrial user on 26.93 acres. Specifically, the plot plan amendment includes revised building elevations, with a maximum building height of 48' along the easterly portion of the building where the setback is set between 40 to 44 feet.

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

The Project site is bordered by vacant land to the east and the Burlington Northern Santa Fe (BNSF) railway and Interstate 215 beyond. The Fresh and Easy facility is located to the north, a previously entitled property Unit 4-Lot 3 to the south and the Sysco distribution facility to the west, which are also included within the Meridian Specific Plan boundary. Opportunity Way forms the western boundary of the Project site.

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

Approval in accordance with the Construction General Permit (2009-0009-DWQ as amended by Order No. 2010 0014 DWQ (NPDES No. CAS000002) on September 2, 2009, which went into effect on July 1, 2010 will be necessary prior to construction of the project.

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

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

DETERMINATION (To be completed by the Lead Agency):

On the basis of this initial evaluation:

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

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

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

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

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

Signature — Date: 2/12/16

Dan Fairbanks, AICP
Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

10) The explanation of each issue should identify:

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

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

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
I.	AESTHETICS. Would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c)	Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐

d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Findings: The Meridian Specific Plan Amendment (SPA) 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height would not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a, b,& c) The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not generate a new, adverse impact on a scenic vista, damage a scenic resource within a state scenic highway, or substantially degrade existing visual character at the Project site. The changes would have only a negligible effect on the placement, mass, size, and general look of the speculative warehouse. Moreover, the amendment includes the replacement of previously approved Australian Willow trees along the easterly building elevation with Afghan pines to be located along the easterly property line. Australian willows naturally grow to a height of about 25 feet, while Afghan pines are known to grow to more than 50 feet in height. The switch in trees would allow for maximum landscape coverage that will minimize any visual impacts from the neighboring I-215 freeway, to less than significant. The 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 Site. The nearest eligible state scenic highway is a portion of I-215 located approximately four miles to the south of the proposed Project area. 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 lot is not adjacent to either Alessandro Boulevard or Van Buren Boulevard. The Project is subject to the landscaping and other applicable requirements outlined in the Meridian 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) The building height increase and approval of the Variance would not have an effect relating to lighting, as lighting levels would generally be the same with or without the proposed Project changes. In accordance with the requirements of the existing Meridian Design Guidelines, all project lighting is required to be low or high pressure sodium lighting with full cut-off fixtures directing light into the Project site. No light would be emitted above the height of light fixture "the horizontal" and all lighting would be mounted at a maximum of 24 feet above final grade. There would be no significant impact to day or nighttime views as a result of the Project's compliance with the requirements of the approved Design Guidelines. The Project would comply with the requirements of the Specific Plan with respect to new sources of light and glare and 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 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

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

d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a) The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a setback of 40 to 44 feet, would not result in new or substantially more severe agriculture or forest impacts. 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 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 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for agricultural and forest resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

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 Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a & b) The Project is located within the South Coast Air Basin (SCAB), which is designated under National Ambient Air Quality Standards (NAAQS) as a severe non-attainment area for ozone, a serious non-attainment (maintenance) area for carbon monoxide, and a serious non-attainment area for particulate matter less than or equal to 10 microns (PM10). The SCAB is in attainment for nitrogen oxides (NOx) and sulfur oxides (SOx).

The air quality analysis in the Meridian SP-5 SEIR analyzed potential impacts of stationary and mobile emission sources for designated land uses within the Specific Plan. The analysis addressed specific onsite stationary emissions associated with Lot 16 (constructed in 2010), freight rail service for Unit 1 lots 5 and 6; and additional equipment for the remainder of the future lots (including the proposed Project), such as truck refrigerated units, emergency generators, forklifts, yard goats, boilers, fuel station and a fuel storage facility.

Emissions from the above devices, uses and activities collectively formed an "emissions budget" for planned and assumed development within the Specific Plan. The Specific Plan's passenger car and truck traffic generation provide a second budget, with respect to mobile source emissions. The Project proposes a parking lot, which alone would not generate vehicular trips and require any special equipment. Therefore, the proposed Project would not result in any new air quality impacts not considered in the Meridian SP-5 SEIR.

Emissions from the construction phase of the Specific Plan assumed an initial phase involving mass grading of the entire Specific Plan and initial development activities including construction of internal roadways and fine grading, trenching, and paving. Subsequent construction activities would involve site-specific development (i.e., fine grading, trenching, and paving), building construction, architectural coatings application, and parking lot paving. The proposed Project was graded under the initial phase of construction. The second phase of construction for the Project would involve fine grading and paving. Under the Meridian SP-5, it was assumed that the Site would be a pump station for WMWD. Construction activities associated with installation of a pump station involve excavation of a vault and underground piping. The proposed Project does not involve excavation work or any underground utility work, so it is anticipated that the construction equipment and associated emissions would be less than those analyzed for Unit 4 Lot F under the Public Facility use in the Meridian SP-5 SEIR. Therefore, the proposed Project would not result in any new air quality impacts associated with construction not already considered in the previously certified Meridian SP-5 SEIR. No further environmental review is required.

The Meridian SP-5 SEIR identified significant unmitigated air quality impacts associated with the implementation of Specific Plan, and findings of over-riding considerations were adopted by the March JPA. Given the discussion above, The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not impact air quality or increase air quality emissions. Air quality emissions generated by both the construction and the operation of the Project would remain the same, with or without the additional four feet in height. Thus, the proposed changes would not affect the Meridian Specific Plan's consistency with any applicable air quality plan. The changes would also not result in additional air quality violations. The increased height and approval of a Variance reducing the required setback by four feet would not expose additional sensitive receptors to hazardous pollutant emissions, because the change in height and setback will not increase or otherwise affect the amount of emissions, or the location of occupants in relation to emissions. The proposed Project would not result in any additional air quality impacts not previously considered under the Meridian SP-5 SEIR. No further environmental review is required.

c) Cumulative impacts on non-attainment criteria pollutants were addressed in the findings of over-riding considerations adopted by the March JPA. The Project would not cause additional significant environmental effects beyond those analyzed in the Meridian SP-5 SEIR, therefore no further environmental review is required.

d) The Project is located within a vacant, graded portion of the Specific Plan, adjacent to other lots developed as an industrial use (Sysco distribution facility to the west) or vacant lots that will be developed as

industrial (510,000 sq. ft. speculative building) under the Meridian SP-5. These industrial uses are also included within the Meridian Specific Plan boundary. The nearest sensitive receptor, Orangecrest residential development, is located approximately 0.50 miles from the Project site. The Meridian SP-5 SEIR determined that the Specific Plan would not exceed a level of significance for potential cancer and other risks associated with car and diesel truck emissions. However, according to the Meridian SP-5 SEIR, the background excess cancer risk levels are above the significant risk thresholds. The findings of over-riding considerations adopted by the March JPA address this significant and unmitigatable impact. The proposed Project would not increase the severity of the previously identified impact, or result in a new impact not previously identified, therefore no further environmental review is required.

e) No additional odors would be generated by the increase in height and the decrease in setback. The proposed Project would not be a source of objectionable odors, no impact would occur.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
IV.	BIOLOGICAL RESOURCES. Would the project:				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e)	Conflict with any local policies or ordinances 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 Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a & b) 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 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. No critical habitat has been designated for SKR within or adjacent to the Specific Plan, and therefore none will be affected. In 2009, the USFWS prepared a BO FWS-WRIV-09B-221-09F1185, which addressed the increased population of LBV in the Specific Plan area. The riparian forest located in the southwestern portion of the Specific Plan is occupied by LBV. The Meridian SP-5 impacted or will ultimately impact 3.0 acres of LBV habitat. 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 has incorporated numerous conservation measures to avoid and/or minimize potential impacts to LBV and its habitat. Vegetation clearing outside of the LBV nesting season will 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 Biological Opinion that the Meridian Specific Plan is not likely to jeopardize the continued existence of the LBV.

Habitat for the Western burrowing owl was identified within the Meridian Specific Plan. 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 proposed Project is located on a graded area (rough graded per the March Business Center Tentative Map for portions of the Meridian north campus). There is no suitable habitat for the SKR, LBV or Mountain Plover on the Site. However, there may be suitable habitat for the burrowing owl. Implementation of Mitigation IV.D.1-1 and Mitigation IV.D.1-2 in the Meridian SP-5 SEIR would result in a less than significant impact to sensitive species and habitats. There are no new impacts as a result of the proposed Project, and therefore no further environmental review is required.

c) There are no Section 404 jurisdictional "waters of the U.S" identified on the 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 Site. Thus, no impacts would occur as a result of the Project.

d) The 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 will not substantially interfere with the movement of any native or resident migratory species or their corridors, or impede the use of native wildlife nursery sites. 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.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
V.	CULTURAL RESOURCES. Would the project:					
	a)	Cause a substantial adverse change in the significance of a historical resource 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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a-d) As determined in the Meridian SP-5 SEIR, the Project would not significantly impact paleontological or archaeological resources as none were identified within the Project area. The rough grading of the Site did not expose any archaeological or paleontological resources, and no historical resources are located on the Site. If archaeological or paleontological resources are encountered at the time of final grading, project construction or any other time before project completion, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist who can evaluate the nature and significance of the finds in conformance with the Cultural Resource Management Plan prepared for the March JPA General Plan, and in compliance with the existing mitigation measures for the Meridian SP-5 SEIR. The Coroner will 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 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:			New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VI.	GEOLOGY AND SOILS. Would the project:					
	a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐
	i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii)	Strong seismic ground shaking?	☐	☐	☒	☐
	iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
	iv)	Landslides?	☐	☐	☒	☐
	b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
	c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
	d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, 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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which

will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a–e) 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. 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 to the north and east of the Elsinore-Whittier fault and 7 miles to the south and west of the San Jacinto fault, with no active faults in the Specific Plan area. This association has a low to medium shrink/swell potential. There are no Alquist Priolo Special Studies Zones within the Specific Plan area, and the potential for liquefaction and seismically induced dynamic settlements of soils within the Specific Plan area is low. In addition, the relatively dense and cohesive nature of the underlying alluvium results in low susceptibility of seismically induced hazards. As discussed in the 2003 Focused EIR, the Specific Plan will be served by a sewer system, so septic systems or alternative waste water disposal systems would not be required. According to the 2003 Focused EIR, there appears to be no threat of landslide or substantial soil erosion. As specified in the approved mitigation measures, the proposed Project shall be constructed in accordance with the Uniform Building Code (UBC), preliminary geotechnical investigation, and the grading requirements contained within the March JPA Development Code. With implementation of the Meridian SP-5 SEIR and 2003 Focused EIR mitigation measures, the proposed Project would not introduce any new impacts not previously analyzed in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VII.	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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a & b) The Meridian SP-5 SEIR addressed GHGs for the Specific Plan development. The Meridian SP-5 SEIR determined that the total emissions for the Specific Plan are estimated to be 12,043 metric tons of CO2 total for the duration of construction. In addition, the SEIR analyzed operational GHG emissions under the Business As Usual (BAU) scenario, the primary source of which would be vehicular emissions. Both the state of California and the federal government have adopted GHG emission reduction measures designed to reduce the amount of GHGs emitted from vehicles. GHG emissions were calculated for the Specific Plan with implementation of the mitigation measures based on these adopted measures. However, even with implementation of the GHG reduction measures, GHG emissions would remain above both the California Air Resources Board (CARB) threshold (i.e., 7,000 metric ton of CO2E) and the SCAQMD threshold (i.e., 10,000 metric ton of CO2E) for the Specific Plan. Accordingly, the Specific Plan would result in significant and unavoidable cumulative GHG emission impacts.

GHG emissions associated with the proposed Project would be limited to the construction activities for the Site since the operational or vehicular trips using the Site are generated by the adjacent to be constructed 510,000 sq. ft. speculative industrial building. The March JPA determined that the 510,000 sq. ft. speculative industrial building impacts to air quality and GHGs were consistent with the impacts analyzed under the Meridian SP-5 SEIR. The proposed Project would not result in any new GHG impacts not considered in the Meridian SP-5 SEIR. Impacts would remain significant and unavoidable as disclosed in the Meridian SP-5 SEIR. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:			New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
VIII.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
	a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
	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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a & b) The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not substantially increase impacts relating to hazards or hazardous materials. The increased building height, and the reduction in required setback, would not result in additional hazardous materials transport, or a change in the types of materials being transported. Once the Project is constructed, hazardous materials would be limited to those associated with landscaping maintenance such as fertilizers and pesticides. Because these materials are used in very limited quantities, they are not considered a hazard to the public. Nonetheless, adherence to Federal, state, and local health and safety requirements regarding these substances would reduce the potential impacts to less than significant. The proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. Thus, no further environmental review is required.

c) The proposed Project is not located within one-quarter mile of a school. As a result, no impacts are anticipated.

d) According to 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 located within Accident Potential Zone (APZ) II as shown in the 2005 March ARB Air Installation Compatibility Use Zone Study (AICUZ). The Meridian SP-5 land uses were evaluated in the Meridian SP-5 SEIR and determined to be in full compliance with the use limitations presented in the 2005 AICUZ. According to Table 3-1: *Land Use Compatibility* in the 2005 AICUZ, industrial uses are compatible with the APZ II depending on the variation of densities in people and structures. Regarding hazards relating to air traffic and airport operations, the development site is located adjacent to, but not within, the Accident Potential Zones identified within the 2005 March Installation Compatibility Use Zone Study ("AICUZ"). On November 30, 2015, the Riverside County Airport Land Use Commission found the building, as to be conditionally consistent with the March ARB/IP Airport Compatibility Plan, subject to

conditions. With the 7460-1 review complete by the FAA, the building has been determined to meet all requirements of the airport compatibility plan, subject to standard Airport Land Use Commission conditions of approval. The proposed Project would not introduce any new impacts not previously covered in the Meridian SP-5 SEIR. Thus, 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 in 2008. The Guide provides a list of resources and contact information for emergency resources in the area including area hospitals, animal 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 of individual projects within the Specific Plan or operations would not result in a physical interference with emergency routes. Similarly, 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 West Riverside County Natural Hazards Disclosure 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 a mostly developed business park. Vacant, yet graded land borders the Site to the east. The Burlington Northern Santa Fe (BNSF) railway and Interstate 215 exists beyond. The Fresh and Easy facility is located to the north and Unit 4 Lot 3 located to the south. The Sysco distribution facility exists to the west and Opportunity Way forms the Site's western boundary. The Project would not generate any significant impacts as it relates to wildland fires not previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
IX.	HYDROLOGY AND WATER QUALITY. Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐

g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j)	Expose people or structures to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Findings: The Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a) The proposed Project would include the construction of approximately 33,859 square feet of impermeable surfaces (i.e., pavement and structures). To minimize water quality impacts associated with the proposed project, construction activities would be required to comply with a SWPPP consistent with the General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit). The SWPPP would incorporate best management practices (BMPs) such as gravel bags, silt fence, and fiber rolls. Preparation and implementation of a SWPPP would reduce potential impacts to water quality during construction to less than significant.

Non-point source surface water from impervious surfaces may contain contaminants or increase sediment loads in the storm drain system. According to the Meridian Lot F and Lots 1 and 2, Unit 4 Plot Plan, implementation of the proposed Project would increase the amount of impervious surfaces from approximately 0% to 64.7% (0.77 acres). The constructed impervious surfaces will consist of concrete paving and asphalt paving. The remaining 35.3% (0.42 acres) of pervious surfaces will consist of landscaped areas. Stormwater runoff would drain into the South Channel detention basin located east of the Site. This basin would detail and treat storm water prior to discharging offsite. Discharging to the detention basin described above, would avoid violations of the water quality standards. 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.

b) Although the proposed Project does not involve the extraction of groundwater, it would reduce areas of onsite groundwater percolation and recharge of the groundwater due to the increase of impermeable surfaces. As described above, all stormwater would be collected and discharged into the existing South Channel detention basin located east of the Site. There is no groundwater extraction near the Site. This detention basin, as analyzed in the Meridian SP-5 SEIR, allows percolation and mitigates the reduction of permeable surface due to development. Therefore, no further environmental review is required.

As discussed in the Meridian SP-5 SEIR, appropriate BMP associated with the required federal National Pollutant Discharge Elimination System (NPDES) permit, and all other existing federal and state regulations regarding water quality will be adhered to, as required through the Storm Water Pollution Prevention Plan (SWPPP). Therefore, impacts to groundwater would be less than significant.

c and d) As previously discussed, the 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 site or vicinity. The completed project would continue to drain to the existing storm drain inlet located in the southeastern corner of the Site, which outlets to the South Campus detention basin. This basin will detain and treat storm water runoff prior to discharge to the Perris Valley Storm drain system; thus, minimizing potential for flooding to occur on- or offsite. Also, the Site does not include any streams or rivers, which could be altered by the proposed Project. Therefore, impacts to the drainage pattern and issues related to flooding would be less than significant. 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 General Construction 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, and therefore 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. No further environmental review is required.

g) The proposed Project does not include any housing; therefore, no flood hazard would occur with project implementation.

h) Refer to Response IX. (g), above. Implementation of the proposed Project would not subject structures to a 100-year flood hazard area.

i) The proposed Project is not located downstream of a levee or dam, therefore there is no significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

j) The proposed Project is located approximately 75 miles from the Pacific Ocean and is not downstream of any significant body of water. There is no risk of exposure to inundation by seiche or tsunami. Although areas to the west of the proposed Project are slightly higher in elevation, these areas are developed and vegetated so the potential for a mudflow is unlikely. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
X.	LAND USE AND PLANNING. Would the project:				
a)	Physically divide an established community?	☐	☐	☒	☐
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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a) The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not substantially increase impacts relating to land use and planning. There is no new potential to divide an existing community, as the location of the Project has not changed. While the Meridian Specific Plan requires that any increase in height (here, four feet) occur simultaneously with a corresponding setback increase, this inconsistency would be resolved within the approval of the Variance, which would allow the a height of 48 feet with a setback of 40 to 44 feet. No other inconsistencies with land use plans or regulations would occur. The Project would not expand the boundaries of the Specific Plan area or introduce land use designations that would divide an existing community. No impact would occur.

b) The 2010 SEIR determined that impacts relating to land use and planning were less than significant after the incorporation of mitigation measures that require consistency with Air Installation Compatible Use Zones, ALUC review for certain buildings taller than 50 feet, the establishment of a school buffer zone, and detention basin design features that discourage bird activity. All land use and planning-related mitigation measures identified in the 2010 SEIR would remain in place and apply to this Project.

The proposed Project would not result in any conflicts with the Riverside County ALUP or March AFB Master Reuse Plan. All future development associated with the proposed Project would be required to comply with the Meridian Design Guidelines as referenced in the Meridian SP-5 SEIR. Therefore, impacts would be no greater than what was analyzed in the previously certified Meridian SP-5 SEIR. Therefore, no further environmental review is required.

c) The proposed Project is not within a designated habitat conservation plan or natural community conservation plan. Therefore, no conflict to a habitat conservation plan would occur.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XI.	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 Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a and b) As identified within the Meridian SP-5 SEIR, no significant mineral deposits have been identified within the Specific Plan area. The County Division of Mines and Geology identifies Mineral Resource Zones within Riverside County, but none of these exist within the Project area or adjacent Specific Plan area. No further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for mineral resources. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

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

Findings: The Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA

Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a) As previously discussed, the Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not substantially increase noise impacts. The March JPA determined that Plot Plan 13-02 was consistent with the Meridian SP-5 SEIR and the noise generated by the additional truck and passenger trips associated with that building. The proposed changes do not alter the use or intensity of the industrial warehouse, or otherwise effect the levels of noise that would be generated, either during construction or operation. There is no potential for the changes to result in increased levels of groundborne vibration, or increase temporary or permanent ambient noise levels. Therefore, the proposed Project would not result in any new noise related stationary or vehicular impacts not considered in the Meridian SP-5 SEIR.

   In addition and as discussed in the Meridian SP-5 SEIR, short-term noise impacts associated with demolition, excavation, earth moving, and construction activities could occur, but are accepted as the unavoidable consequences of project development and generally do not represent a significant impact if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction would be implemented in accordance with these conditions. It is not anticipated that construction of the improvements would result in any new 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 does not involve heavy manufacturing drilling or other subterranean activities that would generate excessive ground borne vibration or ground borne noise levels. In addition, construction activities for the proposed Project are not anticipated to involve pile driving or blasting; therefore, a less than significant impact would occur. No further environmental review is required.

c) Refer to Response XII. (a), above. The March JPA determined that Plot Plan 13-02 was consistent with the Meridian SP-5 SEIR including the noise generated by the additional truck and passenger trips associated with that building. The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not substantially increase noise impacts.

   As previously discussed, the Project is located within the AICUZ and the ALUC. The Site is located approximately 0.50 miles from the nearest sensitive receptor, single family housing to the west (Orangecrest residential development). There is no significant impact in terms of noise generation from this facility as the dominant background noise emissions include aircraft operations from the nearby March ARB airport. Therefore, there would be no related impact.

d) Refer to Response XII. (a), above. In accordance with the March JPA Code, construction activities would be limited to the daytime hours and construction equipment would be equipped with sound muffling equipment to assure that construction equipment does not create a temporary significant impact. The proposed Project would not introduce any new noise impacts not previously covered in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

e) According to the Meridian SP-5 SEIR, the Project is located within a 65 – 70 CNEL noise contours for the nearby March ARB airport. The location of the proposed Project within these noise contours is an acceptable use consistent with the 2005 AICUZ and ALUP. Therefore, no significant impacts relative to airport noise and the proposed land use would occur. No further environmental review is required.

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

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIII.	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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a) The proposed Project does not include new housing. The Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not have the potential to result in additional or more severe population or housing impacts.

b & c) The Project site consists of an already mass graded lot and as such, does not contain any housing that would need to be replaced elsewhere. The proposed Project would not remove or otherwise displace any housing or people. Accordingly, no replacement housing is required as part of the Project.

Mitigation Measures:

Pursuant to CEQA Section 15178, all 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 Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XIV.	PUBLIC SERVICES. Would the project:				
a)	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☐	☐	☒	☐
	Fire protection?	☐	☐	☒	☐
	Police protection?	☐	☐	☒	☐
	Schools?	☐	☐	☒	☐
	Parks?	☐	☐	☒	☐
	Other public facilities?	☐	☐	☒	☐

Findings: The Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding four foot increase in building setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

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

- Fire Protection: Fire protection and emergency services are provided by the Riverside County Fire

Department. Substations are located on Van Buren Boulevard and Eucalyptus, with a third station to be built on a two-acre site within the Meridian Specific Plan. While land for this two-acre site has been identified, there is no specific development proposal to construct it at this time. The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not generate any 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. Sheriff's substations are located within the cities of Perris and Moreno Valley. The March JPA contracts with the Riverside County Sheriff's Department to provide supplemental Sheriff patrols to the March JPA Planning area. The Sheriff's Department capital facilities are financed through the Public Facilities development impact fee. Operations and maintenance for police services are financed through the Law Enforcement ½ cent sales tax and property taxes. The Project would contribute its impact fees for Police Protection in accordance with March JPA regulations. Implementation of the proposed Project would not generate any 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 Project's proposed height increase to 48 feet, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet would not result in an impact on school services since there is no increase in population connected with implementation of the Project. No impact would result, and no further environmental review is required.

- Parks: The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet would not result in any impact to recreation.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XV.	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 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a & b) As an industrial use, the proposed Project would not generate the need for parks or recreational facilities, and would not result in any impact not previously evaluated in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference. However, there are no identified impacts, and thus no corresponding mitigation measures for recreation. The analysis herein did not identify any additional impacts associated with the proposed Project; accordingly, no new mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVI.	TRANSPORTATION / TRAFFIC. Would the project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d)	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e)	Result in inadequate emergency access?	☐	☐	☒	☐
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: The Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a & b) The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not generate new or substantially more severe traffic and transportation impacts. These proposed changes would not increase the amount of traffic generated by the Project, or the distribution of that traffic on the roadway network. The March JPA determined that Plot Plan 13-02 was consistent with the Meridian SP-5 SEIR and the vehicle trips allotted for that building. Based on the foregoing, the proposed Project would not result in any new traffic related impacts not considered in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

c) The proposed Project consists of an increase in building height in which was found to be conditionally consistent by the Riverside County Airport Land Use Commission. The Project was also evaluated by the Federal Aviation Administration (FAA) in which the Project was deemed as a "Determination Of No Hazard To Air Navigation". Demand for air traffic services would thus not be affected by the proposed changes.

d & e) The Meridian SP-5 SEIR requires all street improvements for the Meridian Specific Plan 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. In addition, emergency access would be provided via the project driveway on Opportunity Way. Therefore, impacts are considered less than significant. Therefore, no further environmental review is required.

f) As discussed in the Meridian SP-5 SEIR, implementation of future development within the Specific Plan development would facilitate bicycle use, transit service and the shifting of traffic from the traditional peak commuting periods and drive-along modes of travel through implementation of Traffic Design Measures (TDM). 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 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVII.	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 Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a) The proposed Project would not exceed wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board. The wastewater system has been approved by WMWD and would flow to the existing wastewater treatment plant (WWTP) west of I-215 at Nandina Road, approximately two miles south of the site. The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not generate new or substantially more severe impacts to utilities and service systems. The proposed changes would not increase demand for wastewater treatment, as the four-foot change in height and approval of a setback variance would not increase the amount of wastewater generated. Impacts would be no greater than what was previously analyzed in the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

b) The Meridian Specific Plan is served by the WMWD. WMWD prepared a Water Supply Assessment (WSA) for the 2003 Focused EIR and determined that the water needs can be supplied to the entire Specific Plan through existing water entitlements. The WMWD confirmed the availability of water supplies in the updated WSA prepared for the Meridian SP-5 SEIR. The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, would not generate new or substantially more severe impacts to utilities and service systems. The proposed changes would not increase demand for water service. The impacts to the water service provision and waste water treatment capacity are consistent with the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

c) All stormwater would discharge to an existing detention basin (South Channel) east of the Site. This detention basin was 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. Therefore, no further environmental review is required.

d) The proposed Project would not demand potable water supplies, except to irrigate landscaped areas within the parking lot. According to the Meridian SP-5 SEIR, WMWD intends to operate a non-potable reclaimed water system within the Specific Plan, which would be independent from the potable system. The reclaimed water system is operational; although it currently conveys potable water. However, reclaimed non-potable water would be provided to the system following the WWTP expansion. The impacts to the reclaimed water service system are consistent with the Meridian SP-5 SEIR. Therefore, no further environmental review is required.

e) Refer to response XVII (a) above. The proposed Project would use the existing wastewater treatment facility, which has sufficient capacity to serve the proposed Project and is 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.

f) The proposed Project does not include the construction of a commercial or residential building, which would generate solid waste. Therefore, there would be no impact

g) Refer to response XVII (f) above, the proposed Project would not generate solid waste.

Mitigation Measures:

Pursuant to CEQA Section 15178, all Meridian SP-5 SEIR mitigation measures pertaining to this resource or Project are incorporated herein by reference and can be reviewed upon request at the March JPA, 23555 Meyer Drive, Riverside, CA 92518, (951) 656-7000. The analysis did not identify any additional impacts associated with the Project; accordingly, no additional mitigation is required.

Issues:		New Significant Impact, EIR Required	New Potential Significant Impact Unless Mitigation Incorporated	Impact Analyzed in Focused EIR, No New Impact	No Impact
XVIII.	MANDATORY FINDINGS OF SIGNIFICANCE				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b)	Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)	☐	☐	☒	☐
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Findings: The Meridian SP-5 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 will require major revisions of the environmental impact report; (b) substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; (c) new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code, § 21166). CEQA Guidelines section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant

environmental effects" or a "substantial increase in the severity of previously significant effects." (State CEQA Guidelines, §15162.) The Project is seeking a variance to allow an increase in building height of 48 feet along the easterly (or rear) building elevation, without the corresponding 48 foot setback along the east portion of the property. This change in building height will not generate any significant impacts not previously analyzed in the Meridian SP-5 SEIR. 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; however, minor changes require the preparation of an addendum.

a-b) The Project's proposed height increase to 48 feet along the easterly (or rear) building elevation, coupled with approval of a Variance allowing for a rear setback of 40 to 44 feet, has no potential to achieve short-term goals at the expensive of long-term environmental goals. There is no increased potential for cumulatively considerable impacts not disclosed in the 2010 SEIR. The proposed changes also have no potential to result in substantial adverse impacts to human beings, either directly or indirectly, that have no already been disclosed in the 2010 SEIR. No further environmental review is required.

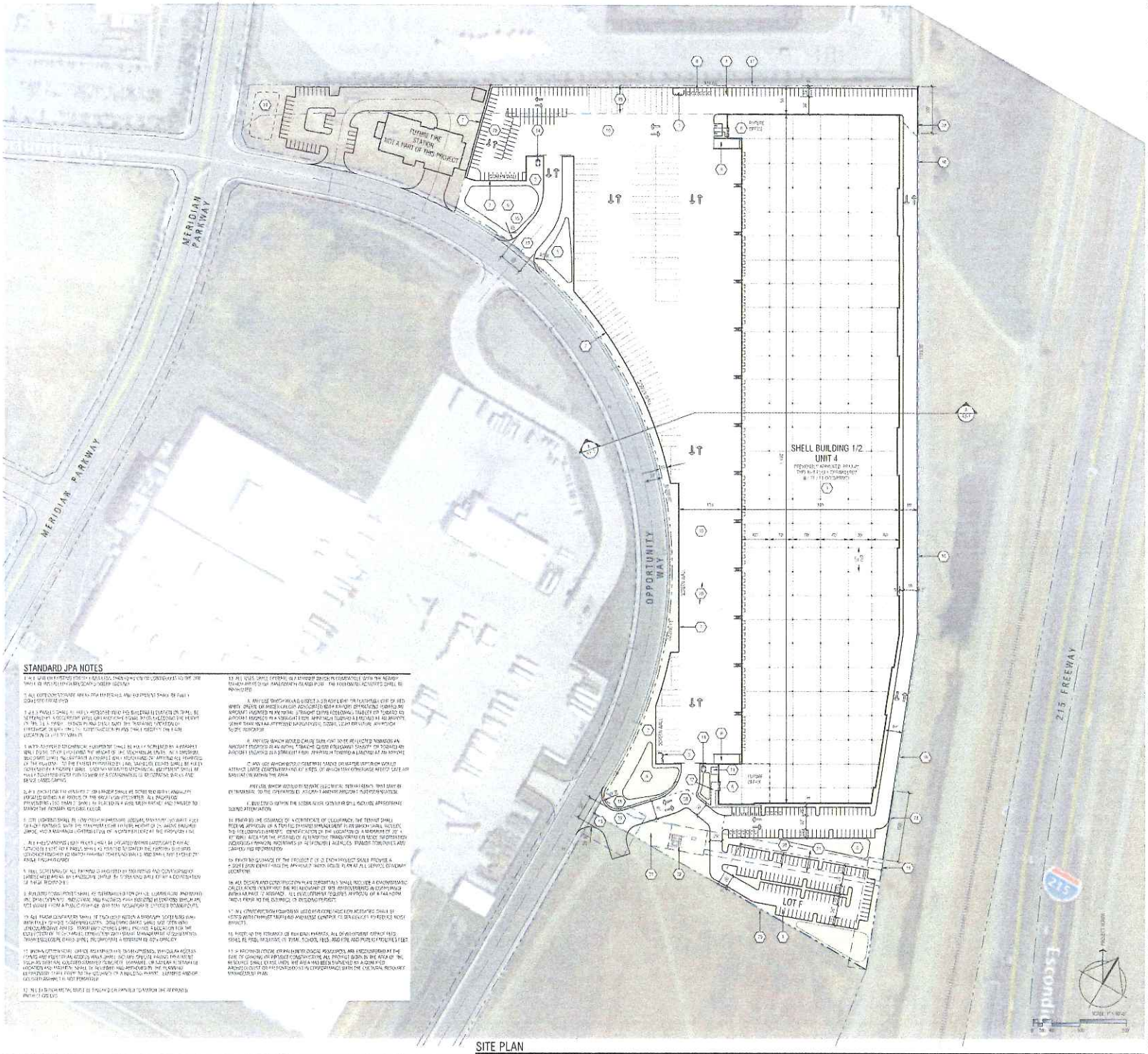
c) As discussed throughout the analysis above, the proposed Project would not result in any cumulative impacts. Therefore, impacts are considered less than significant. No further environmental review is required.

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 will not cause any 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.

EXHIBIT "B"
Plot Plan Amendment (PP #13-02, A2)
Variance (V 15-02)

Site Plan, Building Elevations, Landscape Plan

[Attached on following pages]



SITE PLAN

STANDARD JPA NOTES

1. ALL SITE DEVELOPMENT SHALL CONFORM TO THE CONDITIONS AS SET FORTH IN RESOLUTION NO. [illegible] AND [illegible].

2. ALL BOTTOM OF SLOPE AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE PLANTED WITH GROUND COVER.

3. ALL PUBLIC STREET LIGHTS SHALL BE LOCATED AT THE INTERSECTIONS OF ALL PUBLIC STREETS AND AT INTERMEDIATE LOCATIONS AS REQUIRED BY THE CITY ENGINEER. ALL STREET LIGHTS SHALL BE INSTALLED UNDERGROUND AND SHALL BE OF A TYPE APPROVED BY THE CITY ENGINEER.

4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL OR BY CONSTRUCTING AN ENCLOSURE OF THE SAME MATERIAL AS THE BUILDING. ALL EQUIPMENT SHALL BE SCREENED TO A HEIGHT EQUAL TO OR GREATER THAN THE HEIGHT OF THE EQUIPMENT. TO THE EXTENT PRACTICABLE, ALL SERVICE DOORS SHALL BE HIDDEN FROM PUBLIC VIEW BY PLACING THEM IN AN ALCOVE OR BEHIND A PARAPET WALL. SCREENING MATERIALS AND DESIGN SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SUCH BUILDING OR STRUCTURE. ALL ROOF AND SERVICE YARDS SCREENING.

5. ALL LANDSCAPING FOR THE VARIOUS TYPES OF DEVELOPMENT SHALL BE INSTALLED WITH AUTOMATIC IRRIGATION SYSTEMS AS APPROVED BY THE PLANNING DIRECTOR. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION THROUGHOUT THE YEAR. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH LANDSCAPING IS REQUIRED TO REPLACE ANY DEAD PLANTS WITH PLANTS OF A SIMILAR VARIETY AND SIZE AS THOSE ORIGINALLY INSTALLED. ALL PLANTING AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. ALL LANDSCAPING SHALL BE SUBJECT TO PERIODIC INSPECTION BY THE PLANNING DEPARTMENT.

6. ALL TRASH ENCLOSURES SHALL BE CONSTRUCTED WITH A MINIMUM SIX FEET (6') HIGH ARCHITECTURALLY COMPATIBLE, SOLID CONCRETE BLOCK WALL AND SHALL BE SUFFICIENTLY LARGE TO ACCOMMODATE BOTH REGULAR TRASH AND RECYCLABLE MATERIALS. TRASH AND STORAGE AREAS SHALL INCLUDE A LOCATION FOR THE COLLECTION OF TOXIC CHEMICALS IN COMPLIANCE WITH HAZARDOUS MATERIALS MANAGEMENT PLAN. ENCLOSURE DESIGN AND LOCATION SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. GATES SHALL BE OF SOLID METAL CONSTRUCTION AND SHALL NOT OPEN INTO PUBLIC RIGHT-OF-WAY.

7. ALL OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM ADJACENT PUBLIC STREETS BY A SIX FOOT (6') HIGH SOLID WALL OR FENCE. OUTDOOR STORAGE SHALL NOT EXCEED THE HEIGHT OF THE SCREENING WALL OR FENCE. OUTDOOR STORAGE SHALL BE LIMITED TO THE AREAS DESIGNATED ON THE APPROVED SITE PLAN. OUTDOOR STORAGE SHALL NOT BE LOCATED WITHIN REQUIRED LANDSCAPE AREAS.

8. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. THE INTENSITY OF LIGHTING SHALL BE SUFFICIENT TO PROVIDE ADEQUATE ILLUMINATION FOR SECURITY AND SAFETY PURPOSES. THE LIGHTING SYSTEM SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO CONTROL GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES. THE DESIGN, LOCATION AND METHOD OF SHIELDING OF LIGHT FIXTURES SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

9. ALL PROJECTS SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY'S NPDES STORMWATER PROGRAM. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL SUBMIT A WATER QUALITY MANAGEMENT PLAN (WQMP) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. THE WQMP SHALL IDENTIFY THE BEST MANAGEMENT PRACTICES (BMPS) THAT WILL BE USED TO CONTROL PREDICTABLE POLLUTANT RUNOFF AND SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT TEMPLATE FOR THE SANTA ANA REGION OF RIVERSIDE COUNTY.

10. ALL PROJECTS SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY'S NPDES STORMWATER PROGRAM. PRIOR TO ISSUANCE OF A GRADING PERMIT, THE DEVELOPER SHALL SUBMIT A WATER QUALITY MANAGEMENT PLAN (WQMP) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. THE WQMP SHALL IDENTIFY THE BEST MANAGEMENT PRACTICES (BMPS) THAT WILL BE USED TO CONTROL PREDICTABLE POLLUTANT RUNOFF AND SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT TEMPLATE FOR THE SANTA ANA REGION OF RIVERSIDE COUNTY.

11. ALL ROOF DRAINAGE SHALL BE DIRECTED TO LANDSCAPE AREAS WHERE FEASIBLE PRIOR TO DISCHARGE INTO THE STREET GUTTER OR STORM DRAIN SYSTEM.

12. ALL PARKING LOT AREAS SHALL BE KEPT CLEAN AND IN GOOD CONDITION AT ALL TIMES. PARKING LOT SWEEPING SHALL BE PERFORMED AT LEAST ONCE PER WEEK.

13. ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY THE USE OF CURBS OR WHEEL STOPS.

14. ALL PARKING AREAS AND DRIVE AISLES SHALL BE PAVED WITH ASPHALT CONCRETE OVER APPROVED BASE MATERIAL.

15. ALL PARKING SPACES SHALL BE STRIPED WITH PAINT AT LEAST FOUR INCHES (4") IN WIDTH.

16. ALL HANDICAPPED PARKING SPACES SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE BUILDING ENTRANCE NEAREST THE HANDICAPPED PARKING SPACES. THE NUMBER OF HANDICAPPED PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

17. ALL HANDICAPPED PARKING SPACES SHALL BE IDENTIFIED WITH PAINTED SYMBOLS AND SIGNS IN ACCORDANCE WITH THE CALIFORNIA VEHICLE CODE.

18. ALL PARKING LOT LIGHTING SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO PROVIDE A MINIMUM OF ONE FOOT CANDLE OF LIGHT AT GROUND LEVEL THROUGHOUT THE PARKING AREA.

19. ALL PARKING LOT LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.

20. ALL PARKING LOT LIGHTING SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

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PROJECT DATA

SITE AREA:

EXISTING	1,121,286 SF / 25.74 AC
PROPOSED ADDED SITE AREA	51,637 SF / 1.19 AC
TOTAL SITE AREA	1,173,003 SF / 26.93 AC

BUILDING AREA (NO CHANGE):

GROUND FLOOR	500,000 SF
MEZZANINE	10,000 SF
TOTAL	510,000 SF

COVERAGE: 43.48 %

PARKING REQUIRED (NO CHANGE):

20,000 SF OFFICE @ 3.3/1000	66 STALLS
0 - 50,000 SF @ 1/1000	50 STALLS
50,000 - 200,000 SF @ 0.33/1000	50 STALLS
200,000 SF + @ 0.20/1000	56 STALLS
TOTAL STALLS REQUIRED	224 STALLS

AUTO PARKING PROVIDED:

STANDARD STALLS	313 STALLS
CARPOOL STALLS (5% MIN)	17 STALLS
TOTAL STALLS PROVIDED	330 STALLS

BIKE PARKING:

REQUIRED @ 1/20 AUTO STALLS	17 SPACES
PROVIDED	17 SPACES

LOADING DOCK POSITIONS (NO CHANGE): 68 DOCKS
TRUCK TRAILER STALLS 12' X 53' (NO CHANGE): 123 STALLS

LANDSCAPE AREA PROVIDED: 145,125 SF / 12.37 %

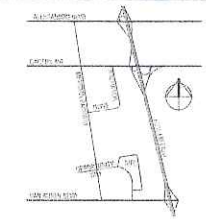
MINIMUM SETBACKS REQUIRED (NO CHANGE):

FRONT BUILDING	20'
FRONT LANDSCAPE	15'
SIDE BUILDING	0'
SIDE LANDSCAPE	5'
REAR BUILDING	20'
REAR LANDSCAPING	5'

KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING BUILDING
2. CONCRETE AREA - PROVIDE CONTROL / EXPANSION JOINTS PER ENGINEERS RECOMMENDATIONS. SEE CONCRETE JOINT PLAN FOR ADDITIONAL INFORMATION.
3. PAINTED CONCRETE TILT-UP PANELS - SEE ELEVATIONS FOR FINISH AND COLOR. PROVIDE CONTROL / EXPANSION JOINTS PER ENGINEERS RECOMMENDATIONS. SEE CONCRETE JOINT PLAN FOR ADDITIONAL INFORMATION.
4. TYPICAL STANDARD PARKING STALL (9'-0" X 18'-0") OR COMPACT PARKING STALL (8'-0" X 16'-0") AS SHOWN
5. RAISED PLANTER - SEE SITE PLAN FOR LOCATION
6. CURB AT PLANTER AREAS
7. 6" HIGH CONCRETE CURB AT SOUTH AND WEST SIDES OF SITE (INCLUDING ALL DRIVE GATE AND DRIVE APPROACHES) TO PREVENT VEHICLE ENCROACHMENT ONTO ADJACENT PROPERTIES. SEE CIVIL PLANS FOR ADDITIONAL DETAILS AND INFORMATION.
8. ACCESSIBLE PARKING SPACE WITH SIGN AND PAINTED MARKINGS PER CALIFORNIA BUILDING CODE
9. ACCESSIBLE PARKING SPACE WITH SIGN AND PAINTED MARKINGS PER CALIFORNIA BUILDING CODE
10. CONCRETE PAVED DRIVE AISLE
11. CONCRETE PAVED TRUCK COURT
12. CONCRETE PAVED DRIVE AISLE
13. 60 DEEP ACCESSIBLE PARKING SPACE WITH SIGN AND PAINTED MARKINGS. SEPARATE TYPE W CURB TO ENSURE NO AUTO STALL ENCROACHMENT
14. NEW CURB CUT FOR DRIVEWAY
15. PAINTED PARKING STRIPES PER ENGINEERS RECOMMENDATIONS
16. 8' HIGH CHAIN LINK FENCE WITH SLATS AND 20' WIDE ROLLING GATE WITH KNOX BOX. SEE ARCHITECTURAL DRAWINGS AND / OR CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
17. 6' HIGH CHAIN LINK FENCE WITH SLATS AND 20' WIDE ROLLING GATE WITH KNOX BOX. SEE ARCHITECTURAL DRAWINGS AND / OR CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
18. EXISTING STORM DRAIN AND INLET (OPERATIONAL)
19. EXISTING STORM DRAIN AND INLET (OPERATIONAL) TO BE REMOVED AND REPLACED
20. EXISTING STORM DRAIN AND INLET (OPERATIONAL) TO BE REMOVED AND REPLACED
21. EXISTING PRESSURE REGULATING STATION TO REMAIN AS-IS
22. EXISTING PRESSURE REGULATING STATION TO BE REMOVED AND REPLACED
23. NEW WATER SERVICE TO DOMESTIC AND FIRE WITH DOUBLE CHECK DETECTOR ASSEMBLY PER CITY OF RIVERSIDE STANDARD 404 AND 405
24. AREA FOR FUTURE BUILDING ADDITION - NOT A PART OF THIS PROJECT
25. EXISTING ASPHALT PAVING TO REMAIN
26. EXISTING ASPHALT PAVING TO BE REMOVED AND REPLACED WITH NEW ASPHALT PAVING
27. NEW 24' WIDE ACCESS DRIVEWAY WITH 12' RADII. SEE CIVIL DRAWINGS FOR ADDITIONAL DETAILS
28. RECIPROCAL ACCESS EASEMENT FOR ADJACENT PROPERTY OWNERS TO ACCESS THEIR PROPERTIES FOR FIRE TRUCK TURNAROUND. SEE CIVIL DRAWINGS FOR ADDITIONAL DETAILS.

VICINITY MAP



LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 31,427, AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 214, PAGES 1 THROUGH 10, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION OF LOT A OF TRACT NO. 31,427, AS SHOWN ON A MAP RECORDED IN BOOK 214, PAGES 1 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, LYING WITHIN SUBTRACT 1 AND 2 OF SAID TRACT NO. 31,427, AS SHOWN ON A MAP RECORDED IN BOOK 217, PAGES 1 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, AND ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID LOT A LYING WITHIN SUBTRACT 3 OF SAID TRACT NO. 31,427, AS SHOWN ON A MAP RECORDED IN BOOK 217, PAGES 1 THROUGH 10, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

APN: 264-020-007
APN: 264-020-008

UTILITY PROVIDERS

ELECTRICITY	EDISON
WATER/SEWER	EASTERN MUNICIPAL WATER DISTRICT
HEATING	VARIOUS
GAS	SOUTHERN CALIFORNIA GAS

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0900
FX 949-341-0909

OWNER FONT

PROFESSIONAL SEAL

MERIDIAN LOT 1& UNIT 4

OPPORTUNITY WAY
RIVERSIDE, CA 92518

MERIDIA

NEWCASTLE
PARTNERS, INC
470 GREEN RIVER, SUITE 118
CORONA, CA 92880
CONTACT: JACKSON SMITH
951-582-9800
jackson@newcastlepartners.com

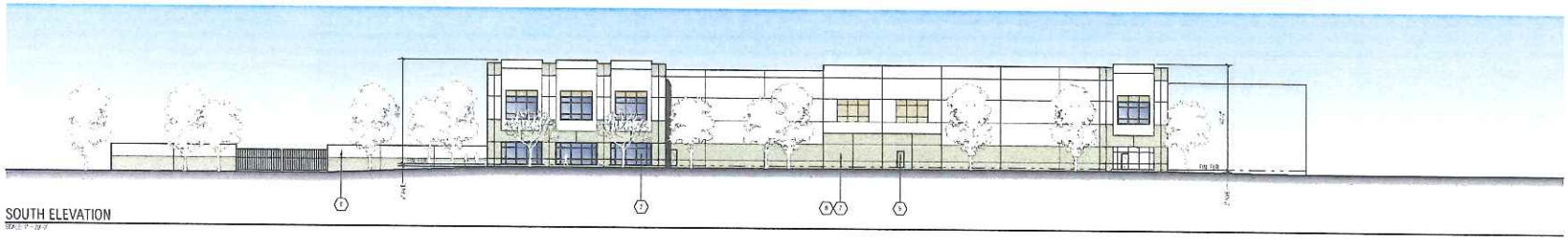
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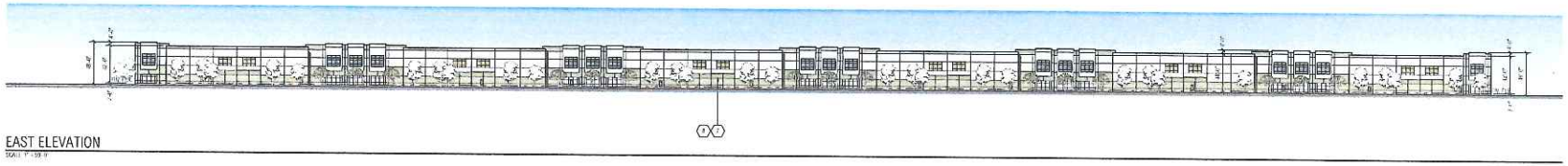
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SITE PLAN

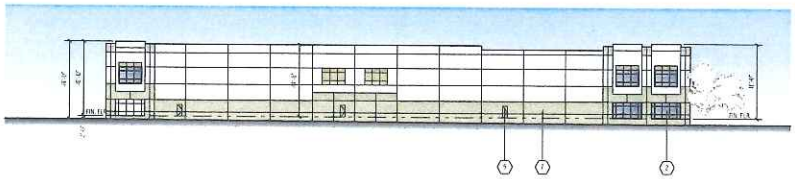
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SOUTH ELEVATION



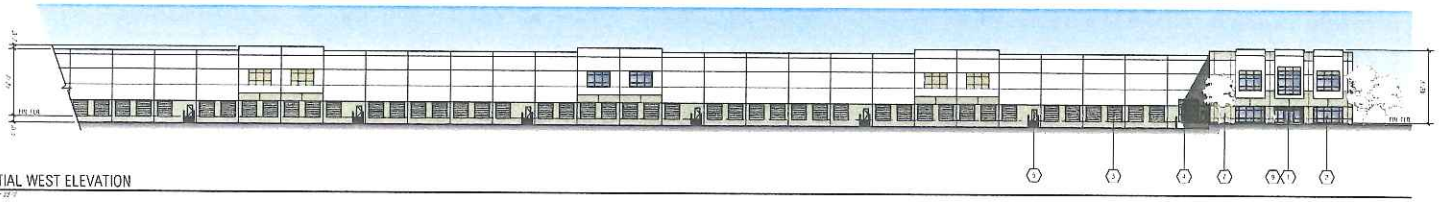
EAST ELEVATION



NORTH ELEVATION



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION

KEYNOTES

FINISH SCHEDULE

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

MERIDIAN LOT 1&2
UNIT 4

OPPORTUNITY WAY
RIVERSIDE, CA 92518

MERIDIAN

NEWCASTLE

NEWCASTLE
PARTNERS, INC.
470 GREEN RIVER, SUITE 118
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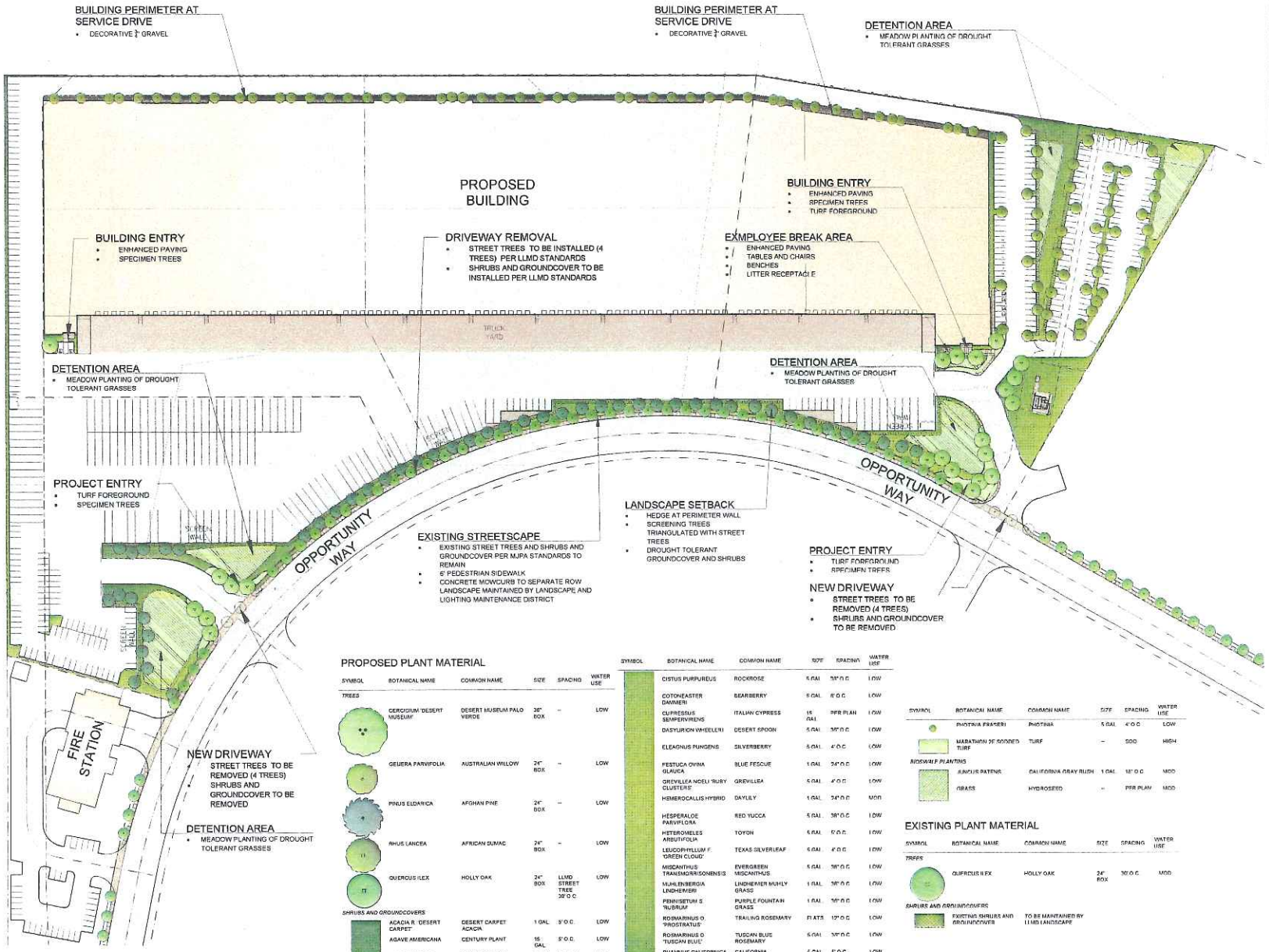
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SHEET TITLE
ELEVATIONS

SHEET A3-1P



PROPOSED PLANT MATERIAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	–	LOW
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX	–	LOW
	PINUS ELDARICA	AFGHAN PINE	24" BOX	–	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	–	LOW
	QUERCUS ILEX	HOLLY OAK	24" BOX	LLMD STREET TREE 30' O.C.	LOW
SHRUBS AND GROUNDCOVERS					
	ACACIA R. 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	LOW
	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	5' O.C.	LOW
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	5 GAL.	36" O.C.	LOW
	ARBUTUS UNEDO	STRAWBERRY TRSE	5 GAL.	8' O.C.	LOW
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	36" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	36" O.C.	LOW
	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL.	8' O.C.	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
	CISTUS PURPUREUS	ROCKROSE	5 GAL.	36" O.C.	LOW
	COTONEASTER DAMMERI	BEARBERRY	5 GAL.	6' O.C.	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL.	PER PLAN	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	36" O.C.	LOW
	ELEAGNUS PUNGENS	SILVERBERRY	5 GAL.	4' O.C.	LOW
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	24" O.C.	LOW
	GREVILLEA NOELI 'RUBY CLUSTER'	GREVILLEA	5 GAL.	4' O.C.	LOW
	HEMEROCALLIS HYBRID	DAYLILY	1 GAL.	24" O.C.	MOD
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	6' O.C.	LOW
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS SILVERLEAF	5 GAL.	4' O.C.	LOW
	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS	5 GAL.	36" O.C.	LOW
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER MUHLY GRASS	1 GAL.	36" O.C.	LOW
	PENNISETUM S. 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL.	36" O.C.	LOW
	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS	12" O.C.	LOW
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	36" O.C.	LOW
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL.	5' O.C.	LOW
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL.	36" O.C.	MOD
	ROSA X 'FLOWER CARPET PINK'	PINK CARPET ROSE	2 GAL.	36" O.C.	MOD
	SALVIA GREGGII	AUTUMN SAGE	1 GAL.	36" O.C.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	36" O.C.	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	4' O.C.	LOW
	MARATHON 2E SODDED TURF	TURF	–	SOD	HIGH
RIDGWALE PLANTING					
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	18" O.C.	MOD
	GRASS	HYDROSEED	–	PER PLAN	MOD

EXISTING PLANT MATERIAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
	QUERCUS ILEX	HOLLY OAK	24" BOX	30' O.C.	MOD
SHRUBS AND GROUNDCOVERS					
	EXISTING SHRUBS AND GROUNDCOVER	TO BE MAINTAINED BY LLMD LANDSCAPE			

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0720
FX 949-341-0722

COLOR KEY

RIDGE LANDSCAPE ARCHITECTS
8841 Research Drive, Suite 200
Irvine, CA 92618
Tel 949 387 1323
www.rldpla.com

MERIDIAN LOT 1&2
UNIT 4

OPPORTUNITY WAY
RIVERSIDE, CA 92518

MERIDIAN

OWNER
MERIDIAN RIVERSIDE II, LLC

STARWOOD
CPG OPERATIONS, LLC

	11/23/15
10	
9	
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4	
3	
2	
1	
NO.	REVISION
MARK	DATE

PCR PROJECT NO.	2015.05
OWNER PROJECT NO.	15-0140
CAD FILE NAME	15-0140 A1.dwg
DRAWN BY	CT
CHK'D BY	MR
COPYRIGHT	
RGA OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

PRELIMINARY
LANDSCAPE PLAN

SHEET L1.1

STANDARD JPA NOTES

1. ALL NEW OR EXISTING UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
2. ALL OUTDOOR STORAGE AREAS FOR MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW.
3. S.E.S. PANELS SHALL BE FULLY RECESSED INTO THE BUILDING ELEVATION OR SHALL BE SCREENED BY A DECORATIVE WALL OR LANDSCAPE EQUAL TO OR EXCEEDING THE HEIGHT OF THE S.E.S. PANEL. DESIGN PLANS SHALL NOTE THE TENTATIVE LOCATION OF ELECTRICAL UTILITY VAULTS. CONSTRUCTION PLANS SHALL IDENTIFY THE FINAL LOCATION OF UTILITY VAULTS.
4. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET WALL EQUAL TO OR EXCEEDING THE HEIGHT OF THE MECHANICAL UNITS. AT A MINIMUM, BUILDINGS SHALL INCORPORATE A PARAPET WALL MEASURING 24" AROUND ALL PORTIONS OF THE BUILDING. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW BY A COMBINATION OF DECORATIVE WALLS AND DENSE LANDSCAPING.
5. ALL BACKFLOW 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 CUP-OFF FIXTURES, WITH THE MAXIMUM LIGHT FIXTURE HEIGHT OF 25' ABOVE FINISHED GRADE, AND A MAXIMUM LIGHTING LEVEL OF .5 CANDLE-FOOT-C AT THE PROPERTY LINE. ALL FREESTANDING LIGHT POLES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
7. CONCRETE LIGHT POLE BASES SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREENING WALL AND SHALL NOT EXCEED 24" ABOVE FINISHED GRADE.
8. FULL SCREENING OF ALL PARKING IS REQUIRED BY MOUNDING AND CONTOURING OF LANDSCAPED AREAS, BY LANDSCAPE SHRUB, BY SCREENING WALL OR BY A COMBINATION OF THESE TECHNIQUES.
9. BUILDING DOWNSPOUTS SHALL BE INTERNALIZED FOR OFFICE, COMMERCIAL AND MIXED USE DEVELOPMENTS. INDUSTRIAL AND BUSINESS PARK BUILDING ELEVATIONS WHICH ARE NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY MAY INCORPORATE EXPOSED DOWNSPOUTS.
10. ALL TRASH CONTAINERS SHALL BE ENCLOSED WITHIN A MASONRY SCREENING WALL WITH FULLY OPAQUE SCREENING GATES. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES SHALL PROVIDE A LOCATIONS FOR THE COLLECTION OF RECYCLABLES CONSISTENT WITH WASTE MANAGEMENT REQUIREMENTS. TRASH ENCLOSURE GATES SHALL INCORPORATE A MINIMUM OF 60% CAPACITY.
11. WITHIN COMMERCIAL, OFFICE AND MIXED-USE DEVELOPMENTS, VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH A S INTEGRAL COLORED STAMPED CONCRETE, BOMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. STAMPED AND/OR COLORED ASPHALT IS NOT PERMITTED.
12. ALL EXTERIOR METAL MUST BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
13. ALL USES SHALL OPERATE IN A MANNER WHICH IS COMPATIBLE WITH THE NEARBY MARCH AIR RESERVE BASE/MARCH INLAND PORT. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED:
    A. ANY USE WHICH WOULD DIRECT A STEADY LIGHT OR FLASHING LIGHT OF RED, WHITE, GREEN, OR AMBER COLORS ASSOCIATED WITH AIRPORT OPERATIONS TOWARD AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT, OTHER THAN AN FAA-APPROVED NAVIGATIONAL SIGNAL LIGHT OR VISUAL APPROACH SLOPE INDICATOR.
    B. ANY USE WHICH WOULD CAUSE SUNLIGHT TO BE REFLECTED TOWARDS AN AIRCRAFT ENGAGED IN AN INITIAL STRAIGHT CLIMB FOLLOWING TAKEOFF OR TOWARD AN AIRCRAFT ENGAGED IN A STRAIGHT FINAL APPROACH TOWARD A LANDING AT AN AIRPORT.
    C. ANY USE WHICH WOULD GENERATE SMOKE OR WATER VAPOR OR WOULD ATTRACT LARGE CONCENTRATIONS OF BIRDS, OR WHICH MAY OTHERWISE AFFECT SAFE AIR NAVIGATION WITHIN THE AREA.
    D. ANY USE WHICH WOULD GENERATE ELECTRICAL INTERFERENCE THAT MAY BE DETRIMENTAL TO THE OPERATION OF AIRCRAFT AND/OR AIRCRAFT INSTRUMENTATION.
    E. BUILDINGS WITHIN THE 65DBA NOISE CONTROL CONTOUR WILL INCLUDE APPROPRIATE SOUND ATTENUATION.
14. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE TENANT SHALL RECEIVE APPROVAL OF A TRAFFIC DEMAND MANAGEMENT PLAN WHICH SHALL INCLUDE THE FOLLOWING ELEMENTS: IDENTIFICATION OF THE LOCATION OF A MINIMUM OF 30" X 42" WALL AREA FOR THE POSTING OF ALTERNATIVE TRANSPORTATION MODE INFORMATION INCLUDING FINANCIAL INCENTIVES BY RESPONSIBLE AGENCIES, TRANSIT SCHEDULES AND CARPOOLING INFORMATION.
15. PRIOR TO ISSUANCE OF THE PROJECT C OF O, EACH PROJECT SHALL PROVIDE A 6-SOFT SIGN IDENTIFYING THE APPROVED TRUCK ROUTE PLAN AT ALL SERVICE DRIVEWAY LOCATIONS.
16. ALL DESIGN AND CONSTRUCTION PLAN SUBMITTALS SHALL INCLUDE A DIAGRAMMATIC CALCULATION IDENTIFYING THE RELATIONSHIP OF SITE IMPROVEMENTS IN COMPLIANCE WITH FAA PART 77 AIRSPACE. ALL DEVELOPMENT REQUIRES APPROVAL OF A FAA FORM 7460-1 PRIOR TO THE ISSUANCE OF PERMITS.
17. ALL CONSTRUCTION EQUIPMENT USED FOR CONSTRUCTION ACTIVITIES SHALL BE FITTED WITH EXHAUST MUFFLING AND NOISE CONTROL FILTER DEVICES TO REDUCE NOISE IMPACTS.
18. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL DEVELOPMENT IMPACT FEES SHALL BE PAID, INCLUSIVE OF TUMF, SCHOOL FEES, AND FIRE AND PUBLIC FACILITIES FEES.
19. IF ARCHAEOLOGICAL OR PALEONTOLOGICAL RESOURCES ARE ENCOUNTERED AT THE TIME OF GRADING OR PROJECT CONSTRUCTION, ALL PROJECT WORK IN THE AREA OF THE RESOURCE SHALL CEASE UNTIL THE AREA HAS BEEN SURVEYED BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IN CONFORMANCE WITH THE CULTURAL RESOURCE MANAGEMENT PLAN.

MITIGATION MEASURES

MITIGATION IV.L-1.14: PROJECT SHALL INSTALL ENERGY STAR LABELED ROOF MATERIALS.

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-1.22: PROVIDE ONE PREFERENTIAL PARKING SPACE FOR EV/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 NOTES

1. THE PROPOSED NON-POTABLE WATER SYSTEM WILL MEET "PURPLE" PIPE STANDARDS FOR RECLAIMED WATER SYSTEMS.
2. PROVIDE PARKING LOT AREAS WHICH 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 WITH 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 AISLES.

LANDSCAPE AREA CALCULATIONS

ON- SITE - 122,138 S.F.
OFF-SITE - (LLMD) - 7,468 S.F.

AB 1881 WATER BUDGET CALCULATIONS

Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using the equation:

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

ETo (Historical Evapotranspiration for Area) = 56.40

ETAF(Evapotranspiration Adjustment Factor - LA) = 0.70

ETAF(Evapotranspiration Adjustment Factor - SLA) = 0.10

LA (Total Landscaped Area including SLA) = 122,138 ft2

SLA (Special Landscaped Area) = 0 ft2

0.62 (Conversion Factor)

	Eto	ETAF	LA or SLA (ft²)		Conversion		MAWA (Gallons Per Year)
MAWA for LA =	56.40	x 0.70	x 122,138	x	0.62	=	2,988,645
MAWA for SLA =	56.40	x 0.10	x 0	x	0.62	=	0
Totals =			122,138				2,988,645

Maximum Applied Water Allowance (MAWA) = 2,988,645 (Gal / YR) 9,003.9 (CCF / YR)

Estimated Total Water Use (ETWU)

The project's Estimated Total Water Use shall be calculated using this equation:

ETWU = (Eto) (0.62) [(PF x HA) / IE + SLA]

ETWU = Estimated Total Water Use per year (gallons)

Eto = Reference Evapotranspiration (inches) 56.40 (inches per year)

PF = Plant Factor from WUCOLS (see section 491)

HA = Hydrozone Area [high, medium and low water use areas] (square feet)

SLA = Special Landscape Area (square feet)

0.62 = Conversion Factor

IE = Irrigation Efficiency

	Eto		Conversion		PF		HA (ft²) SLA (ft²)		IE		Gallons
Hydrozone Area # 1 (Shrub Spray)	56.40	x	0.62	x	0.48	x	69,392	=	0.71	=	1,162,165
Hydrozone Area # 2 (Shrub Rotor)	56.40	x	0.62	x	0.69	x	23,535	=	0.75	=	429,236
Hydrozone Area # 3 (Turf Spray)	56.40	x	0.62	x	0.88	x	37,211	=	0.71	=	753,100
Totals =							122,138				2,740,954

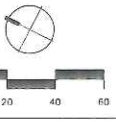
Estimated Total Water Use (ETWU) = 2,740,954 (Gal / YR) 3,664.4 (CCF / YR)



PROPOSED PLANT MATERIAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
TREES					
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	--	LOW
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX	--	LOW
	PINUS ELDARICA	AFGHAN PINE	24" BOX	--	LOW
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	--	LOW
	QUERCUS ILEX	HOLLY OAK	24" BOX	LLMD STREET TREE 30' O.C.	LOW
SHRUBS AND GROUNDCOVERS					
	ACACIA R. 'DESERT CARPET'	DESERT CARPET ACACIA	1 GAL.	5' O.C.	LOW
	AGAVE AMERICANA	CENTURY PLANT	15 GAL	5' O.C.	LOW
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	5 GAL	30" O.C.	LOW
	ARBUTUS UNEDO	STRAWBERRY TREE	5 GAL	8' O.C.	LOW
	BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	36" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	30" O.C.	LOW
	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL	8' O.C.	LOW
	CISTUS PURPUREUS	ROCKROSE	5 GAL	36" O.C.	LOW
	COTONEASTER DAMMERI	BEARBERRY	5 GAL	8' O.C.	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	PER PLAN	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	36" O.C.	LOW
	ELEAGNUS PUNGENS	SILVERBERRY	5 GAL	4' O.C.	LOW
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	24" O.C.	LOW
	GREVILLEA NOELLII 'RUBY CLUSTERS'	GREVILLEA	5 GAL	4' O.C.	LOW
	HEMEROCALLIS HYBRID	DAYLILY	1 GAL	24" O.C.	MOD
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	36" O.C.	LOW
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	8' O.C.	LOW
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS SILVERLEAF	5 GAL	4' O.C.	LOW
	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS	5 GAL	36" O.C.	LOW
	MUHLENBERGIA LINDHEIMERI	LINDHEIMER MUHLY GRASS	1 GAL	36" O.C.	LOW
	PENNISETUM S. 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GAL	36" O.C.	LOW
	ROSMARINUS O. 'PROSTRATUS'	TRAILING ROSEMARY	FLATS	12" O.C.	LOW
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	36" O.C.	LOW
	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GAL	8' O.C.	LOW
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	5 GAL	36" O.C.	MOD
	ROSA X 'FLOWER CARPET PINK'	PINK CARPET ROSE	2 GAL	36" O.C.	MOD
	SALVIA GREGGII	AUTUMN SAGE	1 GAL	36" O.C.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	36" O.C.	LOW
	PHOTINIA FRASERI	PHOTINIA	5 GAL	4' O.C.	LOW
	MARATHON 3E SODDED TURF	TURF	--	SOD	HIGH
BIOSWALE PLANTING					
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	18" O.C.	MOD
	GRASS	HYDROSEED	--	PER PLAN	MOD

WATER NEEDS KEY:
VL = VERY LOW WATER USE, L = LOW WATER USE, M = MODERATE WATER USE, H = HIGH WATER USE
WATER USE STATED IS PER "A GUIDE TO ESTIMATING IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA" ALSO REFERRED TO AS WUCOLS I



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MERIDIAN LOT 1&2
UNIT 4

OPPORTUNITY WAY
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MERIDIAN

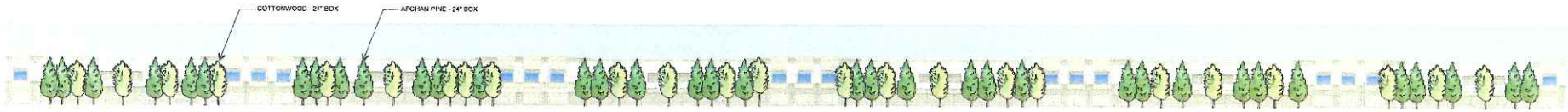
OWNER
MERIDIAN RIVERSIDE II, LLC

STARWOOD
CPG OPERATIONS, LLC.

	11/23/15	
TD		
DD		
PC		
BS		
TD	PLANNING	SUBMITTAL DESIGN
#####	DATE	DESCRIPTION

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

SHEET L1.2



EAST ELEVATION

SCALE: 1" = 20'

N

0 10' 20' 40'

Meridian Lot 182

15-046
09.21.15

Newcastle Partners

Riverside, California

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

EXHIBIT "C"
Plot Plan Amendment (PP #13-02, A2)
Variance (V 15-02)

Conditions of Approval

[Attached on following pages]

CONDITIONS OF APPROVAL

File No.: Plot Plan 13-02, A2 & Variance 15-02
Project Name: Newcastle 510K
Address: 22000 Opportunity Way, Riverside, CA 92518

PLANNING DIVISION

PLANNING DEPARTMENT (Standard and Project Specific)

1. The site shall be developed in accordance with the approved Plot Plan 13-02 on file in the Planning Department, the Meridian Specific Plan (SP-5), the applicable portions of the March JPA Development Code, the General Plan, and the conditions contained herein. Prior to any use of the site or business activity being commenced thereon, all Conditions of Approval and Environmental Mitigation Measures shall be completed to the satisfaction of the Planning Manager or designee. Building elevations shall comply with the color scheme and materials approved with the Plot Plan. (MJPA 9.14.020)

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

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

4. This development is located within Specific Plan SP-5. 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. The development shall incorporate 5% of parking spaces as preferential parking for car pools and vanpools in extremely convenient locations. (MMRP)

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

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

11. Buildings shall be designed to reduce energy usage by utilizing solar or low emission water heaters, double paned windows, using light colored roofing materials, using skylights in ambient warehouses, orienting buildings to the north for natural cooling to the extent practical, and increasing insulation beyond Title 24 requirements. (MEIR)

12. 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)

13. 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)

14. 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)

15. 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)

16. 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)

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

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

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

19. Within 60 days of Project Approval, and prior to any permit issuance, the Applicant shall provide the MJPA with six (6) clean copies of fully updated March Business Center Specific Plan documents. Submitted documents shall illustrate the originally approved Specific Plan, to include changes approved under SP-5; SP-5, Amendment No. 1, and SP-5, Amendment No. 2. Failure to complete this requirement would result in delays in the review of submitted construction plans.

20. Prior to a building permit issuance, the Applicant shall provide proof of recordation for the required Declaration of Reciprocal Access Easement, Covenant, Conditions and Restrictions, for the shared southerly access to and from the Project site.

21. 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)

22. 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)

23. 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)

24. 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)

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

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

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

28. 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)

29. 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)

30. 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.

31. 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:

32. 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)

33. 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.).

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

35. 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)

36. 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)

37. Prior to Certificate of Occupancy, each development incorporating truck docks shall install one 6- sq/ft sign for each four roll-up dock doors identifying the maximum 5-minute diesel idling time. All signs shall be installed on the building at eye level in a manner to clearly convey the maximum diesel idling time. (CARB)

Landscape Provisions (Timing Varies)

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

39. Prior to any Permit Issuance, the Applicant shall submit updated Landscape and Irrigation plans for review and approval by the March JPA LLMD Administrator.

40. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the landscape architect identifying that all landscape has been installed consistent with the approved landscape plan and that the landscape complies with the provisions of the March JPA Landscape Irrigation Efficiency Ordinance (JPA ORD.#09-05).

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

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

43. 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).

44. 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)

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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)

51. 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.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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).

57. The development shall be subject to all requirements of the March JPA NPDES Guidelines Provision 1.8, which establishes stormwater/urban runoff management and discharge controls. These ensure compliance with federal regulations, subsequent amendments, revisions, or ordinances.

58. Prior to any Permit Issuance, the Applicant shall submit updated structural BMP and WQMP Plans, covering the whole of the proposed approximate 27 acre Project. Upon approval of updated BMP and WQMP Plans, 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)

59. 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)

60. 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)

61. 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)

62. 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.

63. 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)

64. Project shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. (MMRP)

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

66. 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)

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

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

69. 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)

70. 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)

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

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

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

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

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

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

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

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

PUBLIC WORKS DIVISION (Standard SPA Conditions)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PUBLIC WORKS DIVISION, Trilake Engineering (Project Specific)

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. It is understood that the site plan (conceptual grading 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 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 prior to start of any work. The conditions stated below are based on information as shown on the conceptual grading plans.

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 and subject to change pending Riverside County Flood Control review of the project:

   a. Onsite drainage facilities located outside road right-of-way shall be constructed within dedicated easements and connected to existing drainage facilities. Existing and proposed drainage easements shall be kept free of any building, structures, and obstructions. The project is proposing to relocate existing drainage facilities and as such approval by JPA and Flood Control will be required.

   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. The conceptual drainage and grading plan as submitted may have to be revised to conform to RCFC requirements.

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

   f. The onsite retention basin(s) shall be designed and properly landscaped and screened as determined by Planning Department and pursuant to Water Quality Standards. The parkway(s) may also be utilized for this purpose. Final WQMP shall be submitted to JPA for review and approval prior to issuance of any permit.

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

h. Proposed improvements over RCFC drainage easement shall be reviewed and approved by Flood Control prior to issuance of any permit.

i. All building pads shall be elevated a minimum of 1' above calculated 100-year water surface elevation as determined by RCFC with building pads minimum of 8" above the pad.

j. The final design of all on and offsite improvements shall require both JPA and Flood Control approval.

k. Prior to issuance of building permits, the applicant shall pay MJPA the appropriate drainage fees.

2. Streetlights shall be installed along Opportunity Way as needed. The streetlight standards shall be pursuant to requirements of JPA and Riverside County.

3. The proposed development is in the service area of Western Municipal Water District for water and sewer services. Additional lateral connection, if required, shall comply with WMWD and Fire Department requirements. Onsite sewer and water plans shall be submitted to WMWD for review and approval. All existing utilities shall be identified and relocated/abandoned as determined by utility purveyor prior to issuance of grading permit. If utilities are to remain in place appropriate easements shall be dedicated and recorded.

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

5. On and offsite improvements including grading and paving plans along with hydrology shall be submitted to MJPA and Flood Control for review and approval.

6. Onsite private striping, lighting, landscaping and offsite landscaping and lighting shall be reviewed and approved by Planning Department.

7. Opportunity Way intersection at the proposed truck access shall be improved with concrete section as approved by JPA.

8. Prior to issuance of any permit, Lot Line Adjustment/Mergers must be filed and recorded.

BUILDING DEPARTMENT, WILLDAN (Standard SPA Conditions)

1. Provide 2 sets of plans and calculations along with a soils report no more than 12 months old to the building department along with a set for Planning Department review. If you choose to submit electronically, the Planning Department will require a hard copy at initial submittal for building plan check. Also provide partial submittal to the water district. Please note building permits cannot be issued without a will serve letter from WMWD.

2. Civil site work is under separate submittal and review by Engineering Department.

3. Separate buildings may be submitted under one plan check number, but will be issued separate permits at approval. Breakdown valuations for each building.

BUILDING DEPARTMENT, WILLDAN (Project Specific)

The following comments are required at the time of plan check submittal

1. The Site shall be developed in compliance with all current model codes. All plans shall be designed in compliance with the latest editions of the California Building Codes as adopted by the March Joint Powers Authority.

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

   a. March Joint Powers Authority enforces the State of California provisions of the California Building Code disabled access requirements. The Federal ADA standards differ in some cases from the California State requirements. It is the building owners' responsibility to be aware of those differences and comply accordingly.

3. Commercial buildings on the site shall be accessible per California Building Code (CBC) 11B.

4. Separate submittals and permits are required for all accessory structures such as but not limited to, trash enclosures, patios, block walls and storage buildings.

FIRE MARSHALL, RIVERSIDE COUNTY FIRE DEPARTMENT (Standard SPA Conditions)

1. California Fire Code requirements to be provided by Riverside County Fire on an individual project basis.

FIRE MARSHALL, RIVERSIDE COUNTY FIRE DEPARTMENT (Project Specific)

10. GENERAL CONDITIONS

10. FIRE.999PC-#01–West Fire Protection Planning Office Responsibility IN EFFECT

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

Additional information is available at our website: www.rvcfire.org go to the link marked "Ordinance 787". Questions should be directed to the Riverside County Fire Department, Fire

Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

10. FIRE.999 USE-#01A – SHELL/FPE/COMM. IN EFFECT
THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompts processing. Upon identification of the occupant or Tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/ or technical information acceptable to the Fire Department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly classify the building (s). Failure to provide comprehensive data and/or technical information will result in project delay and requirement for a complete Fire Protection study for review.

10. FIRE.999 USE-#04-HIGH PILE/RACK STORAGE IN EFFECT
A separate permit may be required for high-pile storage and/or racks. Sprinkler Plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2010 CFC Chapter 23 compliance. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, Classified using CFC Chapter 23 of the 2010 Edition and NFPA 13, 2010 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction). (Current plan check deposit base fee is $348.00)

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

10. FIRE.999 USE*-#23 – MIN REQ FIRE FLOW IN EFFECT
Minimum required fire flow shall be 4000 GPM for 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10. FIRE.999 USE-#20-SUPER FIRE HYDRANT IN EFFECT

10. FIRE.9999 USE-#19-ON/OFF LOOPED HYD IN EFFECT
A combination of on-site and off-site super fire hydrants, on a looped system (6" x 4" x 2 ½"), will be located note less than 25 feet or more than 210 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants (s) in the system.

10. FIRE.999 USE-#84 – TANK PERMITS IN EFFECT
Applicant and/or developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permit, from the Riverside County Fire Department and Environmental Health Department. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tank (s) shall meet the following standards: Tank must be tested and labeled to UL2085 Protected Tank Standard. The test must include the Projectile

Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans. Current plan check deposit base fee is $217.00 for the first Tank, each additional tank $32.00.

10. FIRE.999 USE-#89-RAPID HAZMAT BOX IN EFFECT
Rapid Entry Hazardous Material Data and Key Storage Cabinet shall be installed on outside of the building. Plans showing location of cabinet(s) shall be submitted to the Riverside County Fire Department for approval prior to installation (Current plan check deposit base fee is $126.00

10. FIRE.999 USE-#25- GATE ENTRANCES IN EFFECT
Gate entrances shall be at least two feet wider than the width of the traffic lane (s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, 40 foot turning radius shall be used.

10. FIRE.999 USE-#88A-AUTO/MAN GATES IN EFFECT
Gate (s) shall be automatic, minimum 20 feet width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. Current plan check deposit base fee is $126.00.

80. PRIOR TO BUILDING PERMIT ISSUANCE

80. FIRE.999 USE-#4 – WATER PLANS IN EFFECT
The applicants or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 100 feet per second. Plans shall conform to the fire hydrant types, location and spacing. The system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

90. PRIOR TO BUILDING FINAL INSPECTION

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

90. FIRE.999 USE-#12A- SPRINKLER SYSTEM IN EFFECT
Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater sprinkler system (s). All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is $614.00 per riser) applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all

control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact Fire Department for guideline handout (current monitoring plan check deposit base fee is $192.00)

FIRE.999 USE-#27-EXTINGUISHERS IN EFFECT
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (Inches) to center above the floor level with Maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Conditions of approval may change based on Conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and Fire hazards in the structure or on the premises from occupancy or operation.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION (Standard SPA Conditions)

1. Prior to the issuance of building permits, the landowner shall convey an avigation easement to the MARB/MIP Airport.

2. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

3. The following uses shall be prohibited:

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

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

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

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

4. The following notice shall be provided to all potential purchasers and tenants:

   This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can

vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION CONDITIONS (Project Specific)

1. 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.

2. The following uses shall be prohibited:

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

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

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

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

   (e) Children's schools, day care centers, libraries, hospitals, congregate care facilities, hotels/motels, places of assembly (including churches and theaters), buildings with more than 3 aboveground habitable floors, noise sensitive outdoor nonresidential uses, and hazards to flight.

3. Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.

4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.

5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large

expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

6. This project has been evaluated as a proposal for the establishment of an industrial warehouse with not more than 20,000 square feet of office area in any given acre. March Joint Powers Authority shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

   Auction rooms, auditoriums, bowling alleys, call centers, care facilities, churches and other places of worship, conference rooms larger than 1,500 square feet in area, classrooms, courtrooms, dance floors, dormitories, drinking establishments, exercise rooms, exhibit rooms, health care facilities, gymnasiums, locker rooms, lounges, retail sales, skating rinks, stages, swimming pools, and all other uses that would be considered to have an occupancy level greater than one person per 100 square feet (minimum square feet per occupant less than 100) pursuant to California Building Code (1998) Table 10-A.

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

8. The Federal Aviation Administration has conducted aeronautical studies of the proposed building (Aeronautical Study Nos. **2015-AWP-10970-OE and 2015-AWP-10971-OE**) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

9. The maximum height of the proposed structure, including all roof-mounted appurtenances (if any), shall not exceed **49** feet above ground level, and the maximum elevation at the top of the structure shall not exceed 1,606 feet above mean sea level.

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

11. Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

12. Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to https://oeaaa.faa.gov for instructions) This requirement is also applicable in the event the project is abandoned.

13. 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.

MARCH AIR RESERVE BASE (Project Specific)

1. Our review of the proposed project to construct a 510,000 square foot warehouse and distribution facility, and the proposal to consolidate the above mentioned lots into a single parcel is provided with this memorandum. The comments provided below are similar to those previously provided for the Meridian Lot I & 2 Unit 4, Lot IB & 2 Unit 6 and Lot F project (November 2012).

2. While the proposed use may be consistent with the Meridian Business Park Specific Plan zoning and land use guidelines, MARB advises that the proposed project presents a concern being located so close to the Clear Zone (CZ) at the north end of the runway. Buildings in this area should not be used for high-density functions since the objective of the land use guidelines in and around APZ's is to restrict people-intensive use due to a greater risk of aircraft incident in these areas.

3. The site occupies an area impacted by current mission aircraft noise and existing flight paths and is located within Compatibility Zone B2 as identified in Table 2A, *Basic Compatibility Criteria* and Appendix D, *Compatibility Guidelines for Specific Land Uses* of the Riverside County Airport Land Use Commission (RCALUC) *New Compatibility Plan* (http://www.rcaluc.org/plan_new.asp). Table 2A states that a number of restrictive criteria including land use intensity, noise-sensitivity and hazards to flight are used to determine a project's compatibility.

4. The proposed building height, 48 along the eastern façade is a cause for concern. We request the latitude and longitude of the southeast and northeast corners and the ground elevation of the warehouse along this façade in order to confirm the building falls within established height restrictions. Consultation with the Federal Aviation Administration will be required and we will also need to provide a Terminal Instrument Procedures (TERPS) review. The Riverside County Airport Land Use Commission may require project review as well.

5. The project site is located in an area impacted by aircraft noise with California Noise Equivalency Levels and a Day-Night Average A-Weighted Sound Level (DNL) of65 decibels or more contributing to negatively impact compatible and reasonable use of the property. Table 2, *Land Use Compatibility in Noise Zones* in Appendix 3 to Enclosure 3, *Recommended Land Use Compatibility in Noise Zones* of DoD 4165.57, *Air Installations Compatible Use Zones* (AICUZ) states that noise events may be sufficient to periodically disrupt indoor activities. Employees and regularly received public may require protection using noise abatement into the design and construction of the facility. Additional hearing protection for employees may be required by OSHA or other agencies as it relates to safety and health in a high noise level work environment.

6. To help eliminate any potential effects on aircraft operations at MARB, we ask that materials provided in construction be of a non-reflective material such as outside ductwork, windows and roofs by means such as painting or covering. In addition, none of the project improvements shall 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

7. The proposed stormwater retention basins located throughout the project site shall be properly designed and maintained to address Bird/Wildlife Aircraft Strike Hazard (BASH) concerns including proper detention/infiltration of stormwater runoff. The design shall not include landscaping that will serve to attract wildlife. 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.

8. Thank you for the opportunity to again, review and comment on this proposed development. If you have questions please contact Ms. Denise Hauser at (951) 655-4862 or Mr. Jon Wreschinsky at (951) 655-2236.

WESTERN MUNICIPAL WATER DISTRICT (Project Specific)

1. When water or sewer service is requested for any new parcels, an individual water and sewer service will be required. Installation of water and sewer service requires payment of Western's connection fees and any other costs associated with installation of a commercial water meter assembly.

2. More detailed plans related to the following need to be submitted: proposed water connections to distribution mains (both fire and domestic; currently no laterals are shown), proposed connections to the sewer system and detailed drawings of the onsite private water, fire and sewer system. Please review Western's Commercial Plan Check Package for submittal formats and requirements.

3. The customer is responsible for installing, paying all costs, and obtaining an encroachment permit from the local jurisdiction having authority over installation of a water lateral in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.

The Western Municipal Water District (Western or District) is in receipt of the above referenced project and corresponding Plot Plan 13-02 for 20,000 SF of Office and 490,000 SF of Warehouse. Your letter to the applicant dated August 14, 2013 requested a letter in writing from the Western indicating "preliminary acceptance" of the following items:

1. Abandonment and Relocation of existing facilities and easement to their new location.

2. Redesign or Acceptance of the Automobile Parking on the Southern End of the project site due to an existing easement encroachment.

Western has reviewed the attached Plot Plan and has conceptually approved the alignment. It is mutually understood by all parties a new easement will need to be recorded to cover the new alignment of the sewer as shown on the attachments. The applicant has consented to abide by the District's policies and guidelines for the implementation of the sewer redesign.

The only concern Western has with parking over the existing Southern Easement is with overnight parking. The applicant has reached a compromise with the District to either paint the stalls or provide signage indicating overnight parking is not allowed. The applicant is also aware that Western is not responsible for pavement or curb repair resulting from the maintenance of Western facilities and shall be done at the owner's sole risk. Please contact Western's Development Services Department at (951) 571-7100 for further information.

RIVERSIDE COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT (Project Specific)

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

The District has no objection to the proposed concept of the relocated drainage facility. District acceptance of this facility will require, but not be limited to the following: plan check or revised construction drawings designed to District standards, construction inspection of the facility, new right of way and easement documents and a new cooperative agreement.

This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of an existing District facility. The District would consider accepting ownership of such facilities on written request of the March JPA. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.

An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information, contact the Districts encroachment permit section at 951.955.1266.

GENERAL INFORMATION

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

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

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk County of: Riverside Address: County Clerk's Office 2720 Gateway Drive, Riverside CA 92502-0751	FROM:	Public Agency/Lead Agency: Address: March Joint Powers Authority 23555 Meyer Drive Riverside, CA 92518 Contact: Dan Fairbanks, Planning Manager Phone: (951) 656-7000
TO:	☒ Office of Planning and Research P. O. Box 3044 Sacramento, CA 95812-3044 (overnight or hand delivery) ☐ 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:	

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

State Clearinghouse Number (If submitted to SCH): 2009071069		
Project Title: Variance V 15-02 and Plot Plan 13-02, A2, within the Meridian Specific Plan Amendment (SP-5) Specific Plan Area		
Project Applicant: Jackson Smith, Newcastle Partners, 4740 Green River Road # 118, Corona, CA 92880		
Specific Project Location – 2200 Opportunity Way, Riverside, CA		
General Project Location (City and/or County): Riverside; County of Riverside		
Project Description: This action is the approval of a Variance and second Plot Plan Amendment to allow a previously approved 510,000 square foot speculative warehousing and distribution building to be designed with a four foot height increase, without a corresponding four foot increase in the rear setback distance as required by the Meridian Specific Plan (SP-5). In November 2013, the original Plot Plan 13-02 was approved. This Plot Plan allowed for the development of a 44-foot tall, 510,000 square foot industrial building, with a 44-foot building setback. Plot Plan 13-02 was determined to be consistent with the Meridian Specific Plan, the 2010 SEIR, all applicable portions of the March JPA Development Code and the General Plan. Therefore, no additional environmental review under the California Environmental Quality Act		

23555 MEYER DR. ★ RIVERSIDE, CALIFORNIA 92518 ★ (951)656-7000 ★ FAX(951)653-5558
E-MAIL: info@marchjpa.com ★ WEBSITE: www.marchjpa.com

(Pub. Resources Code, § 21000 et seq.) ("CEQA") was required. On December 3, 2014, The March Joint Powers Commission approved the first amendment to the original plot plan approval, PP 13-02, A1 (Amendment #1). This approval, which was approved with a companion General Plan Amendment and Specific Plan Amendment, rezoned a 1.19-acre area south of the site from Public Facility to Industrial, to allow an additional 106 vehicle parking spaces. No other modifications were made to the project, as setbacks, building height, building size, driveway locations, floor plans and building elevations all remained the same. PP 13-02, A1 was approved through the adoption of an Addendum to the SEIR ((SCH# 2009071069).

Approval of this Variance allows the applicant to construct a 48-foot tall speculative warehousing and distribution building with a 44-foot building setback from the eastern property boundary. All other development standards comply with requirements of the Specific Plan. Under the Meridian Specific Plan, a four foot height increase would otherwise require a setback of 48-feet.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has taken the above described action on February 17, 2016 and has made the following determinations regarding the same:

1.	☐	The project will have a significant effect on the environment.
	☒	The project will NOT have a significant effect on the environment beyond those effects already identified in the previously certified Subsequent EIR.
2.	☐	An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA and reflect the independent judgment of the Lead Agency.
	☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
	☒	An Addendum to the previously certified Subsequent EIR was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3.	☒	Mitigation measures from the previously certified Subsequent EIR were made a condition of the approval of the project.
	☐	Mitigation measures were NOT made a condition of the approval of the project.
4.	☒	A Mitigation Monitoring or Reporting Plan was adopted for the originally approved 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 (the approval of the Variance).
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 Addendum to the Certified Subsequent EIR (SCH# 2009071069) and record of project approval, is available to General Public at (next page):

	Custodian: March Joint Powers Authority	Location: March Joint Powers Authority 23555 Meyer Drive Riverside, CA 92518

Date: _____	_____ **Signature**
Date Received for Filing: _____	_____ **Title**

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

MARCH JOINT POWERS COMMISSION
OF THE
MARCH JOINT POWERS AUTHORITY

MJPA - Public Hearing
Agenda Item No. 10 (a)

Meeting Date: February 17, 2016

Action: **ADOPT RESOLUTION #JPA 16-03: ADOPTING AN ADDENDUM TO THE CERTIFIED SUBSEQUENT EIR (SCH#2009071069) FOR THE MERIDIAN SPECIFIC PLAN (SP-5), DETERMINING THAT THE PROPOSED VARIANCE AND PLOT PLAN APPLICATIONS MEET THE REQUIRED FINDINGS, APPROVING VARIANCE V 15-02, APPROVING PLOT PLAN PP 13-02, AMENDMENT #2, SUBJECT TO CONDITIONS OF APPROVAL AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION PURSUANT TO MARCH JPA LOCAL CEQA GUIDELINES.**

Motion: Move to Adopt Resolution #JPA 16-03: Adopting an Addendum to the Certified Subsequent EIR (Sch#2009071069) for the Meridian Specific Plan (SP-5), determining that the Proposed Variance and Plot Plan Applications meet the Required Findings, Approving Variance V 15-02, Approving Plot Plan PP 13-02, Amendment #2, Subject to Conditions of Approval and Direct Staff to File a Notice of Determination Pursuant to Local CEQA Guidelines.

Applicant: Newcastle Partners, Inc.

Site/Location:

The proposed Variance (V 15-02) and Plot Plan Amendment (PP 13-02, Amendment #2), hereinafter referred to as "Project", is located at 22000 Opportunity Way, north of Van Buren Boulevard and east of Meridian Parkway within the Meridian Specific Plan. The proposed Project is located in the Industrial land use designation within the Meridian Specific Plan (SP-5). The Project Site is bounded by Sysco and Opportunity Way to the west, a vacant Industrial facility to the north, a rail line and the I-215 to the east, and Meridian Unit 4 Lot 3 to the south.

Prior Actions:

Plot Plan 13-02 appeared before the March Business Center Implementation Committee and was approved on November 6, 2013. Under the approved Plot Plan, LNR Riverside II, LLC proposed a 510,000 square foot speculative warehouse / distribution building on 25.74-acres.

The building is designed as a front loading industrial building with 88 truck dock doors on the west elevation screened by a 12' screening wall. The building is consistent with the land use type and intensity found in Tables III-1 and III-2 of the Meridian Specific Plan. The Ministerial Review Checklist indicated that the facility will be used as a warehouse, and will not involve the use of hazardous substances, toxic substances, or flammables.

Subsequent to the initial approval, on December 3, 2014, the March Joint Powers Commission adopted Resolution #JPA 14-18 certifying the CEQA Addendum to the Meridian SP-5 Subsequent EIR (SCH#2009071069), and approving General Plan Amendment 14-01 and Plot Plan No. 13-02, Amendment #1. The Commission further adopted Ordinance #JPA 14-02, approving Specific Plan 5, Amendment #2, adopting a 1.19-acre re-zoning from Public Facilities to Industrial. The change allowed the applicant to utilize unused property for an additional 106 automobile parking stalls for the previously approved 510,000 SF speculative building (Plot Plan 13-02). In a letter dated April 14, 2014, WMWD granted permission for the applicant to construct a concrete or asphalt parking lot over a WMWD sewer easement area on the lot.

Proposed Project:

Plot Plan 13-02, Amendment #2: The prior two project approvals provided for a building height ranging from 40' - 44' along the easterly Project boundary. As the project design moved into its final stages, the applicant recognized that site marketability would greatly benefit from an increase in the previously approved building height. The applicant is now proposing a building varying in height from 44' and 48' along the easterly Project boundary, with 40' and 44' rear building setbacks. This height/setback scenario requires a rear setback variance as the Meridian Specific Plan (SP-5) Table III-2 requires that building height, which is allowable up to 80', must not exceed the building setback. The requested variance would accommodate a 36 foot internal building clear height to ensure the construction of a state-of-the art facility which will be competitive in the current market for similar warehouse and distribution facilities. If the building structure were to be shifted westward in order to comply with the required setback/building height ratio, the site would be forced to sacrifice the planned truck court depth, thereby making the facility deficient.

The applicant requests an amendment to the originally approved Plot Plan 13-02 for a speculative warehouse and distribution facility to accommodate an industrial user on 26.9-acres. Specifically, the plot plan amendment includes revised building elevations reflecting a maximum building height of up to 48' along the easterly portion of the building where setbacks vary from 40' to 44' (see Figure 2). Moreover, the Plot Plan amendment includes a revision to Project elevation plans, and landscape plans to reflect a change in trees along the easterly portion of the property from Australian Willow to Afghan Pines. Australian willows naturally grow to a height of about 25 feet, while Afghan pines are known to grow to more than 50 feet in height. The switch in trees would allow for maximum landscape coverage that will minimize any visual impacts from the neighboring I-215 freeway, to less than significant (see Figure 3).

Surrounding Area/Land Use:

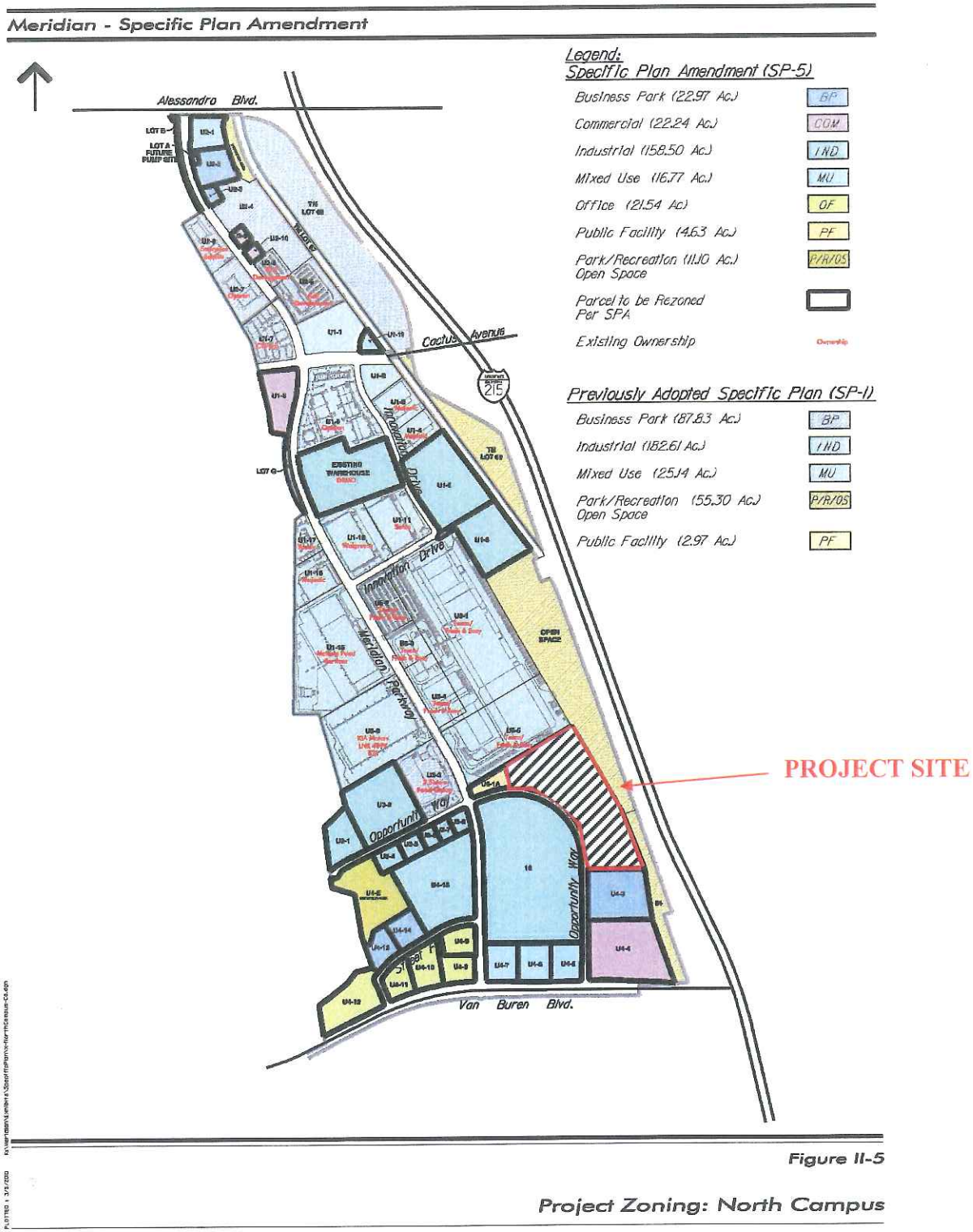
Location	GP Designation/Zoning	Existing Land Use
North	Specific Plan/Industrial	Fresh & Easy food production and distribution
West	Specific Plan/Industrial Specific Plan/Public Facility	Sysco Vacant
South	Specific Plan/Business Park	Vacant
East	Open Space	Master Drainage Facility

Project Details:

Conformance with Development Standards		
Development Standard	**Proposed Development**	**Maximum/Minimum Standard**
Site Area	1,173,023 s/f	30,000 s/f (minimum)
Building Area	510,000 s/f	N/A
Floor Area Ratio	43.5%	55% (maximum)
Setbacks	F: 135' S: 61'/100' R: 40'-44'	F: 20' S: 0/0 R: 25' (minimum)
Site Landscaping	12.4%	10% (minimum)
Proposed Building Height	44' - 48'* (varying)	80'** (maximum)
Parking	330	224 (minimum)
* Parapet height varies depending on wall plane. ** Allowed building height may be up to 80' where building setback is equal to or greater than the building height.		

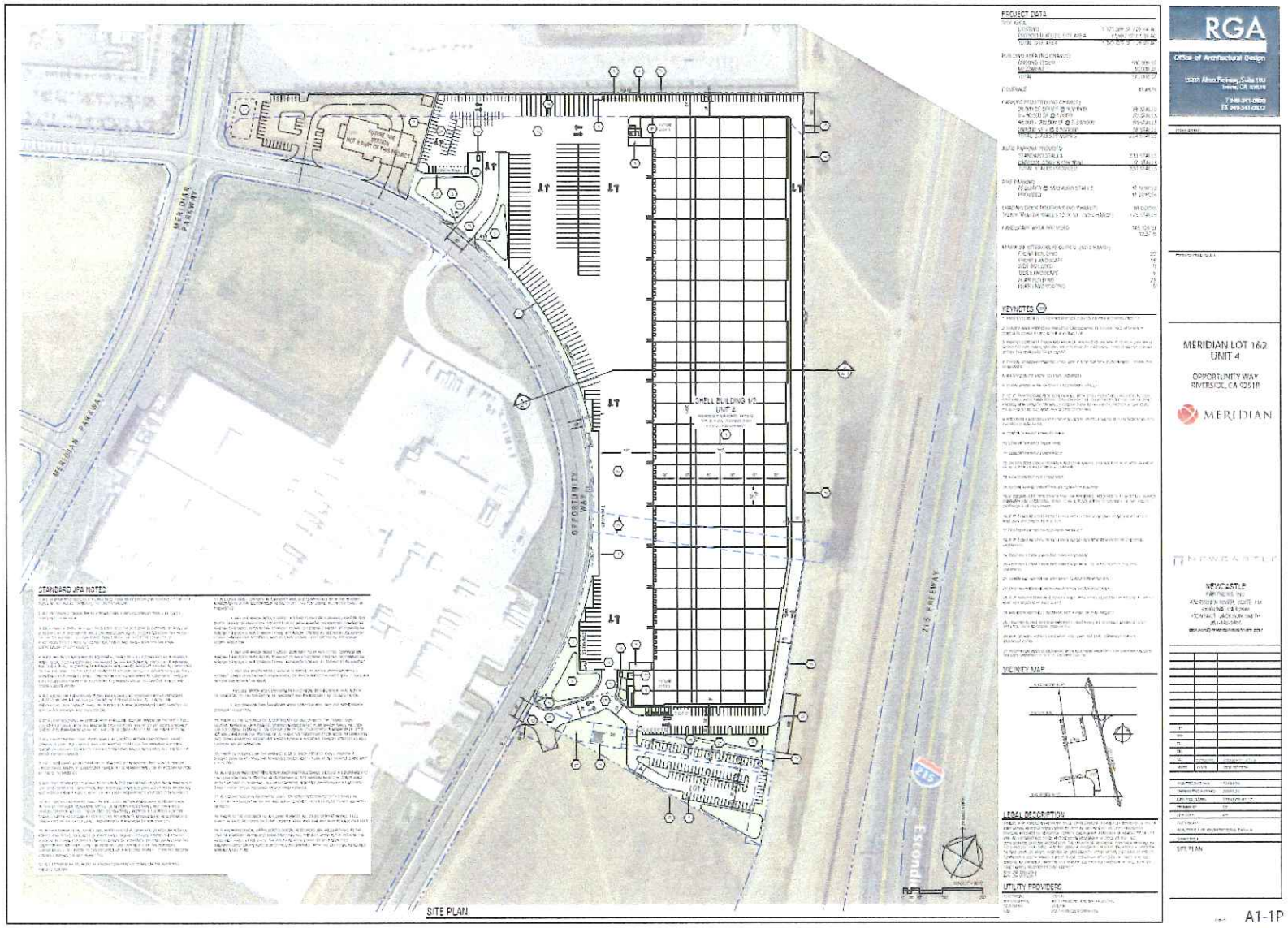
Preparation Date: February 12, 2016

Figure 1. Regional and Vicinity Map



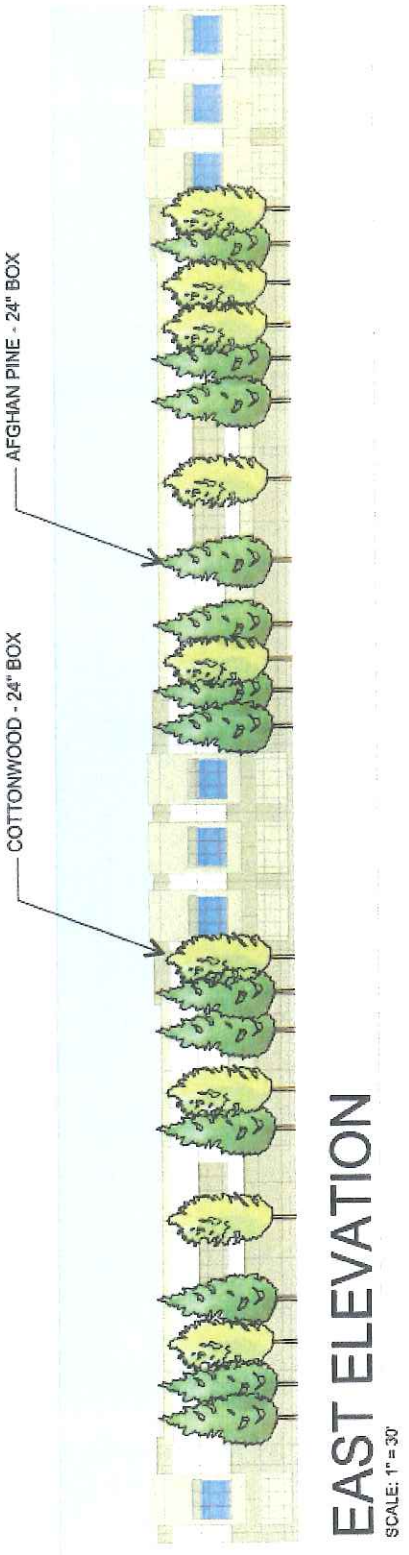
Preparation Date: February 12, 2016

Figure 2. Site Plan



Preparation Date: February 12, 2016

Figure 3. Landscape Plan



Preparation Date: February 12, 2016

Plot Plan Amendment Overview:

In accordance with Section 9.02.070.E of the March JPA Development Code, modifications or revisions to an approved Plot Plan which may include, but not limited to, change in conditions, expansion, intensity or hours of operation, shall be processed in the same manner as the original Plot Plan. As such, the March Joint Powers Commission shall make all the following findings in its consideration of the proposed Plot Plan Amendment (PP 13-02, Amendment #2):

1. The proposed project is consistent with the goals, objectives, policies and programs of the March JPA 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; and

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

The submitted Plot Plan Amendment is consistent with the prior approved plot plan documents, the only significant difference is that building elevations are approximately 4' – 8' higher to accommodate an increased interior building clear height.

The applicant has provided the following justification in support of the requested plot plan amendment:

Conformance with the March Joint Powers Authority General Plan:

The General Plan, adopted in 1999, was designed to implement the 1997 March Air Force Base Master Reuse Plan, which included the disposal and redevelopment of approximately 4,400 acres of the former March Air Force Base. The General Plan identifies land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development. The March JPA General Plan was amended on July 15, 2010 to be consistent with the Meridian Specific Plan Amendment SP-5. The following Policies are consistent with the objectives of developing the proposed warehouse/industrial use within the March Business Center (Meridian) Development:

- The General Plan Land Use Map designates this property as appropriate for industrial uses, as identified by Resolution #JPA 10-21.

- The General Plan definition of the Industrial land use designation identifies that it supports a wide range of manufacturing and non-manufacturing uses ranging from warehousing and distribution uses to industrial activities (General Plan of the MJPA; P. 1-33). Industrial areas are generally served by arterial roadways, providing automobile and public mass transit access. These areas are characterized as major employment concentrations. Development in this category is generally within a campus like setting or cluster development pattern.

- General Plan Land Use Policy 1.1 encourages a mix of land uses which implement the Base Master Reuse Plan for March AFB; offers a variety of employment opportunities; and capitalizes, enhances and expands upon existing physical and economic assets of the Planning Area.

Conformance with the Meridian Specific Plan (SP-5):
This Plot Plan application complies with all development regulations (except for rear building setback) identified in the Meridian Specific Plan (SP-5). A Variance application has been submitted in accordance with March JPA Development Code requirements. Critical information pertaining to the Meridian Specific Plan is identified below:

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

- The proposed industrial warehouse use complies with the Meridian Specific Plan (SP-5) Land Use Table III-1, and Wholesale, Storage and Distribution land use definition as identified on Specific Plan page A-3.

- The Project complies with the Meridian SPA Traffic Impact Analysis and Traffic Monitoring Spreadsheet contained within the Meridian Specific Plan (Appendix C).

Conformance with the March Business Center Design Guidelines:
The March Business Center Design Guidelines establish the development requirements for all Projects within the March Business Center and Meridian Specific Plans. The Guidelines institute criteria for site planning, architecture, landscaping, lighting and project signage, as listed below:

- Project architecture is consistent with a contemporary tilt-up concrete building as required in the March Business Center Design Guidelines. The tilt-up concrete color palette consists of Moderate White (SW6140) and Basket Beige (SW6143), with Dapper Tan (SW6144) and Chamois (SW6131) for the accent colors. Project glazing incorporates blue tint, low reflective glass, and clear anodized aluminum store fronts.

- In accordance with Design Guidelines parameter 5.3, the project elevations exhibit clean, simple, geometric forms and coordinated massing that produce overall unity, scale and interest.

- The project street frontage will be dominated by the existing single row of holly oak trees continuous hedge which are maintained by the project Landscape and Lighting Maintenance District (LLMD). In addition to the landscaping within the public right-of-way, the project landscaping emphasizes afghan pine trees along a varying landscaped setback from Opportunity Way and along the easterly Project boundary.

- All exterior project lighting is restricted to low or high pressure sodium lighting, fully shielded fixtures with the source of illumination not visible above the horizon, maximum of 24' above finished grade, and a maximum illumination of 0.5 candle/foot^2 at the property line, as required in the March Business Center Design Guidelines.

Review by Airport Land Use Commission:

- The Project is located within Aviation Compatibility Zone B-2, as identified in the Meridian Specific Plan Airport Land Use Compatibility provisions (Appendix B). These provisions limit uses to a maximum intensity of 250 persons per acre (for the most intense building area) and 100 persons per acre on an average basis, for gross site area. The warehouse distribution use complies with these maximum intensities.

- The project is required to comply with the Part 77 Airspace requirements. The applicant submitted a form 7460-1 application to the FAA, and received a notice of "No Hazard to Air Navigation" from the FAA on May 6, 2015. The FAA authorization does not require nighttime aviation lighting.

- Because of the existence of aviation compatibility provisions identified within the Meridian Specific Plan and the partial exemption from the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, as identified on* page 5 of the compatibility study (Adopted November 13, 2014), The Riverside County Airport Land use Commission sent advisory aviation compatibility conditions to the March JPA. All recommended conditions (though advisory) are included in the Plot Plan conditions of approval.

Variance 15-02 overview:

In accordance with Section 9.02.100 of the March JPA Development Code, a Variance is required for Building Height if the proposed structure exceeds the maximum permitted height. The March Joint Powers Commission shall make all the following findings in its consideration of the proposed Variance (V 15-02) request:

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

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

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

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

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

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

The applicant has provided the following justification in support of the requested variance:

1. The requested Variance is in response to a site constraint perceived by the applicant as the entitled development has progressed into the final design stage. Given the functionality requirements of the proposed facility, a redesign of the building accommodating the increased setback would be infeasible.

2. The requested Variance is due to the exceptional or extraordinary circumstance or condition applicable to the property that does not apply generally to other properties in the vicinity and under the same zoning classification. To help accommodate potential users similar to those that would occupy high-cube industrial facilities within the Meridian Business Park, the Variance addresses the exceptional or extraordinary site condition that would otherwise deem the building infeasible.

3. The requested Variance would present a strict or literal interpretation and enforcement of the specified regulation and would deprive the applicant of privileges enjoyed by the owners of other properties in the vicinity and under the same zoning classification. To help accommodate potential users similar to those that would occupy high-cube industrial facilities within the Meridian Business Park, the Variance addresses the exceptional or extraordinary site condition that would otherwise deem the building infeasible.

4. Granting the approval of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and under the same zoning classification as the property has been further analyzed by the Riverside Airport Land Use Commission and was deemed conditionally consistent with the Airport Land Use Plan for the March Air Reserve Base/March Inland Port.

5. The requested Variance would not represent a substantial alteration to an existing entitled and approved development on the site. The proposed increase in height along the building's east elevation would not represent a substantial alteration of the building's overall massing. The site is located adjacent to, but not within the Accident Potential Zones identified in the 2005 Air Installation Compatibility Use Zone Study (AICUZ). On November 12, 2015, the Riverside County Airport Land Use Commission found the proposed Variance (V 15-02) and Plot Plan Amendment (PP 13-02, A2) to be conditionally consistent with the Airport Land Use Plan for March Air Reserve Base/March Inland Port. The development was found to meet all requirements of the AICUZ and Airport Land Use Commission. Therefore, approval of the Variance will not be detrimental to the public health, safety, or welfare to properties or improvements in the vicinity.

6. Approving the requested Variance would be consistent with the objectives and policies of the March JPA General Plan as the Variance would represent a minor alteration to the east building height. Furthermore, the requested Variance is intended to improve the overall marketability of the proposed development on the site, which can be expected to ultimately improve the likelihood of a long-term tenant.

CEQA Determination:

Final Subsequent Environmental Report (SCH NO. 2009071069): Based upon a review of the revised site plan, it has been determined that some changes or additions to the 2010 SEIR are necessary, and that none of the conditions described in State CEQA Guidelines section 15162 are present. The easterly building height increase of 44-feet to 48-feet is well below the maximum heights allowable at this site. While the Meridian Specific Plan requires corresponding rear setbacks of 44-feet to 48-feet, a reduction of these setbacks by a corresponding 4-feet would not substantially change the design or look of the building, and would not change the building footprint from what was originally approved. Moreover, while modified elevation plans will reflect new building heights, revised landscape plans will show a replacement of Australian willows to Afghan pines that will provide maximum landscape coverage along the easterly Project boundary. No new environmental impacts would occur as a result of the proposed Project. Thus, no substantial changes are proposed which would require major revisions of the 2010 SEIR. (State CEQA Guidelines, § 15162(a)(1).)

In addition, no substantial changes with respect to the circumstances under which the original approval was made (e.g., the environmental setting) have occurred since certification of the 2010 SEIR. (State CEQA Guidelines, § 15162(a)(2).) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the 2010 SEIR was certified, has come forward. (State CEQA Guidelines, § 15162(a)(3).)

Based on all of the above, and all other information known to the March JPA in regards to the Project, no subsequent or supplemental EIR or MND is required as a result of approval of the Project. Thus, the Addendum to the previously certified 2010 SEIR is appropriate.

In completing the Project Addendum, the March JPA considered the March Business Center Specific Plan, the Meridian Specific Plan Amendment (SP-5), the 2003 Focused EIR, the 2010 SEIR and all previously approved amendments or addendums to the same. These documents will be considered together by the Joint Powers Commission prior to any action or approval of the Project.

Attachments:

1) Resolution #JPA 16-03 with Conditions of Approval and Project Exhibits.
2) Addendum with Initial Study.
3) Meridian SP-5 SEIR (available at MJPA office).
4) Notice of Determination.

Preparation Date: February 12, 2016